

DELEGATED DECISION REPORT

SMD/2021/0181
Valid 29/03/2021

3 MOSS CLOSE
DILHORNE

**ERECTION OF TIMBER FRAMED
DETACHED SINGLE GARAGE
WITH LOG STORE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development (Green Belt)
- Design and visual impact
- Neighbour amenity
- Parking
- Drainage
- Coal

DESCRIPTION OF SITE

The application site is 3 Moss Close, Dilhorne. At the time of the officer site visit, number 3 had not yet been built, although works had commenced with the lower courses of brickwork wall having been constructed. The property is one plot of a new residential development, it is set towards the rear of the site and has dwellings to each side and is bounded on two sides by timber fencing. The land is open to the rear with countryside views.

For the purposes of planning policy consideration, the application site is within the Green Belt and a low-risk coal development area.

PROPOSAL

A detached, timber framed garage with log store to the rear, complete with tiled roof. The garage would be positioned at the rear of 3 Moss Close, next to the northern boundary line.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS9	Smaller Villages Area Strategy
SS10	Other Rural Areas Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands
2. Space About Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

- 2: Achieving sustainable development
- 6: Building a strong, competitive economy
- 9: Promoting sustainable transport
- 12: Achieving well-designed places
- 13: Protecting Green Belt land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- | | |
|---------------|---|
| SMD/2014/0143 | The demolition and clearance of all existing industrial buildings, structures, open storage, remediation of the site and erection of 10 no. dwellings with garaging and/or parking, served by a new access and shared surface, with associated accommodation. Approved. |
| SMD/2016/0515 | 10 Dwellings. Approved. |

CONSULTATIONS

Publicity

Site Notice: Expired
Neighbour consultation period: Expired

Public Comments: One letter of representation received making the following comments:

- Concern over close proximity of garage to boundary;
- Concern that the gutter and fence cannot be maintained because of the garage being so close to the boundary;
- Bigger gap is needed between the boundary and garage to enable maintenance work;
- Eaves height would be an obstruction to views

Dilthorne Parish Council: No representations received during the statutory consultation period.

Severn Trent Water: No objections and no drainage condition required.

Staffordshire County Council Highways: No objections and no recommended conditions.

OFFICER COMMENTS

Principle of development (Green Belt)

The application site is located within the Green Belt therefore requiring consideration of section 13 of the National Planning Policy Framework (NPPF) and the relevant open countryside policies of the Councils adopted Local Plan. The NPPF states that Local Planning Authorities should regard the construction of new buildings as inappropriate development unless they comply with one of the 7 listed exceptions.

The NPPF outlines that 'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.' Local Planning Authorities should attach substantial weight to any Green Belt harm and that 'very special circumstances' will not exist unless any potential Green Belt harm (by reason of inappropriateness) and any other harm is clearly outweighed by other considerations.

It is considered that this scheme can be accepted in principle. The NPPF allows for limited infilling, or the partial or complete redevelopment of previously developed land. A planning history search shows that the new build residential development was approved on the basis of Green Belt compliance through the 'redevelopment of a previously developed site' route. It is noted that no garages formed part of this consent. However parking spaces throughout the wider site were allocated for each dwelling and it is likely that approval would be forthcoming had garages formed part of the wider scheme, as they would not have resulted in a significantly greater impact on openness than the approved redevelopment. For these reasons it is recommended that the application is accepted in terms of the principle of Green Belt development. Other material considerations are considered below.

Design and visual impact

The building is a 6.4m x 3.0m, detached, single-storey building, to be erected using timber and having a tiled roof. The materials combination is acceptable for this location. The proposed tiled roof can be conditioned to ensure that they match those of the approved house.

There are no significant concerns in terms of any wider visual impact. The wider site has already been developed and this building would have a secondary and subordinate appearance and relationship with the host dwelling and surrounding residential buildings. With its intended position at the rear of the house, the garage would not have any significant and harmful street scene visual impact. Should the building be seen from the rear (across the fields), then it will be seen against the backdrop of the applicants dwelling and the wider developed area.

Neighbour amenity

It is noted that one letter of representation has been received from the occupant of a neighbouring dwelling, number 2 Moss Close. The contents of the representation have already been summarised earlier in the report. Unfortunately the maintenance of buildings and boundaries and the right to a view are not material planning considerations. It is appropriate to consider potential adverse amenity impact upon any neighbouring principal window. Number 2 has recently secure planning permission for works to the property. The submitted plans show the current internal layout of number 2, the ground floor window opening closest to the boundary with number 3 Moss Close, serves an open-plan dining/kitchen/lounge area. Whilst the garage building is likely to be seen from the grounds of number 2, it will be obscured by much of the existing timber boundary fence. For these reasons it is considered that the application is acceptable in terms of material amenity considerations.

Parking

The County Highways officer has no objections to the application. The plans show that there is space for the garage in addition to two (or more) parking spaces. This parking space is sufficient for a two bedroom dwelling.

Drainage

Severn Trent Water have confirmed they have no objections to the application and do not require any drainage conditions to be imposed. Severn Trent advise that there may be a public sewer located within the application site; they also provide informative notes which can be brought to the attention of the applicant/developer by the way of informative notes on the decision notice (in the event of planning permission being approved).

Coal

Planning records show that the application site sits within a Coal Development Low Risk area and therefore it is reasonable to consider the surrounding area and any coal mining features/hazards. A Coal Mining Risk Assessment would not be required for this application. The Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is recommended that the application is approved subject to conditions and informative notes.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 22/07/2021.

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council