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Erection of Garage, Provender Mill, Under the Hill. PP-10116064

1. Site & Applicant Details:

Mr J Chaney
Provender Mill,
Under the Hill,
Biddulph Moor,
Staffordshire, ST8 7RR

OS Grid Ref SJ 903 587

Easting 390385

Northing 358738

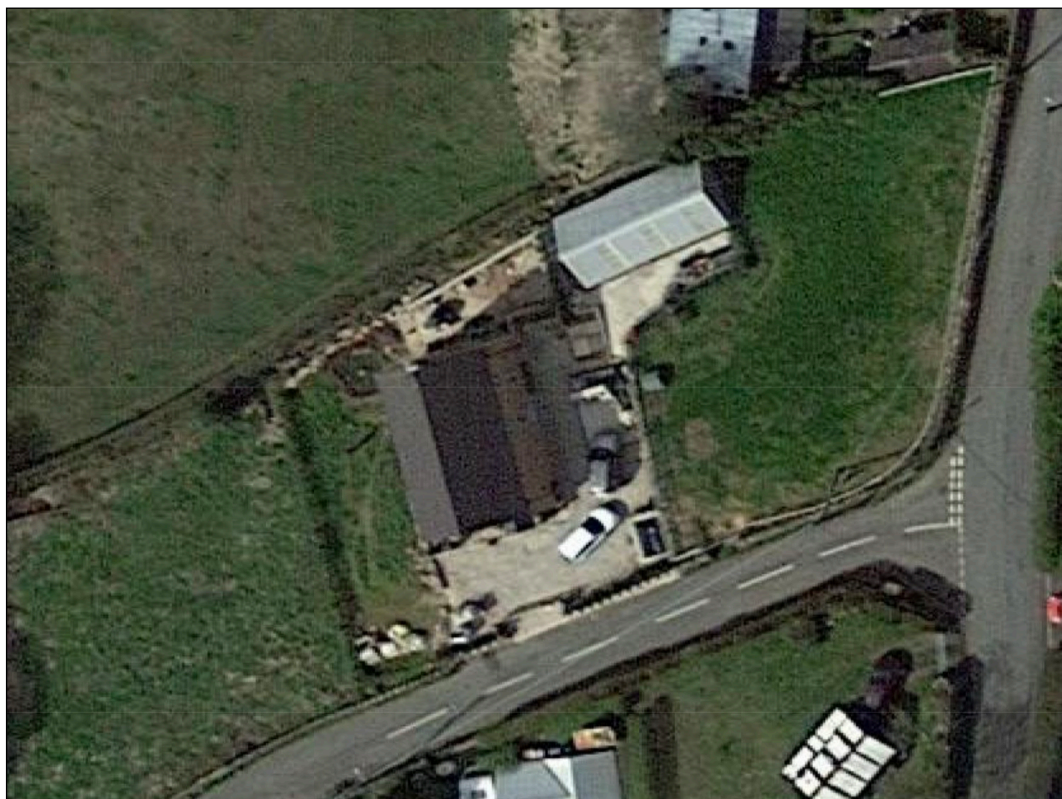


Fig. 1. Aerial view of the site

2. Introduction

- 2.1 Provender Mill is a new dwelling which sits on the site of the former mill which bears its name; application ref, SMD/2018/0018, approved 16th March 2018.
- 2.2 The dwelling is arranged over three floors. From the front, the building presents as a conventional two storey dwelling of traditional design. Where ground levels fall away to the north west, a basement living room is provided. This opens out onto a secluded patio at the rear.
- 2.3 A small paddock lies to the east and a small orchard lies to the west. The parcel of land further to the west is in separate ownership.
- 2.4 The proposal is for a domestic garage.
- 2.5 A householder planning application is required because Condition 15 of the decision notice withdrew permitted development rights.

3. Description of the existing dwelling and its setting.

- 3.1 The application site lies on the north side of Bailey Hill in Biddulph Moor. It is in an elevated position with wide ranging views out towards Mow Cop.
- 3.2 The site lies outside the village boundary, within the North Staffordshire Greenbelt.
- 3.3 The Landscape Character type is categorised as "Gritstone Uplands", an upland ridge landscape with extensive views. Poor quality farms and smallholdings are seen throughout the area. Individual farmhouses and barns have been converted from working farmsteads to residential dwellings creating a suburban feel to the area.
- 3.4 Vehicular access to the site is via Under the Hill, an unclassified road, designated the D1086.
- 3.5 The site area is 730 sq. m or thereabouts.
- 3.6 The walls of the house are built using Ibstock cheshire weathered brick with red gritstone quoins, heads and cills.
- 3.7 The roof is clad in Marley Hawkins, Staffordshire blues.
- 3.8 Windows comprise Residence 7 Flush Casements™ with a Painswick Grey finish, (RAL 3078).
- 3.9 Doors are manufactured by Solidor, also in Painswick Grey.
- 3.10 Rainwater goods comprise black half round gutters and round downpipes.
- 3.11 Vehicle parking and turning areas are surfaced in stone chippings.
- 3.12 Boundaries are formed by a combination of drystone walls and native hedges.

Please refer to the accompanying 1:200 Existing Block Plan for further details.

4. Description of the proposed development

- 4.1 The proposal is for a domestic garage.
- 4.2 The walls of the garage will be faced in Ibstock cheshire weathered brick to match the host dwelling.
- 4.3 The roof will be clad in Marley Hawkins, Staffordshire blues to match the host dwelling. To reduce visual massing and maintain outlook, the pitch of the roof is reduced to the minimum of 30°.
- 4.4 Windows will comprise Residence 7 Flush Casements™ with a Painswick Grey finish, (RAL 3078), to match the host dwelling.
- 4.5 The personnel door will be manufactured by Solidor, also in Painswick Grey, to match the host dwelling.
- 4.6 The garage door will be a steel up and over design, painted white.
- 4.7 Rainwater goods will comprise black half round gutters and round downpipes to match to match the host dwelling.
- 4.8 Surface and boundary treatments will remain as existing.

Please refer to the 1:200 Proposed Block Plan and the 1:50 Garage Plans & Elevations for further details.

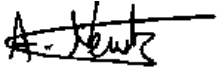
5. Highway Considerations

- 5.1 The proposed garage is a 1.5 car design which is big enough to accommodate a car and some domestic storage.
- 5.2 The proposal does not impact on the overall parking provision; this remains at 3 places, with one car in the garage and two outside.
- 5.3 The access will remain unchanged.

6. Impact of the proposed development on the privacy and living conditions of neighbours and public amenity

- 6.1 Given the nature of use, the proposal does not increase the potential for overlooking.
- 6.2 Nor will the development reduce levels of daylight at neighbouring properties.
- 6.3 The scale of the proposed garage is subordinate to the host building and will not impact on the openness of the greenbelt.

- 6.4 The design and materials respect the character of the host dwelling and the wider street scene.
- 6.5 The proposal is therefore considered to be a sustainable form of development in accordance with Core Policies SS1, 1a, SS10, DC1, T1, supplementary planing guidance on space about dwellings, the adopted design guide and sections 12 and 13 of the NPPF.

A handwritten signature in black ink, appearing to read 'A W Newby', with a horizontal line drawn through it.

A W Newby, B.Sc (Eng). DMS.
PME Planning Services Ltd
Monday, 9 August 2021