

DELEGATED DECISION REPORT

SMD/2021/0419
Valid 25/06/2021

SQUIRRELS LEAP
CHEADLE ROAD
FORSBROOK

PROPOSED SINGLE
DETACHED GARAGE

(FULL - MINOR)

MAIN ISSUES

- Principle
- Design
- Impact on protected trees
- Impact on highway safety

DESCRIPTION OF SITE

The application site serves a recently constructed small detached dwelling within a narrow plot of land which rises appreciably from Cheadle Road. The property is restricted by gates and fronts a gravelled driveway with soft landscaping. There are a number of trees to the front of the property some of which are protected by Tree Preservation Orders.

PROPOSAL

Planning permission is sought for a detached garage to the front of the property. The garage will be 4.4m in ridge height, 3m in width and 5.6m in length. It will be made of brick and tiles that matches the existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy
SS7 – Cheadle Area Strategy
DC1 – Design Considerations
T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/2016/0259	Outline for single dwelling.	Refused
SMD/2017/0218	Outline for single dwelling with approval sought also for layout, appearance, scale and access.	Refused. Dismissed on appeal on highway safety.

SMD/2018/0362	Outline for single dwelling with approval sought for layout, appearance, landscaping and access.	Refused. Allowed on appeal
SMD/2019/0362	Reserved matters approval of scale for single dwelling.	Approved
SMD/2021/0132	Propose residential dwelling with basement.	Refused.

CONSULTATIONS

Publicity

Site Notice expiry date: 26/07/21

Neighbour consultation period ends: 21/07/21

Press Advert: N/A

Public Comments

Neighbour comments No representation received

Cheadle Parish Comments No comments received

Staffordshire County Council Highways No objection

Severn Trent waters No objection subject to informatives

Tree Preservation Officer No objection

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary of Cheadle. Policy SS2 seek to focus future growth within the settlement boundary for Cheadle and to strengthen its role as a service centre. Accordingly, the general principle of development is considered to be acceptable subject to other material considerations including design, impact on residential amenity and highway safety.

Design

Policy DC1 states that new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated, whilst aiming to add to the overall quality of the areas in which they are situated.

The proposed garage will sit forward of the principal elevation and set back a considerable distance of 16m from the main road. There is no strong definitive building line within the immediate street-scene to determine where the garage should be located, nevertheless, the garage will sit somewhat in line with the immediate neighbour's detached garage and will not truly be seen from the road side given the distance of the proposed garage from the highway, boundary treatment and alignment of the plot. It is considered that whilst a garage to the front of a property would not normally be supported, regard is given to the fact that the main dwelling is

an anomaly within the immediate pattern of development positioned away from the main road and the garage would relate with the immediate neighbour's outbuilding in situ.

In terms of the scale and bulk of the garage, it is a modest and subordinated size which would not appear out of keeping with the dwelling. The case officer does not dispute the use of the building other than for vehicle storage.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Amenity

Paragraph 130(f) of the NPPF (2021) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

There are no neighbour amenity objections to the application due to the separation distances and gradient levels between the application site and its immediate neighbour at No.58 and the fact that this is a minor proposal. The garage would sit close to the neighbour's garage, and therefore be set away from the property itself.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The position of the garage would see the loss of a parking space, however there is sufficient space within the curtilage of the dwelling for a vehicle serving a 2 bedroom property which was demonstrated on site. No alterations to the existing vehicular access are proposed.

County Highways were consulted and raised no objection. It was noted that whilst the proposed garage will be substandard of the parking standard dimensions of 6m by 3m, there is sufficient space for turning and to accommodate parking for a property of this size. It is therefore considered the proposal will not have a detrimental impact on the adopted highway and in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

Impact on Protected trees

There are a number of protected trees within the site. These are located in front of the property and to the front/ side of the site.

An Arboricultural Impact Assessment (AIA) was provided with the application. The report is outdated and recycled from a previous application. This plays limited weight under the current proposal.

Nevertheless, the plan submitted illustrates where the TPO roots are to ensure the proposed development does not affect the root protection areas (RPAs). The Tree

officer was consulted and noted that the proposed garage would be outside the RPAs of important trees – whether defined as default circular shape or adjusted shape as in the applicant's arb report – and on that basis there should be no significant adverse impact on trees. The tree officer raised no objection to this application, subject to a condition requiring a temporary tree barriers are in place prior to works to ensure protected trees are protected during the construction phase.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approval subject to conditions and informatives

Case Officer: Lisa Li

Recommendation Date: 26/08/21

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council