DELEGATED DECISION REPORT

SMD/2021/0473 **Valid 20/07/2021**	**FERN COTTAGE CHAPEL LANE** **GRATTON**	**PROPOSED DEMOLITION OF EXISTING GARAGE AND ERECTION OF REPLACEMENT GARAGE WITH WORKSHOP AND FAMILY ROOM.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development in the green belt
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE
This application relates to Fern Cottage, a detached brick built dwellinghouse located within the Green Belt. The site is screened by mature soft landscaping to the front on the eastern side of Chapel Lane. The property itself fronts a long private drive and landscaped garden. To the side, there is a modest detached garage that serves the property and faces the driveway.

PROPOSAL
Planning approval is sought for the replacement of the single storey garage for a larger garage and workshop. It will sit further back to the original and to the side.

The garage will be built out of facing brick, larch cladding and grey slate tiles. The fenestrations will be UPVC in anthracite.

RELEVANT INFORMATION
Amended plans were negotiated and submitted by the Agent due to the scale and bulk of the proposed garage in the original submission which included a balcony and first floor annex. The amended proposal seeks a reduction in floor space however, the dimensions remain the same. The height to the ridge of the roof is 5m. The proposed will be constructed using facing bricks, larch cladding and grey slate tiles. The fenestrations will be UPVC in anthracite. The re-amended plan is the final plan which is to be assessed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy 1\

SS10 Other Rural Areas Strategy
DC1 – Design Considerations
T1- Development and Sustainable Transport

National Planning Policy Framework
Section 12: Achieving well-designed places
Section 13: Protecting Green Belt land

SITE HISTORY

SMD/1978/0471	Extension to form lounge, bedroom, bathroom and garage	Approved16/03/1978

CONSULTATIONS

Publicity

Site Notice expiry date: 27/08/21
Neighbour consultation period ends: 11/08/21
Press Advert: N/A

Public Comments

Neighbour comments	No representative received
Town / Parish Comments	No objection
Staffordshire County Council Highways	No objection subject to condition that the garage remains ancillary to the dwelling
Severn Trent waters	No objection, no informatives

OFFICER COMMENTS

Principle of Development in the Green Belt
The application site falls outside of the development within the Green Belt and infill boundaries of the towns and villages, as defined in the Local Plan, and is therefore regarded as falling within 'Other Rural Areas'.

Paragraph 145 of the Framework states that the construction of new buildings in the Green Belt is inappropriate, subject to a number of exceptions. One such exception is the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

Annex 2 of the Framework defines the 'original building' as it existed on 1 July 1948 or, if constructed after that date, as it was built originally. In this case, the replacement dwelling will be in the same use and the proposed garage of 175m3 would cumulatively extend the volume of the 'original building' of 55m3 by around 218% .

Policy SS 10 of the Staffordshire Moorlands Local Plan (2020) provides further local guidance in this regard. It states that in the Green Belt and countryside, extensions to existing dwellings will be allowed where they are appropriate in scale and design. However, it does not set out any percentage threshold against which to assess whether an extension is 'disproportionate'.

In isolation, the proposed garage would be considerably large in bulk and scale compared to the garage it will replace. It is recognised that would have limited visibility from Chapel Lane, albeit it would be partially visible across to the rear screened by foliage of odd trees along Gratton Hall Lane.

Accordingly, it is considered that the overall increase of around more than double in original volume would clearly be disproportionate for the purposes of paragraph 145 d) as it is materially larger than the one it replaces.

From this, the proposal would be inappropriate development in the Green Belt, which Paragraph 143 of the Framework states is harmful by definition and should not be approved except in very special circumstances. The proposal would also be contrary to Policy SS 10 of the Staffordshire Moorlands Local Plan (2020) in this regard.

Openness

The proposal would be around 1.5m higher than the garage it will replace and would be partially visible in the surrounding area when viewed from Gratton Hall Lane particularly in colder months when the foliage of the trees fall. The development would therefore fail to preserve the openness of the Green Belt. In this regard, the Framework advises at Paragraph 133 that openness is an essential characteristic of Green Belts.

Character and appearance

Paragraph 127 of the NPPF (2019) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The replacement garage is an attractive incidental outbuilding that would incorporate materials typically seen in the rural area. It would also have a gable roof profile which would relate well with the host dwelling. The height of the garage will be considerably higher however due to it single storey statue, it would sit subservient to its host dwelling which is helped by its position being setback from the principal elevation.

In terms of its surrounding area, it would not be visible from Chapel Lane however, would be partially visible from the adjacent road at Gratton Hall Lane. It would be

sympathetic to the local character in the sense that it relates to the larger properties within the immediate area.

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

Impact to neighbouring amenity

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The main neighbour that this garage is likely to affect is Rowan Croft, Chapel Lane, to the north of the site. Due to the position of the garage, being setback from the neighbouring property, and its non-habitable use, it is considered that the proposal will have inconsequential impact.

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 property benefits from off highway parking (driveway). At the time of the case officer's visit, there was debris and timber to the side of the garage and parked vehicles. It is considered that due to the size of the application site, there is ample parking available off road. County Highways has noted that the proposal will not have a detrimental impact on the adopted highway and therefore there are no objections on Highway grounds to the proposed development subject to condition ensuring that the use of the garage remains ancillary to Fern Cottage should the Council look to support the application.

As such, the proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal fails to meet one of the exceptions set out in the NPPF 145 d as the replacement garage will be materially larger than the one it replaces and as such, would not preserve the openness or permanence of the Green Belt. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for refusal.

OFFICER RECOMMENDATION : **Refusal**

Case Officer: Lisa Li
Recommendation Date: 14/09/21

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council