

DELEGATED DECISION REPORT

SMD/2021/0522
Valid 10/08/2021

PROVENDER MILL
UNDER THE HILL
BIDDULPH MOOR

ERECTION OF GARAGE
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Green belt
- design

DESCRIPTION OF SITE

This is a split-level site in which the proposal would be at ground floor level close alongside the easterly facing side elevation of the SMD/2018/0018 approved and built new dwelling. Land rises to the east to a roadside boundary and also to the southerly roadside.

PROPOSAL

A detached garage stated by the agent in an e-mail as having the dimensions:

Width – 4940mm

Length – 5502mm

Ridge height – 3818mm

Eaves to top of dentilated band – 2224mm

This confirmation of dimensions has been requested as the submitted plans do not scale correctly using the adobe measuring tool. These measurements do correspond using the scale bar on the drawing by hand measuring across the screen.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
H1 New Housing Development
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 13 – Protecting

Green Belt Land; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2017/0074 – proposed erection of dwelling and new vehicular access – approved – not implemented

SMD/2018/0018 – Erection of dwelling on brownfield land 1st Revision of Approved Plans SMD/2017/0074 – approved and built

NMA/2019/0025 – Non-material amendment to SMD/2018/0018 for an additional window, porch, chimney, alterations to the landscaping details including amendments to the external stone steps – NMA approved

CONSULTATIONS

Publicity

Site Notice expiry date: 16th September 2021

Neighbour consultation period ends: 31st August 2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council – recommend approval subject to no contravention of the Green Belt.

Staffordshire County Council Highways

No objections and no conditions requested. The 3-bedroom property benefits from off-highway parking (drive). The proposal is to construct a detached garage. The proposed garage is of a substandard internal dimension at 5.0m x 4.4m.

Staffordshire Moorlands Parking Standards state: the minimum internal dimension for a single garage is 6m x 3m and a double garage 6m x 6m. However, it was noted at the site visit there is sufficient parking within the curtilage of the site for a property of this size. The proposal is considered not to have a detrimental impact on the highway.

OFFICER COMMENTS

Principle of Development

Subject to Green Belt requirements Policy SS10 provides for the extension of an existing rural building, "Allowing extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred."

However, in the Green Belt policy SS10(6) is that strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government Policy.

SS10(3) is to Enhance and conserve the quality of the countryside by [first point]: Giving priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape.

On this basis there is no support in principle in the Green Belt. However, had PD rights not been removed from the 2018 consent by condition 15, "Reason: To enable the Local Planning Authority to control the development and so safeguard the character and visual amenities of the area and Green Belt", a garage in some form would have been achievable as PD under Part 1 Class E. This particular proposal would not have been PD due to being within 2m of the curtilage edge and exceeding the height / design constraints of Class E.

However, it is further to be noted that the original 2017 approved scheme incorporated a single garage integral within the dwelling. The scheme was also larger than the 2018 approved implemented development not incorporating a garage.

The original in-principle basis for development on this site was that of being previously developed land and having no greater impact on Green Belt openness than the then existing mill development. The 2017 scheme was c.940m³ and 183m² in plan area compared with the original mill of 930m³ and 183m² in plan area. The implemented 2018 development is 88m² in plan area and 714m³ in volume.

The now proposed garage is 27m² in ground plan area and 82m³ in volume. Combined with the 2018 implemented development the total volume of existing dwelling and proposed garage would be 796m³ and therefore still appreciably less than the original mill building of 930m³. In terms of Green Belt principle it may therefore reasonably be concluded that there are very special circumstances to permit the garage.

In terms of landscape character the proposal is well set down and close against the dwelling and would not have particular impact or harm to the local landscape visual amenities and therefore meets the wider SS10 requirements.

Design

In design the building form and dimensions of the garage are acceptable with dual pitched roof in Marley Hawkins Staffordshire blue clay tiles matching the dwelling. The choice of brick is proposed to match the existing dwelling and very unfortunately this was built without LPA consent (a material condition applied) in a light red brick with intermittent white and black now deployed in an eye catching and somewhat systematised distribution. This arguably gives a contrived appearance. However, this having been done it may be better to be consistent in the garage rather than adopt a non-matching brick.

Amenity

No adverse impacts for neighbours seem likely, the nearest most directly facing being 30m away to the east. Sprink View to the SW is c.28m distant and offset.

Highway Safety

With no issues identified by the HA the scheme can be accepted without highways conditions.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above the application is recommended for approval.

OFFICER RECOMMENDATION : **approve**

Case Officer: Arne Swithenbank

Recommendation Date: 5th October 2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council