DELEGATED DECISION REPORT

SMD/2021/0699	**BROOKFIELD**	**DETACHED SINGLE GARAGE**
Valid 01/11/2021	**POST LANE**	
	ENDON	**(FULL - MINOR)**

MAIN ISSUES

- design
- living conditions – host dwelling and neighbour
- street scene
- available off-street parking
- Flood Zone 3

DESCRIPTION OF SITE

Narrow side space to recently constructed replacement dwelling. Boundary hedge and neighbouring bungalow adjacent.

PROPOSAL

Detached single garage c.3.6m x 6.5m in brick 'to match existing dwelling' and with dual pitched roof in tiles 'to match existing dwelling'.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)
SS1 Development Principles
SS8 Larger Villages Area Strategy
DC1 Design Considerations
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; 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/2019/0619 – Replacement dwelling APPROVED 21/05/2020
SMD/2020/0284 – Variation of condition 2 relating to SMD/2019/0619 approved 05/08/2020
SMD/2021/0041 – variation of condition 2 in relation to SMD/2019/0619 – approved

CONSULTATIONS

Publicity

Site Notice expiry date: 15th Dec 2021
Neighbour consultation period ends: 24th Nov 2021
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Endon with Stanley Parish Council – none

Severn Trent Water

Minimal impact on the public sewer system therefore no objections and no requirement for a drainage condition. Add informative re possible unrecorded public sewer within the site.

Staffordshire County Council Flood Risk

There are no recorded flooding hotspots within 20m or Ordinary Watercourses within 5m of the proposed development. Considering the scale and type of development, there will be no significant change to the impermeable area and so little change to the surface water run-off generated by the site.

Please note that the site is wholly within the Environment Agency Flood Zone 3, with main risk of flooding from Endon Brook (main river at this location). As the EA are statutory consultee upon all proposed developments within Flood Zones 2 and 3, it is envisaged that the Environment Agency will comment on the fluvial flood risk vulnerability, flood depths and suitability of the proposal in flood risk terms. Alternatively, the EA may issue their Standing Advice.

Environment Agency

Not formally consulted bit standing advice referred to. EA previously advised re SMD/2019/0619 (1st April 2020): The site is located within Flood Zone 3 according to

our Flood Map for Planning. As the application is for “works or extension to a welling” and the proposed extension of the bungalow footprint is less than 250m2, the proposed development falls under our Flood Risk Standing Advice. These standard comments are known as Flood Risk Standing Advice (FRSA). FRSA can be viewed on our website at https://www.gov.uk/guidance/flood-risk-assessment-standing-advice.

OFFICER COMMENTS

Principle of Development
Permitted Development rights were removed by condition 11 of SMD/2019/0619. Being within the larger village development boundary, determination of this proposed detached garage will be a matter of design; implications for living conditions and any other material planning considerations which apply at this site, in this case: flood risk and highway safety.

Design
The garage is to the side and well to the back. There would only be very limited noticeability in the street scene. Nevertheless the design needs to be in keeping and appropriate to the street scene. It achieves this with dual pitched roof and by using brick and tiles – stipulated to match the host dwelling.

Amenity (Living conditions)
The structure would be close to the side elevation of the neighbouring bungalow separated by a well grown garden hedge boundary. There are no side windows in the adjacent bungalow elevation and the garage being a single storey structure is therefore found to raise no conflicts with the living conditions for the neighbouring dwelling.

Adequate garden space for the host dwelling would remain elsewhere within the curtilage. The garage would occupy space previously shown in the approved 2019 scheme as parking / turning. The effect would be neutral in terms of available garden space.

Highway Safety
The garage would meet the new revised enlarged dimensions required (Local Plan appendix 2) and therefore the necessary parking provisions included in the approved replacement dwelling scheme would not be reduced. Therefore acceptable in terms of highway safety.

NB condition 7 of SMD/20219/0619 includes requirement that:

> The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

For this reason a similar condition should be attached to require the garage to be kept free and un-obstructed for the parking of vehicles.

Flood Risk

SCC Lead Flood Authority advice is: “little change to the surface water run-off generated”. EA Standing Advice refers. Surface water management is part of the overall site redevelopment and governed by Building Regulations. The application Flood Risk Assessment states:

> To prohibit flood water from entering the garage, ACO drains will be laid at the perimeter of the doors and connected to the drainage system. The floor slab, although needing to be flush with the existing driveway level to allow for ease of vehicular access, can be cambered to fall towards the front door, again, prohibiting potential flood water from entering the building.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above – approve

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank

Recommendation Date: 23rd Dec 2021

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council