

DELEGATED DECISION REPORT

SMD/2021/0525
Valid 10/08/2021

9 MENAI DRIVE
BIDDULPH

**PROPOSED GARDEN
BUILDING, COMPRISING OF
GARDEN ROOM, GYM, BIKE
AND GARDEN STORE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.

DESCRIPTION OF SITE

The application site comprises a detached dormer bungalow constructed of brick with a tiled pitched roof. The dwellinghouse is set back from the highway by a small front garden and a driveway extends along the southeastern side of the dwellinghouse, leading to a detached single storey garage located in the rear garden.

The application site is located on a residential cul-de-sac that comprises bungalows and dormer bungalows of various designs. The application site is located in the Development Boundary of Biddulph.

PROPOSAL

Full planning permission is sought for the erection of a detached single storey outbuilding to be located in the rear garden.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS6 Biddulph Area Strategy
DC1 Design Considerations

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1985/0263	Alterations to garage and erection of carport Approved
SMD/2009/0486	Single storey front and side extensions and first floor extensions Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 09/11/2021
Neighbour consultation period ends: 31/08/2021
Press Advert: N/A

Public Comments: None

Town / Parish Comments: Biddulph Town Council recommend approval subject to any valid planning neighbour concerns.

Severn Trent Water: No objection to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2021) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF (2021) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2021).

The dwellinghouse is located within the Development Boundary of Biddulph; a 'town' as identified by Local Plan policies SS2 and SS6. Extensions to dwellinghouses in towns are considered acceptable in principle as they accord with both local and national planning policy.

Design

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.

Paragraph 130 of the NPPF (2021) 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.

The Council's Design Guide SPD outlines the Council's expectations in respect of design.

The dwellinghouse has a dilapidated single storey detached outbuilding located in its rear garden that comprises a garage (although not big enough to house a car) with a lean-to attached to both its side and rear elevations. The outbuilding is constructed of a mix of rendered blockwork walls, timber doors and corrugated metal/asbestos sheeting and it has a shallow pitched roof. It is proposed to demolish this structure and erect a replacement detached single storey outbuilding.

The proposed outbuilding will be sited behind the footprint of the existing garage that is to be demolished. It will measure 10.6m x 5m and will have a mono-pitch roof with a height of between 2.6m and 3.6 metres. The roof will overhang the building's northwestern side elevation and northeastern front elevation. The outbuilding will be sub-divided into three separate rooms with a garden room located closest to the dwellinghouse, a gym in the centre and a bike/garden store at the end. Each room will be accessed by a set of double doors within the northeastern side elevation. An additional window is proposed within the front elevation to serve the garden room. The roof will be covered in felt and the walls are proposed to be rendered using white K-rend. The building will be sited marginally away from the boundary shared with No. 7 Menai Drive to ensure that any guttering is contained within the application site.

The proposed outbuilding, whilst sizeable, is not considered to be overly large for the dwellinghouse it will serve or the garden in which it will be sited, with the remaining garden substantially exceeding the 65 square metres specified in the Space About Dwellings SPG. The height of the proposed building has been kept low due to the mono-pitch roof design and it will result in the removal of an unattractive existing building. The use of render to the walls does not reflect the materials of the existing dwellinghouse however, the existing outbuilding is currently rendered and the building will be less prominent than the existing outbuilding as it will be sited 29 metres from the highway.

It is for these reasons that the proposed development is considered to comply with policy DC1 of the Local Plan (2020), the Design Guide SPD and the NPPF (2021).

Amenity

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

No. 7 Menai Drive is located to the southeast of the application site. The proposed outbuilding will be sited towards the end of the neighbouring property's rear garden, adjacent to the northwestern boundary. A temporary boundary treatment is located between the two properties towards the end of the garden that comprises fence posts with tarpaulin attached. It is proposed to replace this with a closed boarded fence of 1.8 metres in height. The outbuilding has been designed with a mono-pitch roof that is lower adjacent to the neighbour's boundary, thereby reducing its visual impact. Due to the proposed siting of the outbuilding, and the demolition of the existing garage, there will be a gap between the rear elevation of No. 7 Menai Drive and the structure, thereby reducing its dominance on the neighbour's amenity. Due to the siting, roof design and height of the proposed outbuilding, it is not considered that it will have a detrimental impact on the amenity of No. 7 Menai Drive.

No. 11 Menai Drive is located to the northwest of the application site. No. 11 has a flat roofed garage located along the rear boundary shared with the application site which is attached to No. 11 with a carport. A closed boarded fence of 1.5 metres in height as well as the side wall of the neighbour's garage, forms the boundary treatment between the two properties. The doors within the proposed outbuilding will face towards the rear garden of No. 11, however they will face towards the bottom of the neighbour's rear garden rather than their patio area and the doors will be positioned 7 metres from the boundary fence, which will partially screen any view. It is for these reasons that the proposed outbuilding will not adversely affect the amenity of No. 11 Menai Drive.

To the rear of the application site are No. 2 & 4 Gwyn Avenue. These properties are sited at an angle to the application site and a dilapidated closed boarded fence forms the boundary treatment. No windows are proposed within the rear elevation of the proposed outbuilding and a gap of over 25 metres will be maintained between these properties and the proposed outbuilding. Due to the separation distance and the scale of the proposed outbuilding, it is not considered that it will have a detrimental effect on neighbouring amenity.

It is for these reasons that the proposed outbuilding will comply with policy DC1 of the Local Plan (2020) and the NPPF (2021).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2021). As such the application is recommended for approval.

OFFICER RECOMMENDATION: **APPROVE** subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 10/11/2021

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council