

DELEGATED DECISION REPORT

SMD/2021/0609
Valid 17/09/2021

IVY COTTAGE DIAL LANE
CONGLETON

**CONSTRUCTION OF DOUBLE
GARAGE TO SIDE OF
DWELLING THAT EXCEEDS
4M HEIGHT.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Appropriateness of development in the Green Belt
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site is part of a group of three cottages within the open countryside. The property sits as an end-cottage fronting Dial Lane. The nearest town, Congleton, is located to the west of the site.

The property itself is sandstone built and features a small gated garden to the front. The main garden amenity of the site is located to the side. At the time of visit, the side of the property had been surfaced with hardstanding and foundations for a garage were made.

The site is located within the Green Belt.

PROPOSAL

Planning permission is sought for a large garage to the side of the property. It will be setback half a metre from the principal elevation of the property with a separation distance of 1.5m from the side wall. The garage will accommodate parking for one car together with a utility and store room. The garage will feature a gable roof with a ridge height of 4.6m. It will be 7m long by 6m wide.

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy

SS10- Other Rural Areas Strategy

DC1 – Design Considerations

T1- Development and Sustainable Transport

Section 12: Achieving well-designed places

None

Publicity

Press Advert: N/A

Staffordshire County Council Highways No objection

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use which would:
-not have a greater impact on the openness of the Green Belt than the existing development

When assessing the development against the NPPF, this type of development within the Green Belt would typically be discouraged as the garage is a large structure that adds built form of development within an area that Planning seeks to preserve. Nevertheless, the garage is considered to be limited infilling as it will replace a small shed (as seen on street scene imagery) deemed to be classed as previously developed land. Furthermore, the additional 0.6m is a reasonable fall back to what could be done under permitted development as the proposed pitch of the garage will be in keeping with the host dwelling. Therefore on balance, the proposed development would accord with criteria G under Chapter 13 in the NPPF.

Originally, the proposed development included a link which would accommodate a toilet. This was later removed on the basis that the Council would have to assess the garage as an extension with regards to the original dwelling and an assessment would have to be made on whether cumulative change has occurred under criteria C in the NPPF. The garage would inevitably exceed the size over and above the original building. Therefore, the link was removed. An informative will be added to ensure that the applicant does not link the garage in any form and failure to do so, will require a planning application to be considered under Criteria C in the NPPF.

Design

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.

With regards to the impact on the character and appearance of the area, the proposed garage will be constructed of materials which are sympathetic to the rural landscape. In doing so, it is considered that the rural landscape will be conserved. Furthermore, the garage will be partially setback from the dwelling and set down from the host dwelling to remain subservient while also matching the same pitch and roof type. The application accords with policy DC1 of the Local Plan.

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 extension will be positioned to the side of the dwelling. It will face the main road and sides with open fields. Given the position of the garage and nature of the building, it is considered that there will be no harm to the overall living conditions of the immediate neighbours.

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. For a property of 3 bedrooms, 2 parking spaces are required. It is demonstrated on site that parking arrangements can accommodate parking for vehicles within the curtilage of the property. Staffordshire County Council has noted that while the garage does not meet the parking standards for a car which is a minimum of 3m by 6m, there is sufficient off highway parking within the curtilage of the property. The proposal will not have a detrimental impact on the highway and no objection was raised. 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 would be acceptable within the Green Belt and will 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 : Approve

Case Officer: Lisa Li

Recommendation Date: 6/01/22

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council