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sent electronically as part of planning portal application PP-10553084

To: Planning Department

Staffordshire Moorlands District Council

Moorlands House

Stockwell Street

Leek

Staffordshire

ST13 6HQ

Our ref: PD091-PAC01

18th January, 2022

Dear SMDC Planning,

Re: Planning Portal application PP-10553084: Proposed alterations to garage building including re-roofing works and fenestration works
Heathersett, Gun Battery Lane, Biddulph Moor, ST8 7NJ

We confirm that we have today submitted the above planning application. The submitted application comprises:

- Completed application forms for 'householder planning permission'.
- Completed certificates of ownership and agricultural holdings.
- Location plan provided on drawing PD091-SU01-0 (A2 print size).
- Survey/'as existing' site/block plan also provided on drawing PD091-SU01-0 (A2 print size)
- Survey/'as existing' floor, roof plans and elevations provided on drawing PD091-SU02-1 (A2 print size).
- Scheme floor, roof plans and elevations provided on drawing PD091-PS01-1 (A2 print size).
- A completed CIL questionnaire.
- Fee of £206 (+planning portal service charge) – paid directly by the applicant via the Planning Portal web interface.
- This covering letter provides information and justification to support the application.

The application proposes replacing the mono-pitched roof over the existing garage with a pitched roof that essentially continues the existing house roof over the garage. The re-roofing works include also the installation of 1no. rooflight in the adjacent existing roof and the roof works overall would necessitate lowering of the side and front walls of the garage and building up of the end wall into a gable to support the extended roof. All these works are denoted on the accompanying drawings. Additionally shown on the drawings are some proposed fenestration works to the garage, comprising reduction of garage door opening sizes, infilling of 2no. side windows, formation of 1no. new window and installation of doors to each end of the passageway that exists between the house and garage. Associated proposed joinery is denoted on the accompanying drawings. Much of the work could be construed permitted development. The roof however cannot as it is joined to the house in a manner that falls outside permitted development, although would result in a roof that is less than 4 metres height from immediately adjacent ground levels.

The applicants, Mr & Mrs Copestake, have lived at Heathersett for a number of years and they undertook an extensive scheme of refurbishment and extension to the property in 2014-2016. Their works resulted in the original dwelling having its hipped Southern end converted to gable end (under approval SMD/2014/0183) and with further works undertaken to the dwelling under permitted development, including:

a. Hip-to gable alteration of the roof at the Northern end of the house.
b. Construction of dormers to the main house roof
c. A small single storey rear extension
d. A side extension from the Northern end of the house.
e. Rendering, re-roofing and fenestration works.

Whilst undertaking these works, the applicants decided to make the roof over the otherwise PD compliant side extension longer than allowable such that it joined the detached previously built garage building (SMD/1984/0089) to the house. The applicant was unaware of the need to gain planning approval for the joining of the house to the garage and did so purely to benefit from better shelter and weather protection to the rear garage door. The enlarged roof enables access to the garage with shelter provided by the roof canopy which effectively covers the external passageway retained between the garage and house (refer to submitted drawing PD091-SU01-1). We understand that the roof works were completed more than 5 years ago.

In our opinion, the proposed pitched roof over the garage would normally be permitted under the auspice of permitted development had a gap (however small) been retained between the house and garage. The situation resulting from the proposed works would not be visually dissimilar from that which could be achieved through the enaction of permitted development. From vantage points

in/around and afar from the site, the roofline and massing of what is now proposed is not very different from that which could be achieved without the benefit of planning approval. As such, the existing roofline and current amalgamation of the two buildings provides 'special circumstances' that should be considered to outweigh any perceived additional harm that the roofing proposals cause to the openness or character of the greenbelt.

Similarly, the applicant's proposal to install doors at either end of the passageway between the two buildings would result in a situation that differs very little from what they could achieve without recourse to a planning approval. We believe that they could install 2 metre gates or similar to either end of the passageway and that these could have a very similar visual effect to the doors that the applicant now proposes. Each door would be set well back from the face of the building, helping to maintain relief to the façade and promoting some retained separation between the dwelling and garage.

Materials: The proposed construction detail and materiality would match with the existing dwelling. Proposed facing materials:

- Roof: Interlocking dark grey clay tiles with dark grey plastics eaves fascia, verge and soffit boards.
- Rooflights: Proprietary product to match the existing rooflights on the house roof.
- Walls: Rendered blockwork with proprietary through-coloured polymer modified render system to match house walls.
- Windows & Doors: Proprietary composite/pvcu dark grey to match product/detail of house windows/doors.
- Rainwater goods: Dark coloured plastics to match house detail and profiles.

Hopefully, all aspects of the proposal are described fully enough on the application form, drawings and herein to enable you to hopefully approve our application. However, do please let me know at the earliest opportunity if you require any further information or wish to discuss any aspect of the proposal. I look forward to receiving confirmation of your receipt and validation in due course.

Yours sincerely,



Geoff Watts – Pooldam: Architectural

cc. Mr & Mrs Copestake (applicant)