

DELEGATED DECISION REPORT

SMD/2021/0724
Valid 08/11/2021

THE OLD VICARAGE LEEK
ROAD
LONGSDON

CONVERSION OF DETACHED
GARAGE TO FORM
ANCILLARY
ACCOMMODATION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development (Green Belt)
- Heritage
- Character and appearance
- Parking and highway safety
- Neighbour amenity

DESCRIPTION OF SITE

The application site sits immediately to the west of St Chad's church, a Grade 2* listed property, which it was once associated with. Access is taken from Leek Road which leads onto a driveway, past the a detached garage and a large parking area that fronts the main dwelling.

The garage itself is a single storey red-brick building with a gable-tiled roof previously used as a coach house. It sits away from the dwelling and is the first building when viewed from the property's access. The garage is surrounded by overgrown vegetation. Beyond the side and rear of the garage is open countryside.

For the purposes of planning policy consideration the application site is located within the Green Belt.

PROPOSAL

The proposal is for the conversion of the detached garage to form ancillary accommodation to The Old Vicarage. The converted garage will provide a hobby room, shower room, guest bedroom and garage/gym. Access will be via the existing driveway.

The applicant intends to alter the building by incorporating roof lights into the roof, a timber door to the proposed guest room, replacement windows that are like-for-like together with two new windows. The garage timber door will also be repaired.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)
SS1 Development Principles

SS1a Presumption in Favour of Sustainable Development
SS9 Smaller Villages Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
T1 Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places
Section 13: Protecting Green Belt land

SITE HISTORY

None

CONSULTATIONS

Publicity

Site Notice expiry date: 6/01/22
Neighbour consultation period ends: 30/11/21

Public Comments

Longsdon Parish Council Comments	No objection
Staffordshire County Council Highways	No objection subject to condition ensuring that the converted living space remains ancillary with the main dwelling
Staffordshire Wildlife	No specific comment

OFFICER COMMENTS

Principle of Development

The application site is located in the Green Belt whereby policy SS9 of the Local Plan (2020) and chapter 13 of the NPPF (2019) are applicable. Policy SS9 states that strict control will continue to be exercised over inappropriate development within the Green Belt, allowing only for exceptions as defined by Government policy. Paragraph 145 of the NPPF (2019) outlines that the construction of new buildings should be regarded as inappropriate in the Green Belt unless it meets an exception. Such exceptions applicable to this application are:

(c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building

The change of use of an existing building within the Green Belt is also permissible under NPPF policy.

The proposals is to convert the dilapidated garage to an ancillary building associated with the main dwelling. It is considered that the alteration of the building will not result in disproportionate addition as the applicant intends to revitalise the garage for other means.

It is for these reasons that the proposed developments are considered to comply with policy SS9 of the Local Plan (2020) and the NPPF (2019).

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 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.

The proposal will not introduce any incongruous features either in terms of its shape or proposed materials but rather constitutes minimal material change to an already large building. The alterations to make the garage liveable are considered modest as it seeks to utilise the existing space that the garage currently offers in a sympathetic way. Furthermore, the conversion of the garage will have limited impact to the host dwelling as the front of the garage will remain the same with minor alterations such as the repair to the garage door and replacement window.

On this basis, it is considered that the design and appearance of the proposed structures will act sympathetic in its placement and not detract from the visual amenity of the immediate or wider surroundings. The proposal accord with the relevant part of policy DC1.

Amenity

Policy DC1 of the adopted core strategy requires new development should be designed to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

The converted garage is located 25m away from the host dwelling and sits adjacent open fields. It is considered that the location of the garage will not affect any neighbours. In addition, there is a separation distance of at approx.70m from the nearest neighbouring property, opposite the road, to warrant any amenity issues.

Highway Safety

Policy T1 states that planning permission will only be granted for development which incorporates satisfactory parking facilities.

Staffordshire County Highways have made comments. It was noted that as the converted garage will retain some garage space and its distance from Leek Road,

the driveway is approximately 33m in length, it is considered that parking and turning will be managed within the curtilage of the property.

There are no objections on Highway grounds to the proposal subject to the following condition:-

1. The converted garage associated with the existing dwelling and indicated on the approved Drg No. AL (0) 02 shall remain ancillary to The Old Vicarage and shall at no time be sold, let, or converted to independent living accommodation without prior approval of the Local Planning Authority.

REASONS:

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

The above condition will be added to any decision made.

The proposal will not have a detrimental impact on the adopted highway and therefore, complies with Policy T1 in the Local Plan.

Heritage

The main dwelling has two entrances, one opposite the listed building known as St Chad's church and one to the front of the site's main access which is where the garage is located.

It is considered that the conversion will have limited impact to the listed building as the garage is located away from the building and the applicant intends to retain the garage to the front. Therefore, there is limited change to make the garage useable for living space. The application accords with Policy DC2.

Other matters

Staffordshire Wildlife have commented on the application. It was considered there to be no objection subject to conditions ensuring the recommendations set out in the Ecology report are included in any decision. It was also noted in the comments that detailed drainage plans incorporating sustainable surface water drainage methods should be secured. However it is not deemed necessary to request this as given the modest nature of the application.

Overall, the scheme accords with Policy NE1 in the Local Plan.

CONCLUSION

The proposal would be appropriate within the Green Belt 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: 18/01/22

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council