

DELEGATED DECISION REPORT

SMD/2022/0028
Valid 20/01/2022

HEATHERSETT GUN
BATTERY LANE
BIDDULPH MOOR

PROPOSED ALTERATIONS TO
GARAGE BUILDING
INCLUDING RE-ROOFING AND
FENESTRATION WORKS.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Whether or not the proposal amounts to inappropriate development in the Green Belt
- The impact on the character, appearance and amenities of the area

DESCRIPTION OF SITE

The site is in the countryside a short distance to the west of the development boundary of Biddulph Moor to the east and which is also in the Green Belt. It comprises a detached modernised render and tile bungalow amongst a row of mixed residential properties which face Gun Battery Lane, a narrow rural lane to the east and which connects onto New Road to the south. There are small open gaps between the dwellings to the north and south sides. There is open land and fields to the other side of the lane to the east and to the west (rear), where the land slopes downwards towards Biddulph.

PROPOSAL

This is a full householder planning application for a new roof to a garage building which is attached to the side roof gable of a side extension to the bungalow and separated from it by a passage under the roof overhang of the extension. The building currently has a mono-pitch roof sloping sideways up towards the extension. This would be replaced with an uneven dual-pitch roof with slopes towards the front and back, the front being steeper than the rear. This would result in a slight increase in the max height of the garage.

The two current front windows of the garage would be removed and blocked up with a matching render finished material and one of the two garage doors, which are at the side of the garage, would be replaced by two-pane bi-folds. Windows would be added to the rear of the garage building which is currently blank.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS10 Other Rural Areas Strategy
DC1 – Design Considerations

NPPF (Revised July 2021)

Sections 12 (Design) and 13 (Green Belt).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Town/Parish Council

Recommend approval

Public Comments

None.

OFFICER COMMENTS

The site is in the Green Belt and Policy SS10 requires strict control over inappropriate development in the Green Belt, which by definition is harmful to its openness. The NPPF in paras 149 and 150 lists the forms of development which exceptionally are not deemed to be inappropriate in the Green Belt. This includes the enlargement of buildings providing that the enlargement together with previous enlargement does not lead to a disproportionate enlargement to the original building.

The garage building was previously detached but a subsequent side extension to the house linked up to the garage building by virtue of the roof overhang being attached to the upper part of the side wall of the garage building. If the garage building was deemed to form part of the enlargement of the dwelling together with the side extension and other extensions to the dwelling including a rear extension, a disproportionate enlargement of the original dwelling would have already have been deemed to have occurred. Therefore, any further extensions to the dwelling or garage would be deemed to be further inappropriate development in the Green Belt and result in a greater degree of harm to the openness of the Green Belt already occurred.

However, although the proposal would result in a slight increase in the height of the garage and an increase in max wall height to the sides, there would also be a decrease in the height of the walls to the front and rear. I consider that any overall increase in the size of the garage building by virtue of the replacement roof would be so minimal that the openness of the Green Belt would not be impacted upon. I therefore consider that inappropriate development has not occurred and that the Green Belt would not be harmed by the works.

Furthermore, if it was deemed the proposal would lead to an enlargement, the degree of harm would be so slight and would be outweighed by the improvement to

the appearance of the building by virtue of the new roof which despite the uneven gable would be far more in keeping with the roof of the side extension. It would have the same profile and form and as the building is very visible from the lane and from the open fields down the slope to the rear, the improvement to the design of the bungalow and attached garage is significant. Whether or not the changes to the fenestration would result in an improvement is debatable but these changes can occur under permitted development without needing to submit an application in any case.

There would be no other environmental impacts as a result of the scheme including residential amenity as the garage building is a considerable distance from neighbouring residential properties and the limited scope of works would have no impact on local residents.

It is considered reasonable to remove permitted development rights in respect of Classes A, B and E. This is because a 2014 consent has been implemented (for roof alterations and extensions), but not completed. Therefore, if fully built out, with the addition of the proposed development, the site will have reached its maximum level of extension without causing harm to the openness of the green belt.

CONCLUSION

The proposal would not lead to harm to the Green Belt or the visual or residential amenities of the area and therefore would comply with the Council's Local Plan and the government planning guidance contained within the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 21.3.22

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council