

DELEGATED DECISION REPORT

SMD/2021/0801
Valid 07/12/2021

THE SHIPPON
WOODHOUSE GREEN
RUSHTON SPENCER

CHANGE TWO GARAGE
DOORS TO A SINGLE DOOR
OPENING BY REMOVING THE
RENDERED PIER.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Green Belt
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The site comprises of a converted dwelling (former farm out-building) the centre of the hamlet of Woodhouse Green. Agricultural land bounds the site to the north, east and west. The property is set back from the highway to the east of the site.

The property sits within the Green Belt and Special Landscape Area.

PROPOSAL

Planning approval is sought for the double garage to be replaced by a single garage door.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 – Design Considerations
T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

Section 13 – Protecting Greenbelt Land

SITE HISTORY

SMD/2013/1103	Installation of 2 no. Flues	02/01/14 approved
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CONSULTATIONS

Publicity

Site Notice expiry date: 23/02/22

Neighbour consultation period ends: 02/01/22

Press Advert: N/A

Public Comments

Neighbour comments	One neighbour representative received • Support, no objection
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Rushton Parish Comments	No objection
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OFFICER COMMENTS

Principle of Development

Policy SS10 states that strict control will continue to be exercised over inappropriate development within the Green Belt, in accordance with the National Planning Policy Framework (NPPF).

Paragraphs 145 and 146 of the NPPF outline certain forms of development that should be regarded as acceptable development in the Green Belt. This list includes, amongst others: • 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 proposed works comprises of the double garage door being replaced for a single opening. The footprint will remain unchanged. The proposed development therefore constitutes appropriate development in the Green Belt, in accordance with policies SS10 and Chapter 13 of the NPPF.

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.

The garage will be to the front part of the property and would be visible from the road. Arguably 2 single doors are more in keeping with a traditional agricultural building than a large domestic style double door. However, the double door garage has been partially rendered and has visual separation from the main part of the house. Overall, therefore, the proposed changes is considered minimal and would not detract from the traditional rural appearance of the farm building/ converted dwelling. The garage door will be cedar which is in keeping with the aesthetics of the property.

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 single opening will be positioned to the front of the property, directly facing Ruston House opposite the road. It is considered that there will be no harm to the overall living conditions of the immediate neighbours as the proposed development serves a secondary room with no windows. This opinion is backed by the opposite neighbour's support to the scheme.

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 (driveway and double garage). No additional bedrooms have been proposed and therefore, the current parking arrangements remain acceptable. 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 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: 28/02/22

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

