

DELEGATED DECISION REPORT

SMD/2021/0697
Valid 29/10/2021

ROSEBANK COTTAGE
SUNNYSIDE
KINGSLEY

**REPLACEMENT OF
DETACHED SINGLE GARAGE
WITH TWO STOREY
STRUCTURE FOR ANCILLARY
ACCOMMODATION WITH
INTEGRAL GARAGE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and appearance
- Neighbour amenity
- Highways

DESCRIPTION OF SITE

Broad (c.16m wide) side garden to Rosebank which runs up to the side of no.9 Sunny Side. There is an oblique boundary to the rear alongside the rear garden of no.9. An access track runs along the rear of the property and its neighbours in parallel with Sunny Side. The land is accessed via an existing drive from Sunny Side. Minor trees fringe the rear of the garden. At the time of the LPA site visit a previous single storey, flat roofed single garage building (see public street view on file) was in process of being demolished.

PROPOSAL

The proposal is a part single storey, part two storey combined garage and outbuilding providing room space over the garage labelled in the plans as an office.

The proposed materials are a combination of red brick and off white render 'to complement surrounding building materials' and plain clay tiles for the roofing 'to match surrounding buildings'.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS8 Kingsley Larger Villages Area Strategy
- DC1 Design Considerations
- DC2 The Historic Environment
- DC3 Landscape and Settlement Setting
- H1 New Housing Development

NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

02/01290/FUL Two storey garage/storage building – approved (not built)

CONSULTATIONS

Publicity

Site Notice expiry date: 17.03.2022

Neighbour consultation period ends: 23.11.2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Kingsley Parish Council – no objection

Staffordshire County Council Highways

No objection subject to condition. The property is located on Sunnyside Road (D1160) which is subject to a 30-mph speed limit and has streetlights.

The existing single garage is to be demolished and replaced with a new two storey structure which will be ancillary to Rosebank Cottage and provide an office, garden room and integral garage (4m x 6m internal dimension) on the ground floor with another office and storage areas above. Staffordshire Moorlands Parking Standards state the minimum internal dimensions for a single garage are 3m x 6m. Drawing Number PL 03B supplied with the application details the proposed garage dimensions reach this standard. The proposed structure does not encroach into the

existing parking area and therefore off highway parking is unaffected by the proposal. Condition:-

1. The garage/office/garden room associated with the existing dwelling as indicated on the approved Drawing Number PL 03B shall remain ancillary to the existing dwelling at Rosebank Cottage, Sunnyside and shall at no time be converted to independent living accommodation, let, or sold without prior approval of the Local Planning Authority. Reason: To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

OFFICER COMMENTS

Principle of Development

Being within the larger village development boundary of Kingsley the proposed development is acceptable in principle. The main issues are design and appearance, impact on neighbours' living conditions and parking.

Design

The structure would present a 4.6m wide gable on to the drive towards the road with eaves to 4.0m and roof ridge at 5.75m. The building would be set back c.8.5m from the road and set back c.1.5m relative to the front of no.9. There would be a side gap of c.1.3m to the gable end wall of no.9.

It can be estimated that the ridge height would be about level with the eaves height of no.9 which stands at a slightly higher base level relative to the application land.

The two storey elements of the proposal would be finished in off-white render. This can be accepted in this location as the adjacent no.9 has been similarly rendered. The single storey elements are proposed in brick which is the dominant building material of Kingsley and is the visible material finish in the side and rear elevations of Rosebank. The use of brick to the single storey elements very helpfully moderates the overall 'massing' of the building.

Amenity

There is a first floor secondary window (probably serving a bathroom) in the gable end of no.9. There would be likely to be some shadowing to this window from the adjacent proposed roof slope but as a secondary window the impacts are not unacceptable.

The two storey element of the proposal would align at the rear with the main rear (two storey) elevation of no. 9. There is then a single storey conservatory extension off the rear of no.9 (see file photos 0519 and 0523) which has side windows facing towards the proposed development in its single storey element with a separation of c.4.5m. Any impacts on the living conditions or amenity for the rear of no.9 including the conservatory are again judged not unacceptable.

Highway Safety

Given the HA advice the scheme is found acceptable in highway safety terms.

Other matters

In the event of approval the scheme should be subject to condition (as also requested by HA) that it can only be used as ancillary accommodation to the dwelling at Rosebank as it does not provide sufficient or suitable accommodation and living conditions for use as an independent dwelling.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above the proposal is recommended for approval.

OFFICER RECOMMENDATION : **approve**

Case Officer: Arne Swithenbank

Recommendation Date: 31st March 2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council