

DELEGATED DECISION REPORT

SMD/2022/0063
Valid 07/02/2022

HELVELLYN 3
WOODLANDS LANE
BLYTHE BRIDGE

PROPOSED DETACHED
DOMESTIC GARAGE AND
STORE.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site is a detached bungalow within Blythe Bridge. It sits at the end of a row of bungalows along Woodlands Lane surrounded by open countryside. The site comprises of a bungalow with a detached garage. The property abuts a new housing development known as Blythe Vale.

PROPOSAL

This application seeks approval for a detached garage which will sit to the rear of the property. Vehicle access is to be created to the side of the property to the garage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS8 Larger Villages Areas Strategy

DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph 127

Section 9

SITE HISTORY

SMD/2021/0621	Single storey rear extension to bungalow	Approved 08/12/2021
SMD/2021/0523	Certificate of lawfulness for a proposed rear extension	Refused 04/10/2021

CONSULTATIONS

Publicity

Site Notice expiry date: 24/03/22

Neighbour consultation period ends: 2/3/22

Press Advert: N/A

Public Comments None.

Town / Parish Comments None.

Staffordshire County Council Highways No objections.

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Blythe Bridge as a 'Larger Village' where there is support in principle for a range of developments including housing and employment related proposals.

Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported and in this instance include design, visual impact, neighbour amenity, parking and drainage.

The proposal is in accordance with Policy SS8 of the Local Plan.

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 original garage as submitted was considered excessively large in comparison to the bungalow that it would serve contrary to Policy DC1. It comprised a building measuring over 14m by 7m and to a height of 6m. Amended plans were negotiated, and submitted by the Agent, to reduce scale and bulk of the garage. The amended proposal seek a reduction in floor area to 9m by 6.5m and an overall ridge height of 4.7m which removes the originally proposed first floor. Purposed material include facing bricks and roof tiles to match the existing host dwelling. The re-amended plan is the final plan which is to be assessed.

It is considered that while the garage is large, it would be proportionate with the bungalow in scale and height. It is also located to the rear of the garden so to appear sympathetic with the host dwelling. It would not have any adverse impact on the visual character of the area. This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Amenity

Paragraph 130(f) of the NPPF (2021) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

There are no amenity issues in respect of the dwellings to the rear that are currently under construction There is a sufficient separation distance and the garage is single-

storey only, therefore no overlooking or overbearing impacts arise. With respect to the other neighbours to north east, the garage is positioned at a sufficient distance, being sited away from any of the neighbours. Accordingly the development complies with Policy DC1.

Highway Safety

Section 9 of the NPPF states that developments should achieve safe and suitable access to the site for all users. Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

County Highways have raised no objection on highway safety grounds. A condition will be applied to ensure the garage is for ancillary purposes to ensure the proper use of the development. 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 : Approval subject to conditions and informatives

Case Officer: Lisa Li

Recommendation Date: 13/04/22

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council