

DELEGATED DECISION REPORT

SMD/2022/0071
Valid 25/02/2022

7 BROOKSTONES
WHISTON EAVES LANE
WHISTON

**ALTERATIONS TO FRONT
ELEVATION (REMOVAL OF
GARAGE DOOR AND
REPLACEMENT WITH NEW
WINDOW) TO ENABLE
INTERNAL REMODEL TO
CREATE UTILITY ROOM AND
SPACE FOR HOMEWORKING.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the character and appearance of the area

DESCRIPTION OF SITE

One of a group of three bungalows that front Whiston Eaves Lane, all of the same dwelling type.

Each bungalow has its wide long front elevation fronting the road with a roof ridge parallel to the road. Each bungalow has a front lawn and a steep sloping driveway down to carriageway edge that provides a parking space.

Each front elevation has a central front door, evenly spaced windows either side, and an up and over metal garage door at the far end of the front elevation.

PROPOSAL

Alterations that would facilitate the repurposing of the garage space as a utility room. The up and over garage door would be replaced with matching brickwork and a matching UpVc window.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS9 Smaller Village strategy
SS10 Other Rural Area
DC1 Design Considerations
T1 Development and Sustainable Transport

SMDC Design Guide

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0282 Single storey extension to front and storage shed. REFUSED.

SMD/2021/0648 Small extension. REFUSED.

CONSULTATIONS

Publicity

Site Notice expiry date: 29th April 2022

Neighbour consultation period ends: 29th April 2022

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Kingsley PC: No objection.

OFFICER COMMENTS

Principle of Development

The dwelling is located in the 'smaller village' of Whiston which is surrounded by open countryside of the 'other rural' areas. Here Local Plan strategies SS9 and SS10 apply, both strategies would generally support well designed householder development as a part of a strategy to meet local housing needs.

Impact on the Character and Appearance of the Area

The proposed alteration that would replace the up and over metal garage door with matching brick work and a utility room window would appear to be permitted by the GPDO. However, the applicant seeks an express planning permission from the planning authority.

Although the garage door at the far end of the front elevation has continuity with the other two dwellings in the row of three, overall the change would not result in harm to the appearance of the dwelling or the character and appearance of the area. The existing garage door is not considered architecturally important and does not make any particular quality contribution to the character and appearance of the area. The new window would have matching and appropriate proportions to the front elevation and would not appear unusual or prominent.

No conflict with policy DC1 of the Local Plan in these regards.

Impact on Amenity

The proposal would introduce a new utility room window to the front elevation. The window would have no more impact on the neighbours than any of the other existing windows on the front elevation. The separation distance between the utility room window and neighbour's windows on the opposite side of the road would be over 30m, in excess of any of the Council's Space About Dwelling standard.

Highway Safety

The dwelling has three bedrooms, a driveway parking space and an integral garage that does not have the internal dimension to provide a parking space. The applicant appears to have two vehicles which they park part way across the bottom of the driveway and partway over the highway crossing, which has loose stone laid between grass verge.

The proposed internal layout would not increase bedroom numbers, and unlike previous proposals, does not include an enlargement to the front that would consume driveway space. The loss of the garage space would not result in the loss of a properly functioning and dimensioned parking space and, in any event, would not result in a material change of use that requires planning permission. This proposal would have no impact on parking provision or highway safety.

CONCLUSION / PLANNING BALANCE

The householder development would not cause harm to the character and appearance of the area or the amenity of neighbours. There would be no conflict with the policies of the Local Plan listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 19/04/2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council