

## DELEGATED DECISION REPORT

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**SMD/2022/0090**  
**Valid 16/03/2022**

**THE CREST**  
**MACCLESFIELD ROAD**  
**RUSHTON SPENCER**

**ERECTION OF A DETACHED**  
**GARAGE AT THE CREST.**  
**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

The impact on the character and appearance of the area  
The impact on residential amenity

### DESCRIPTION OF SITE

The site is in the open countryside a short distance to the north-west of Rushton Spencer village and just off Macclesfield Road, to the south-west which provides the access to the site via a short access track. It comprises a detached dwelling. The access track runs over a narrow river/canal which runs along the south-west boundary of the property and the track continues along site frontage on the south-east boundary (leading to a driveway) and then turns and runs the north-east edge of the property serving another residential property to the rear of the site to the north-west. Between the main road and river lies two further neighbouring dwellings, attached cottages which face the main road and the site is to the rear of these. The remaining land around the site (to the south-east and north-east) is open, with woodland to the north-east. There is belt of large trees which runs alongside the river/canal and the south-west boundary of the site but which is outside of the property. The site is outside of the Green Belt.

### PROPOSAL

This is a full householder planning application for a long detached timber garage which would be placed next to the south-west side boundary, at the end of an existing driveway which runs past the house. It would have a footprint of 11 x 5.5 metres and a height of 3.9 metres up to the ridge of a dual pitched roof finished with "Tile Effect Black Plastic Coated Metal Steel Roof Cladding Sheets".

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### **Staffs Moorlands Local Plan (adopted September 2020)**

DC1 – Design Considerations

#### **NPPF (Revised July 2021)**

Sections 12 (Design).

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

SMD/2018/0536: Extensions and removal of garage. Approved and built.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 3.5.22  
Neighbour consultation period ends: 3.5.22  
Press Advert: N/A

### **Public Comments**

None.

### **Parish Comments**

No objection.

### **Local Highways Authority**

No objection subject to a condition to restrict it to the parking of vehicles.

## **OFFICER COMMENTS**

The previous planning permission removed the former domestic garage for the property to allow extensions although this garage was in a different position, to the other side of the house from the new proposed siting. It is large for a garage, presumably to provide garaging for more than one vehicles, but its height and scale are not excessive in relation to the size of the house or the size of the plot and back garden and the materials are acceptable given that due to the amount of trees that surround the back garden, the garage would not be visible from roads or public footpaths. It would be visible from the rear windows of a cottage to the south-west of the site (which fronts the main road) but through the belt of large trees and these, together with the 13.5 metre distance between those windows and the building, would ensure it would not be harmfully prominent when viewed from the neighbouring properties. The timber walls help to reduce its visual prominence further. It's single storey nature, form and siting would not lead to any harmful loss of light to neighbouring properties which are already affected by the presence of large trees in the area. The tree belt is outside of the property and would not be harmed by a single-storey timber garage building despite its proximity to the trees.

## **CONCLUSION / PLANNING BALANCE**

The proposal would not harm the visual or residential amenities of the area and would therefore comply with the Local Plan and the government planning guidance in the National Planning Policy Framework (NPPF).

**OFFICER RECOMMENDATION :    APPROVE**

**Case Officer: Chris Johnston**  
**Recommendation Date: 11.5.22**

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Signed by: Jane Colley Signature

**On behalf of Staffordshire Moorlands District Council**