

DELEGATED DECISION REPORT

SMD/2022/0155
Valid 22/03/2022

2 STONEHOUSE ROAD
WERRINGTON

RETROSPECTIVE PLANNING
FOR 1 NO. GREENHOUSE
FORWARD OF FRONT
ELEVATION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

Impact on the character and appearance of the area; and the amenity of the residential neighbours

DESCRIPTION OF SITE

The semidetached dwelling occupies a corner position at the junction of Stonehouse Road with Washerwall Lane. The plot has a roughly triangular shape where it is very wide at the pavement front but narrows to a point at the rear of a short back garden behind the dwelling. Much of the frontage is enclosed by a dense privet hedge which has been grown to conceal much of the property from Washerwall Lane.

The boundary between the applicant and the adjoining neighbour is high dense privet hedge. On the other side of the property the estate hedgerow has been replaced on the boundary with a two metre high close boarded fence between concrete posts.

PROPOSAL

The application seeks planning permission for minor householder development that has already been carried out.

A small glass aluminium frame greenhouse has been erected to the front of the house adjacent to the fence boundary that is shared with the neighbour at 4 Stonehouse. The greenhouse is 2.4m by 1.8m and has a full pitch roof with a ridge height of 2m and eaves height of 1.4m.

The plans also detail two timber sheds that have both already been built and have recently been granted planning permission SMD/2020/0432.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

- S01 Spatial Objectives
- SS1 Development Principles
- SS8 Larger Village Strategy
- DC1 Design Considerations
- T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2020/0432 Erection of 2 sheds. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 29th April

Neighbour consultation period ends: 29th April

Press Advert: N/A

Public Comments

Comments have been received from the neighbour at 4 Stonehouse. *"The greenhouse has been erected parallel to the dividing fence. The gap between the greenhouse and fence leaves little room for the fence to be maintained. Extreme storms can blow out glass panels onto our driveway. The glazing should be replaced with shatter proof material"*.

Town / Parish Comments

Werrington Parish Council: No comments received.

Staffordshire County Council Highways

No objection. The greenhouse does not affect existing parking arrangements.

OFFICER COMMENTS

Principle of Development

The site is within the 'Larger Village' of Werrington where the Local Plan larger village area strategy SS8 applies. The strategy SS8 generally provides for development that retains and enhances its role as a rural service centre having regard to local needs, infrastructure, capacity, and character. Such development might include the provision of garden outbuildings at a dwellinghouse to meet the needs of a resident. However, to be sustainable and strategy or NPPF compliant the development must represent good design that does not harm the character and appearance of the area or the amenity of neighbours to accord with policy DC1 of the Local Plan and section 12 of the NPPF.

Design and Impact on the Character and Appearance of the Area

The dwelling's garden and curtilage, the majority of which is at the front of the dwelling because of the triangular plot arrangement where the rear narrows to a single point, is enclosed to the front by the estate privet hedge. The hedge is high and thick. Within the garden the small greenhouse is positioned behind and enclosed by the close boarded fence that conceals the majority of the structure apart from the peak of the small glazed full pitch roof which is barely perceptible within the street scene. It is well screened from all angles and does not have an impact on the character and appearance of the local environment. There is no conflict with policy DC1 of the local plan in these regards.

Impact on Amenity

The adjacent neighbour is concerned that the greenhouse prevents the close boarded fence from being maintained. The greenhouse flanks no more than two panels, obviously there is nothing preventing the neighbour from painting or staining the fence from their side. The fence panels are slotted between concrete posts and can be lifted and turned from either side of the boundary. Otherwise, there is no reason why a brush or roller couldn't reach between the greenhouse and fence to reach all parts of the panels. There is nothing unusual about the position of the greenhouse relative to the fence, it would appear to be a quite common arrangement where garden space is limited and homeowners want to maximise the use of their property.

There is nothing unusual or uncommon about the type and size of greenhouse that has been erected, most garden greenhouses, many within proximity of boundaries, are fitted with glass panels within an aluminium frame. It appears to be a prefabricated kit or product that would be available on the open market to homeowners across the country. The neighbour complains that during an extreme weather event a panel was blown out. However, this was a relatively unique period of weather that blew fences and garden debris between properties across the country. There is no overriding concern or reason here to require the greenhouse glass to be replaced or the frame to be fitted with any other differing product.

CONCLUSION / PLANNING BALANCE

Provision of conventionally sized garden greenhouse. No harm to character and appearance of the area or residential amenity. No conflict with the Local Plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 14/05/2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

