

## DELEGATED DECISION REPORT

**SMD/2022/0235**  
**Valid 06/05/2022**

**7 ST HILDAS AVENUE**  
**CHEDDLETON**

**DETACHED GARAGE AND**  
**LOG STORE**

**(FULL - HOUSEHOLDER)**

### MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

### DESCRIPTION OF SITE

The application site is located on a corner plot of St Hilda's Avenue and Hillside Road within an established residential area of Cheddleton. The site comprises of a red brick semi-detached that has previously extended via a two storey side extension, porch and canopy.

### PROPOSAL

Planning permission is sought for a large garage and log store that will sit beyond the principal elevation of the host dwelling. The garage will be 7m in length by 3.8m with a pitch height of 3.8m. The garage will use materials that match the main dwelling.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 - Settlement Hierarchy  
SS8 - Larger Villages Area Strategy  
DC1 - Design Considerations  
T1- Development and Sustainable Transport

#### National Planning Policy Framework

Section 12: Achieving well-designed places

### SITE HISTORY

|               |                                            |                      |
|---------------|--------------------------------------------|----------------------|
| SMD/2006/0039 | Two storey side extension and front canopy | 03/05/06<br>approved |
|---------------|--------------------------------------------|----------------------|

### CONSULTATIONS

#### Publicity

Site Notice expiry date: 02/06/22

Neighbour consultation period ends: 03/06/22  
Press Advert: N/A

### **Public Comments**

Neighbour comments

No representatives received

### **Cheddleton Parish Comments**

No objection

### **Staffordshire County Council Highways**

No objection

### **Severn Trent waters**

No objection subject to informatives

### **OFFICER COMMENTS**

#### **Principle of Development**

The application site is located within the Cheddleton Development Boundary. Cheddleton is identified within Local Plan policy SS8 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. This includes design, impact on residential amenity and highway safety.

#### **Design**

Paragraph 127 of the NPPF (2019) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

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.

In terms of the fenestrations and materials used, they will match the existing which will be in keeping the existing dwelling and immediate neighbours. This application is therefore considered to be in accordance with Policy DC1 of the Local plan and paragraph 127 of the NPPF.

It is unusual for permission to be granted to build in front of the principal elevation line. However, in this case the proposed garage will be situated within a closed garden to the side of the property. The garden is enclosed by a mature hedge, which

will obscure the garage from view. Furthermore there is currently an outbuilding located where the proposed garage will be situated. Therefore, in this example it would be acceptable

### **Impact to neighbouring amenity**

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The main neighbouring property that this proposal would impact upon is the neighbouring property 43 Hillside Road.

The garage will be positioned in an area shielded by a mature hedge. The garage will have no windows and will replace a current outbuilding. Therefore, given the position of the garage and lack of windows, it is considered that there will be no harm to the privacy of the immediate neighbours. In view of its modest size, distance from neighbours and the existing building, no overshadowing or overbearing impacts are anticipated.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

### **Highway Safety**

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The application does not propose the addition of any bedroom space and therefore consideration of the Local Plan parking standards is not triggered. The proposed garage will add an additional off street parking space to the property. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

### **Other matters**

Severn Trent have noted that they have infrastructure in proximity to the site. It is recommended that an informative is added making the applicant aware of the protection distances required

### **CONCLUSION**

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, 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 :**     **Approve with conditions**

**Case Officer:** Lisa Li

**Recommendation Date:** 07/09/2022

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**