

DELEGATED DECISION REPORT

SMD/2022/0317
Valid 18/07/2022

2 CHURCH LANE
CHECKLEY

**EARTHWORKS AND
ENGINEERING WORKS
CREATING A FLAT AREA IN
WHICH TO ESTABLISH A
SINGLE STOREY GARAGE
FOR THE STORAGE OF TWO
CARS.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- The impact on the character and appearance of a Conservation Area
- The impact on residential amenity
- The impact on highway safety

DESCRIPTION OF SITE

The site is in the built-up part of the village and comprises a traditional detached rendered cottage which directly fronts onto Church Lane to the east and has a north side boundary which runs along Uttoxeter Road (A522). The access is off Church Lane adjacent to the road junction. There are dwellings to the south side of the site and also to the rear to the west and also to the other side of Church Lane to the east. To the other side of A522 to the north is mix of dwellings and fields. The site is in a Conservation Area.

PROPOSAL

This is full householder planning application for a L-shaped detached timber garage outbuilding to the side of the house and which would be placed in the gap between an existing timber outbuilding and the north side boundary where there is a hedge. This would have a frontage width of 3.0 metres and this would be level with the front wall of the existing outbuilding. However, the rear part would be 4.5 metres wide and would project further to the rear of the existing outbuilding. The total length from front to back would be 9.0 metres. There would be pitched roof with Staffs Blue tiles. There would be timber garage doors on the front elevation. It is intended to provide garaging for two cars.

This is an amended scheme which differs with the plans originally submitted which showed a shorter garage but with an oblique shape designed to fill the gap up to the hedge which tapers outwards diagonally from the existing side wall of the outbuilding, heading west. This also had a bitumen corrugated roof and part blockwork and part timber walls whereas the revised scheme has timber covering the entire walls.

Due to difference in the levels of the site and the main road to the north, on higher ground, there would be some ground extraction works against the raised ground on which the hedge sits in order to provide the garage into the gap.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations
DC2 – The Historic Environment

NPPF (Revised July 2021)

Sections 12 (Design) and 16 (Historic Environment).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2017/0002: Timber garage. Approved. Implemented.
SMD/2020/0176: Conversion integral garage into living room. Approved.
Implemented.

CONSULTATIONS

Publicity

Site Notice expiry date: 7.9.22
Neighbour consultation period ends: 7.9.22
Press Advert: 17.8.22.

Public Comments

None.

Town / Parish Comments

The Parish Council defer to the expertise of the planning conservation officer to ensure that this proposal is fully in keeping with the nature and built environment of the conservation area and would not in any way harm the conservation area.

Local Highways Authority

No objection providing the access works required as part of a condition attached to the previous permission are carried out before the building is provided.

Conservation Officer (In response to the original plans).

Objection. Recommended refusal.
The proposed material palette is not traditional and as such does not adhere to the Staffordshire

Moorlands Design Guide SPD. The proposal is seen to be out of character within the Checkley Conservation Area.

OFFICER COMMENTS

The site is within the open countryside where policy SS10 permits extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.

With regard to the character and appearance of the Conservation Area, the comments of the Conservation Officer are noted. Although the use of timber is contrary to the Design Guide and not a traditional material of the Conservation Area, it is not uncommon for outbuildings in the District to have a timber finish. The proposed building is set back behind the house and has a very low key outbuilding scale, height and appearance which leads it to be very subservient to the render cottage and does not compete with it. It also would not be seen in any line of vision when viewing the historic buildings within the Conservation Area from highways, public footpaths or anywhere else in the public realm. It would be completely screened from views from the main road towards the Conservation Area by the presence of a hedge along the road and even if the hedge was removed would be seen against a taller timber outbuilding approved in 2017. From Church Lane, it would be viewed sitting between the taller timber outbuilding and the hedge. The larger part of the building would be completely screened from both roads giving the impression of a narrow single garage when viewed from the road. Furthermore, the materials have been improved in the amended plans. There would be no more visible blockwork and the inappropriate bitumen roof would be replaced with more traditional Staffs Blue tiles. The wall and roofing materials would be a match of the adjacent existing taller and wider (at the front) garage building. The required extraction works would not be visually intrusive and a condition would be applied requiring details of what materials would be used to finish these works. The loss of any part of the hedge or small tree to the rear would not harm the character and appearance of the area. The proposed building would be largely screened by the grass highway verge embankment on higher ground. Overall, despite the concern over the materials from the Conservation Officer, the amended scheme is not considered to harm the character and appearance of the Conservation Area or the visual amenities of the wider area in general.

With regard to residential amenity, due to the significant distances between the proposed building and the nearest dwellings outside of the property, there would be no impact on neighbours living conditions or residential amenities by way of impact on light provision, privacy or noise/disturbance but a condition will be added to ensure the building is used for purposes incidental to the enjoyment of the residential use of the site.

With regard to highway safety, there would be three parking spaces on the parking area in front of the two garage buildings in addition to those provided by the two buildings and this complies with the Council's parking standards. No objection has been raised by the local highways authority providing a condition they recommended for the previous application, involving the blocking of an existing access in front of

the former integral garage, now converted into rooms for the house, is applied to this new planning permission, in the interests of highway safety.

CONCLUSION / PLANNING BALANCE

The amended proposal would not harm the visual or residential amenities of the area and would not affect highway safety. The proposal would therefore comply with the Council's Local Plan and the government planning guidance contained within the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 7.10.22

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council