

DELEGATED DECISION REPORT

SMD/2022/0345
Valid 04/07/2022

FAIRFIELD FARM CHEADLE
ROAD
ALTON

CONVERSION OF EXISTING
GARAGE.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle
- Impact on visual amenity
- Impact on residential amenity

DESCRIPTION OF SITE

The application site relates to a detached dwelling located in Alton. The property benefits from a large curtilage with private parking. The application relates specifically to the detached garage that is located to the north of the main dwelling.

The property is not located within any areas of designated interest.

PROPOSAL

Consent is sought to convert the existing garage to provide a garage with ancillary living accommodation. The only external alterations are the installation of two garage doors. On the date of the site visit these doors were already installed. The development will provide an open plan living/kitchen at ground floor with two bedrooms at first floor. An area of garage space is retained.

The planning statement confirms that the accommodation is for immediate family only and will not be used for any other purposes.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 11/08/2022

Neighbour consultation period ends:02/08/2022

Press Advert: N/A

Public Comments

None received within consultation period

Town / Parish Comments

No objections

Environment Agency

No comments

Staffordshire County Council Highways

No objections

OFFICER COMMENTS

Principle of Development

The site is within the open countryside where policy SS10 applies. It states These areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The Council and its partners will achieve this through the following actions:

1. Meet housing requirements and specific needs by:

- Restricting new build housing development in the countryside to that which has an essential need to be located in the countryside in accordance with Policy H 1;
- Allowing the conversion or replacement of an existing rural building in accordance with Policy H 1;
- Allowing 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. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred;

Policy H1 makes provision for the conversion of rural buildings for residential use where the building is suitable and worthy in physical, architectural and character terms for conversion.

The proposal involves extension and alterations to an existing outbuilding. The impact on the character and appearance of the area will be considered below. It also involves conversion of the building to residential use. The building is considered to be worthy of conversion and therefore the proposal is supported in principle by Policies SS10 and H1.

The site is also close to Alton which is identified as a Rural Area Larger Village and therefore the Local Plan is supportive of development in this area. Therefore, the development is acceptable in principle subject to an assessment of its design and impact on amenity and highway safety.

Design

Policy DC1 requires that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

The proposed development relates to the conversion of an existing building and the only alteration is the insertion of garage doors. The garage doors are considered appropriate and therefore considered to have minimal impact on the visual amenity of the area.

The level of accommodation provided is not excessive and is considered to be a suitable level of accommodation to maintain a level of subservience to the main dwelling

Amenity

The closest neighbour is over 100m east of the site and therefore the development would not have any detrimental impact on the amenity of neighbouring dwellings

Highways

The application will create an additional two bedrooms and lose garage space. The property benefits from private track and driveway and therefore the property can provide a sufficient number of parking spaces within the curtilage of the property. As such the development is not considered to have a detrimental impact on highway safety.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

OFFICER RECOMMENDATION : **Approve with conditions**

Case Officer: Rebecca Bowers

Recommendation Date: 16.11.2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council