DELEGATED DECISION REPORT

SMD/2020/0262 **Valid 23/06/2020**	**455 ASH BANK ROAD** **WERRINGTON**	**TIMBER FRAME SHED TO BE USED AS GYM AND AS GARDEN SHED** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle
- Impact on visual amenity/design
- Impact on residential amenity

DESCRIPTION OF SITE

The application relates to a mid-terrace dwelling located in Werrington. The development specifically relates to an outbuilding that has been erected in the rear garden of the property.

PROPOSAL

Consent is sought for the regularisation of the erection of an unauthorised outbuilding in the rear garden of the property. The outbuilding is being used as a shed and personal gym ancillary to the main dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan

SS1 Development Principles
DC1 Design Considerations
T1 Development and Sustainable Transport

Design Guide SPD

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 20/07/2020
Neighbour consultation period ends:20/07/2020
Press Advert: N/A

Public Comments

No comments received within consultation period

Town / Parish Comments

No comments received within consultation period

Severn Trent Waters

No objection

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary for Werrington. Werrington is defined as a rural area larger village in the settlement hierarchy. Policy SS2 states that rural area larger villages are the most sustainable settlements in the rural areas which generally have good local social infrastructure, some local employment opportunities and good accessibility to the towns and larger centres.

Policy SS8 states that these larger settlements shall retain and enhance their role as rural service centres. The proposal relates to a development located in the curtilage of a residential property located in Werrington. As such the development is considered to be located in a sustainable located and the principle of the development is acceptable subject to an assessment of its impact on visual and residential amenity.

Design

The application property is in the middle of a row of houses and the development is located in the rear garden of the property. As such the development is not visible from Ash Bank Road and therefore the development has minimal impact on the visual amenity of the area.

The outbuilding is visible from within the rear garden of the property as well as its neighbours. The development has been erected at the end of the garden against the rear boundary. The outbuilding measures 5.8m by 4.8m and measures approximately 3.4m in height. In terms of its size and scale the building is considered to remain subservient to the main dwelling due to its minimal footprint and the fact it is single storey. The building is larger than other outbuildings in the wider area but it is not considered that the outbuilding has an unacceptable impact on the area as the building is proportionate to the size of the applicants garden.

Amenity

The outbuilding is located within the rear garden of the property within close proximity to the shared boundaries with no 453 Ash Bank Road and no 457 Ash Bank Road. As the outbuilding has been erected to the end of the garden the development does not have a detrimental impact on any of these neighbours in terms of loss of light or privacy to windows due to the separation distance. The outbuilding does have an impact on the space at the end of these neighbours gardens that is immediately adjacent to the outbuilding. However, it is set away slightly from both side boundaries and there is existing planting at the end of the neighbours garden to the rear. The property to the rear is also at an angle and does not directly face the rear elevation of the shed. Overall it is not considered that this impact is significantly detrimental to warrant refusal of the development as these neighbours benefit from a sufficient amount of garden space that is unaffected by the development.

In terms of an noise disturbance from the use of the outbuilding as a gym as the development is retrospective relating to a building erected nearly two years ago and no concerns have been raised regarding noise it is not considered that the development would be refused for this reason. In the event that the building cause noise disturbance in the future this would be investigated by the councils environmental health department.

It is noted that no neighbour objections have been received.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly.

OFFICER RECOMMENDATION :

That consent is approved subject to conditions.

Case Officer: Rebecca Bowers
Recommendation Date: 30.11.2022

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council