

DELEGATED DECISION REPORT

SMD/2022/0433
Valid 03/08/2022

**PEMBERLEY HOUSE AND
FARM SANDY LANE
CAVERSWALL**

**PROPOSED DETACHED
GARAGE WITH OFFICE
ABOVE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Green Belt
- Design and Visual Amenity
- Neighbour Amenity
- Highways

DESCRIPTION OF SITE

The application site is a detached two storey dwelling located in Caverswall. The site is accessed off a private track of Sandy Lane and benefits from a private wrap around garden. The application site is located on Green Belt Land.

PROPOSAL

Consent is sought for the erection of a detached triple garage with office at first floor. The building will measure 12m by 7.1m and will have a maximum height of approximately 6m. Two pitch roof dormers are proposed to the front elevation of the building. The outbuilding is proposed to be constructed with red/brown brick work to match the main dwelling, the garage doors are proposed as timber and the roof will be plain clay tiles to match the main dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan

SS1 Development Principles
DC1 Design Considerations
T1 Development and Sustainable Transport
SS10 Other Rural Areas Strategy

SMDC Design Guide SPD

National Planning Policy Framework

Section 13

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0202- Application for Lawful Development Certificate for proposed garage- Lawful

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends:20.10.2022
Press Advert: N/A

Public Comments

None received within consultation period

Town / Parish Comments

The parish council consider that the proposed development to be over development of the site however should it be approved they request a condition that the office and garage be linked to the house.

Staffordshire County Council Highways

No objections

Severn Trent Water

No objections

OFFICER COMMENTS

Principle of Development

The site is instead considered to be countryside under LP Policy SS 10, which states that 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 and enhances the countryside.

The application relates to a detached dwelling that benefits from a wrap around garden and the proposed building will be located within the curtilage of the dwelling approximately 1.5m north east of the main dwelling. The proposal would be provide the property with a 3 bay garage with an office area above. The office would be

ancillary to the main dwelling. As such the proposed development can be assessed against section 13 of the NPPF as an extension or alteration to the main building.

Paragraph 145 of the Framework which states that the construction of new buildings should be regarded as inappropriate in the Green Belt, subject to specific exceptions, including Paragraph 145 c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The Framework defines an original building as a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

There is no definition of 'disproportionate' in the Framework or the Local Plan, but Paragraph 145 c) of the Framework refers to the size of the building. The starting point is therefore an assessment of the overall increase in the size of the building measured in terms of volume, dimensions and floorspace.

The main part of the building is two storey and there is a single storey section to the rear. The two storey section of the dwelling measures approximately 6.2m by 15.5m (approximately 96sqm) and has a maximum height of approximately 7.2m. The proposed building would measure 12m by 7.1m (85.2sqm) and will have a maximum height of approximately 6m. The proposal therefore demonstrates a significant footprint increase. The proposed building will also be of a similar height to the main dwelling. As such the proposal is considered to result in a disproportionate addition over and above the size of the original building. The proposal would be visible from Sandy Lane and therefore the development is considered to have a detrimental impact on the openness of the Green Belt.

Design

LP Policy DC 1 states 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 in line with the Council's Design Guide SPD.

SMDC Design Guide (SPD) paragraph 5.10 states that garages should be designed and built in sympathy with the properties they serve. Materials and roof pitch should generally match those of the parent building. The New Dwellings extensions to dwellings principles states that the siting of a garage should allow the building to appear subordinate to the dwelling and should be modest in size and height to reflect its purposes as an ancillary domestic building.

Paragraph 126 of the NPPF states the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The proposed garage/office will provide a 3 bay garage located in close proximity to the main dwelling. The main dwelling is visible from Sandy Lane and Footpath Caverswall 3 goes through site and Footpath Caverswall 4 continues along the track

that serves the dwelling. The proposed building will be of a similar footprint to the main dwelling and will also measure 6m in height. Due to the proposed footprint and roof height it is considered that the building is not modest in size when compared to the main dwelling and fails to remain subservient to the main dwelling. As such it is considered that the proposed development would have a harmful effect upon the character and appearance of the dwelling. It would therefore conflict with Policy DC1 and the SM Design Guide SPD.

It would also conflict with Policy SS10 which states that the Council will allow *“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”*.

Finally due to the size of the garage, there is conflict with the Design Principles in the Staffordshire Moorlands SPD which states in respect of garages: *“The garage should be modest in size and height to reflect its purpose as an ancillary domestic building.”*

Amenity

The application property does not have any immediate neighbours and therefore the development would have negligible impact on neighbouring amenity.

Highway Safety

The proposed garage meets the minimum internal dimensions state in the manual for streets and Staffordshire moorlands parking standards. As such the proposal will not have a detrimental impact on the adopted highway.

Other Matters

Reference is made to the fallback position of the erection of a three bay garage in the same location and there is evidence that the applicant would implement these permitted development rights as an application for a certificate of lawful development has been approved. The certificate has granted a garage that measures 3.9m in height. However, the proposed development would have a slightly larger footprint and has a greater height of approximately 6.2m due to the proposal including the office. As such the degree of harm resulting from the erecting of a garage that falls within pd rights would be less than the proposed development.

CONCLUSION / PLANNING BALANCE

In conclusion, and on balance, the substantial weight to be given to Green Belt harm arising from the development, along with the harm to the character and appearance of the area would not be clearly outweighed by other considerations sufficient to demonstrate very special circumstances.

In addition it is considered that because of its size, scale and massing, the development would result and would be seen as a bulky and incongruous addition. Therefore, the requirements for the garage to be modest and subservient to the existing building is not met. It is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly.

OFFICER RECOMMENDATION :

That planning consent be refused

Case Officer: Rebecca Bowers

Recommendation Date: 04.01.2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council