

DELEGATED DECISION REPORT

SMD/2021/0643
Valid 06/10/2021

15 EAST BANK RIDE
FORSBROOK

TO ERECT A LARGE SHED
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle
- Impact on Visual Amenity
- Impact on Residential Amenity
- Impact on Trees
- Flooding

DESCRIPTION OF SITE

The application relates to a semi detached bungalow located in Blythe Bridge and Forsbrook. The property benefits from a garden to the front with driveway and garage to the side. To the rear the property benefits from a private garden area. The application relates specifically to the rear garden. The application site is located adjacent to a river and is therefore located in Flood Zones 2 and 3. A prominently visible mature Sycamore trees is situated in no 13 East Bank Ride within close proximity of the site.

The application site is not located within any areas of designated interest.

PROPOSAL

Consent is sought for the erection of a shed in the rear garden of the property. The shed would be used to store the applicants model railway. The shed will have a timber frame and will be clad externally with wood grain effect cement board in grey green. The roof will be class with plastisol coated tile effect steel sheeting in forest green. The shed would measure 11m by 8m and will have a pitch roof measuring 2.4m at the eaves and 3.9m at the ridge.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan

SS1 Development Principles
DC1 Design Considerations
T1 Development and Sustainable Transport
SS 8 Larger Villages Areas Strategy
SD 5 Flood Risk
NE 2 Trees, Woodland and Hedgerows

Staffordshire Moorland Design Guide SPD

National Planning Policy Framework

Section 12 and 15

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 24.12.2021

Neighbour consultation period ends: 10.12.2021

Press Advert: N/A

Public Comments

None received within consultation period

Town / Parish Comments

No objection

Environment Agency

Refer applicant to standing advice

Trees Officer

No objection subject to condition

OFFICER COMMENTS

Principle of Development

The application property is located within the development boundary for Blythe Bridge & Forsbrook. The Local Plan identifies Blythe Bridge & Forsbrook as Larger Area Village. Policy SS8 states These settlements shall retain and enhance their role as rural service centres, providing for the bulk of the housing requirement of the rural areas and also for employment needs of a scale and type appropriate to each settlement having regard to infrastructure capacity and character.

As the development relates to a shed within the residential curtilage of the property the principle of the development is accepted subject to an assessment of its impact on the visual amenity of the area, neighbour amenity, impact on trees and flood risk.

Design

Policy DC1 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. Specifically development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance.

The application proposes what could be considered a large domestic shed however considering the size of the plot and the adjacent plots benefitting from detached buildings the proposed shed is considered to respect the site and surrounding area and would not result in the erection of a dominant addition.

Amenity

Policy DC1 states that development protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution.

The proposed development would be located to the rear of the property adjacent to the rear gardens of no 13 and 15 East Bank Ride. The proposed shed will be at the very end of the garden and would be within close proximity to the shared boundary between these two neighbours. The shed would extend 11m along this shared boundary with an eaves height of 2.4m and ridge of 3.9m. The shed therefore has the potential to reduce light to the adjacent areas of garden. Both of these neighbours benefit from long gardens that measure approximately 45m in length and therefore both neighbours would still benefit from a sufficient amount of private amenity space that would not be negatively affected by the development. Due to the length of the garden area the proposed shed would not result in a detriment loss of light to any windows on these neighbours.

Impact on Trees

Policy NE2 states that the Council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration.

Following a discussion with the Councils Arboricultural Officer the applicant is proposing a maximum of 42 separate piers positions and the officer considers this to have an acceptable impact on the Root Protection Area of the adjacent Sycamore tree. On this basis the officer has no objection to the development subject to a condition requiring the development to be implemented in accordance with the structural details submitted to the Arboricultural officer.

Flood Risk

Policy SD 5 states that the Council will follow a sequential approach to the management of flood risk. New development will be guided to the areas with the lowest risk of current and future flooding where this is viable and compatible with other policies aimed at achieving a sustainable pattern of development.

The application site is located within Flood Zones 2 and 3 and the Environment Agency commented on the application referring the applicant to the EAs standing advice. The applicant has subsequently completed the flood risk matrix and has indicated that the ground level of the shed will be approx. 300mm above ground level and therefore 800mm above the water level. A condition will be attached to ensure the development is completed in accordance with this matrix.

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 :

That planning consent be granted subject to conditions.

Case Officer: Rebecca Bowers

Recommendation Date: 01.02.2023

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council