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Our Ref: 1984/26/04/2023

26th April 2023

Planning Department
Staffordshire Moorlands District Council
By email
planning@staffsmoorlands.gov.uk

Dear Sir/Madam,

Re Erection of a detached garage/workshop, 125 Cheadle Road, Tean

The application site consists of a two storey mid-terraced dwelling in a row of similar properties at Cheadle Road, Tean.

The site is adjoined by residential properties and their gardens to the north and south, and backs on to commercial premises.

The site has no recent planning history of relevance to these proposals.

It is proposed to replace an existing outbuilding with a detached garage and workshop. The building is to be used for purposes incidental to the enjoyment of the applicant's dwelling.

The proposed outbuilding is situated in the rear garden, where it would be screened from public vantage points by intervening built development. There are similar detached outbuildings along the row, and the proposals would be viewed against the backdrop of commercial premises to the west. The proposed garage and workshop would not therefore appear prominent in the streetscene, and would not appear out of keeping with the character and appearance of its surroundings.

The proposed outbuilding is sufficiently distant from the principal windows of neighbouring dwellings to avoid resulting in loss of daylight or privacy. It is to be used for domestic purposes as opposed to a commercial enterprise and as such would not generate noise or disturbance above and beyond that expected from a residential property. The proposals would not therefore affect the amenities enjoyed by the occupiers of other residential properties.

The proposals leave adequate amenity space commensurate with the scale and function of the dwelling in front of the property.

The proposals do not reduce the level of off-street parking provision, and would not therefore prejudice the safe or efficient use of the highway network.

There are no material planning considerations which are a barrier to permission being granted in this instance.

Yours faithfully

Jon Imber MRTPI
Director
JMI Planning Ltd