DELEGATED DECISION REPORT

SMD/2023/0139 **Valid 02/05/2023**	**4 MILLERS VIEW** **CHEADLE**	**CONVERT EXISTING DETACHED GARAGE INTO 2 BEDROOM BUNGALOW** **(FULL - MINOR)**

MAIN ISSUES

- Housing land supply
- Design
- Highways
- Amenity

DESCRIPTION OF SITE

The application site is located on the edge of the Town of Cheadle, within the development boundary, in a suburban estate. To the north is open land. The application site is a formed of a large garage constructed of brick with a tiled roof. It is located at the side of the application property.

To the north is a school playing field in other directions suburban houses. A substantial agricultural type hedge runs along the northern boundary.

PROPOSAL

The planning application seeks permission for the conversion of the building into a two bedroom dwelling. Aside from limited alterations to the fenestration and the construction of fences, there will be no construction works.

The proposed development would create a two bedroom dwelling. The proposed development will have separate amenity space and the parking area which presently forms part of the curtilage of the existing house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local plan (Adopted 2020)

SS1 Development Principles
SS7 Cheadle Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport
H 1 New Housing Developments

National Planning Policy Framework

Paragraph(s) 1-17 and Section 9

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2011/0850 Double garage Approved Dec 2011.
(This is the building that is proposed to be converted)

CONSULTATIONS
Publicity
Site Notice expiry date: 16/6/2023
Neighbour consultation period ends: 10/6/2023
Press Advert: N/A

Public Comment
No responses received.

Town / Parish Comments
The Application was supported by a majority of Councillors, and therefore there are no objections to the development in principle.

SMBC Waste
No waste issues.

OFFICER COMMENTS

Principle of Development
Section 38 (6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The local development plan for this site comprises the Staffordshire Moorland local plan and any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. As stated in the NPPF, the document is a material consideration which must be taken into account in planning decisions.

The proposed development is located within the settlement boundary of Cheadle where Policy SS7 of the adopted Local Plan applies. This policy recognises Cheadle as a significant service centre and market town whereby in principle support is given to expanding the range housing available. According the principle of development is considered to be acceptable.

Housing Land Supply
It is acknowledged that Staffordshire Moorlands cannot currently demonstrate a 5 year housing land supply. Given the Council's current position on housing land supply, the development would make a small contribution towards achieving a five year supply of housing land and this application would engage the presumption in favour of sustainable development enshrined within the National Planning Policy

Framework. Therefore, according to the Framework policies for the supply of housing should be considered out of date and applications for residential development should be considered in the context of the presumption favour of sustainable development. For decision taking this means granting permission unless, specific policies in the framework indicate that development should be restricted.

Design

Policy SS1 of the local plan sets out a number of development principles which development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands. Policy DC1 of the local plan sets out a list of design considerations that new development should incorporate into any new scheme. It 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.

It is considered that generally the proposed modification to the building are limited in scale and are in keeping with the character of this part of Staffordshire Moorlands. The existing garage doors would be replaced with two windows and doorway. To the rear a set of patio doors and a window would be installed.

The introduction of a small bungalow on to an estate of houses does not follow the existing character of the estate with its predominantly two storey detached dwellings. However as the built form has existed for many years, and with the minimal external changes it is considered that there would be no harm to the prevailing character of the area.

Amenity

In accordance with Policy DC1 all new development should be designed to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook and privacy.

In terms of residential amenity considerations, the principal windows of the proposed dwelling house will not give rise to any overlooking of neighbouring residential properties. It will have windows to most of the habitable rooms located at the front or back. The windows at the front will be approximately 23m from the windows in the house opposite and the windows to the rear will be approximately 25m away from the nearest house. The proposal will cause no conflict with the Council's amenity standards.

The second bedroom will have its only window facing sideways towards the hedge. The kitchen area will have a side facing window which will face the boundary fence with no 4. Neither will cause any overlooking issues. The kitchen is part of a larger lounge dinner so the room has adequate outlook to the rear.

As a consequence the proposal will not give rise to significant and demonstrable adverse impacts to neighbouring residential amenity. The existing large rear garden will be subdivided and will reflect the size of other gardens found on the estate.

In terms of the amenity of future occupants, the proposed dwelling will benefit from the significant amount amenity space currently enjoyed by the house and comfortably in excess of the minimum required by the Council's informal amenity standards (65 square metres). No 4 Millers View will retain significantly more than 65Sqm of private amenity space.

Highway Safety

Policy T1 of the local plan sets out the Council's position on development and sustainable transport. It states that the Council will promote sustainable patterns of transport which reduce reliance on the private car. It also requires that the appropriate level of car parking is provided. The existing vehicle access arrangements will be remain.

Access to the site will be taken via the existing vehicular access to the garage, which will be able to support two off road parking spaces to serve the new dwelling. In respect of the host dwelling, 4 Millers View, it already has a separate vehicular access, with driveway parking and an integral garage.

Overall an acceptable level of off road parking provision will be provided, and with no alterations being undertaken to the existing means off access, it is consider that there would be no harm to highway safety.

CONCLUSION / PLANNING BALANCE

Overall, this application is considered to accord with relevant local development plan policies relating to highway, design and residential amenity matters and other material considerations which includes the NPPF. The LPA cannot demonstrate a 5 year land supply so the provision of a single house would provide a small contribution to the overall housing land supply position.

In accordance with the NPPF the application is thereby recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Alan Lynch
Recommendation Date: 19/06/2023

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council