DELEGATED DECISION REPORT

SMD/2023/0279 **Valid 09/06/2023**	**MARCH COTTAGE MARCH LANE** **WERRINGTON**	**PROPOSED DETACHED GARAGE TO THE REAR GARDEN OF THE DWELLING UTILISING THE EXISTING ACCESS OFF THE A52 TO THE PARKING AREA** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle
- Green Belt
- Design
- Impact on residential amenity
- Highways

DESCRIPTION OF SITE

The application site relates to a detached dwelling located in Werrington. The site is located on a corner plot on the junction of March Lane and Kingsley Road (A52). The property benefits from off street parking accessed off the A52 with a private garden to the side and rear. The application site is located within the Green Belt.

PROPOSAL

Consent is sought for the erection of a detached garage within the north eastern corner of the rear garden. The garage measures approximately 6.4m by 10m with a pitch roof measures approximately 2.4m at the eaves and 4m at the ridge. The garage will be accessed off Kingsley Road.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan

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

National Planning Policy Framework

Section 12,13

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 27.07.2023
Neighbour consultation period ends:07.07.2023
Press Advert: N/A

Public Comments

No comments received within consultation period

Town / Parish Comments

No objection subject to conditions relating to use of the garage and the protection of tree during construction.

Staffordshire County Council Highways

No objection subject to condition restricting use of garage.

Severn Trent Waters

No objection

OFFICER COMMENTS

Principle of Development

The application site is located outside of any defined settlement boundary on designated Green Belt land.

Policy SS 10 states that the other rural areas comprise the countryside and the green belt outside of the development boundaries of the towns and larger villages and the open countryside surrounding the smaller villages.

Specifically, Policy SS10 states that the Local Plan shall maintain the Green Belt within Staffordshire Moorlands. Strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.

Paragraph 137 of the NPPF states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 147 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 148 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 149 states that the LPA should regard the construction of new buildings as being inappropriate in the Green Belt and identities certain exceptions. The proposed development would not comply with any of the exceptions as set out in paragraph 149. Consequently the development, in principle would amount to inappropriate development within the green belt, and by definition would be harmful, unless very special circumstances exist.

The Courts have confirmed that the openness of the Green Belt has a spatial aspect as well as a visual aspect. The building would be located in the rear garden of the dwelling and would be highly visible from the Kingsley Road. Given its scale, the proposal would be experienced both visually and spatially. As such, the proposed development would compromise the openness of the Green Belt, which would be reduced both physically and visually. This matter carries substantial weight.

In view of the above, the proposal would amount to inappropriate development within the Green Belt, which would have an adverse impact to the openness of the Green Belt. Where there is harm arising to the Green Belt, paragraph 147 of the NPPF states that development should not be approved except in very special circumstances. Further to this paragraph 148 of the NPPF states that very special circumstances would need to clearly outweigh harm arising to the Green Belt by reason of inappropriateness and any other harm.

The applicant has not identified any very special circumstances to outweigh the substantial harm identified to the Green Belt.

Design

Paragraph 130 of the NPPF identifies that new development should function well and add to the overall quality of the area, not just for the short terms but over the lifetime of the development. Development should be visually attractive as a result of good architecture and sympathetic to local character. In accordance with paragraph 134 of the NPPF development which that is not well designed should be refused especially where it faisl to reflect local design policies and local design guidance.

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. In particular, new development should:

1.be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;

2. 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 Staffordshire Moorland Design Guide states at paragraph 5.10 that garages need to be built in sympathy with the properties they serve. Materials and roof pitch should generally match those of the parent building.

The proposed garage would be located within the rear garden of the dwelling however the garage is sited a significant distance away it is unclear when viewed from Kingsley Road which dwelling the proposed garage would be associated with.

When viewed from Kingsley Road the proposed garage would be set forwards of the building line of the dwellings along this road and therefore the proposed garage would be highly prominent and positioned further forwards than the adjacent property Field View on Kingsley Road. The views of the garage would be exacerbated by unusual taper of the garage resulting in an uneven eaves level which would be visible from the road. Overall the detached garage, due to its siting and design would form a prominent addition to the detriment of the visual character of the street scene, contrary to Policy DC1 of the adopted Design Guide. .

Amenity

The proposed garage would be located over 10m from the adjacent neighbour Field View and therefore the development will have minimal impact on neighbour amenity.

Highway Safety

The proposal is to construct a detached garage on land currently used as a parking area. The garage will be accessed via an existing access to a current parking area off the A52 Kingsley Road. There are no amendments to the access required or proposed. The Highways authority have commented on the proposal and consider that the development will not have a detrimental impact on the adopted highway.

CONCLUSION / PLANNING BALANCE

The proposal is considered to represent inappropriate development, which is by definition harmful to the Green Belt. The applicant has not demonstrated any very special circumstances that would justify the development. The development is therefore contrary to Policy SS10 of the Staffordshire Moorland Local Plan and

Section 13 of the NPPF. The positioning and design of the garage would have a detrimental impact on the streetscene and would not be in accordance with policies DC 1 of the Staffordshire Moorlands Local Plan, The Staffordshire Moorland Design Guide SPD and the relevant sections of the NPPF which seeks high quality design.

OFFICER RECOMMENDATION :

That planning consent be refused
Case Officer: Rebecca Bowers
Recommendation Date: 27.07.2023

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council