

DELEGATED DECISION REPORT

SMD/2023/0220
Valid 28/04/2023

125 CHEADLE ROAD
UPPER TEAN

ERECTION OF A DETACHED
GARAGE/WORKSHOP

(FULL - HOUSEHOLDER)

MAIN ISSUES

Principle of development;
Design and visual impact;
Neighbour amenity.
Parking

DESCRIPTION OF SITE

The application property is 125 Cheadle Rd, Upper Team. The house is a mid-terraced and the land where the works are proposed is located to its rear. The land is access by a service road which runs between the land that the building is proposed to be constructed on and the rear of the houses. There is a similar garage building on the land at present and there are several similar buildings on neighbouring plots.

PROPOSAL

Planning permission is sought for the erection of a detached gabled roofed building. The building is rectangular the maximum dimensions of the building are as follow it is 11.0m by 4.8m and 4.7m high to the ridge. All dimensions are approximate. The building is to be metal cladded.

For the purposes of planning policy consideration the application site is located inside the development boundary for Upper Team.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

SS1 Development Principles
SS 8 Larger villages Areas Strategy
SD1 Sustainable Use of Resources
DC1 Design Considerations

Supplementary Planning Guidance

- Space About Dwellings
- Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No planning history .

CONSULTATIONS

Publicity

Site Notice expiry date: 14 June 2023.

Neighbour consultation period ends: 10 June 2023

Public Comments

One response of support from Cllr G Bentley, Will tidy up scruffy site.

Consulties

Severn Trent Water. Indicate there are sewers close to the site. An informative is proposed to be added to any approval.

SCC Highways. No objection but request a condition requiring that the building is not used as a business and is used in connection with the house No. 125.

OFFICER COMMENTS

Principle of Development

As the application site is located in the development boundary for Upper Team. The form of the application is for a domestic outbuilding, there are no objections 'in principle' to the development subject to all other material planning considerations being satisfied. In this instance the matters to consider are effect on the design, visual impact, neighbour amenity and parking. The scale of the building is considered to be reasonable for a domestic garage / workshop.

Design / visual impact

The development is a single storey outbuilding. This type of development is reasonably commonly constructed in the residential curtilage of houses. The buildings mass is considered to be similar to the mass of the neighbouring garages. It is located in a position which is away from the road, so it would have a very limited visual effect on the street scene. The use of metal cladding for a domestic outbuilding is not normal, the material having a more industrial character. The existing building on the site uses similar materials to what is proposed as do other existing neighbouring garages. These garages provide significant screening of the proposed building. A permitted development structure with a flat roof and the same walls does appear to be able to be constructed without planning permission. Thus it is considered that the design is acceptable in terms of its visual effect.

For these reasons it is considered that its design does not cause visual harm to the area.

Neighbour amenity

The garage is located close to the terrace of houses and it will be close to a different dwelling to the rear of the terrace.

The outbuilding will be approximately 18m away from the nearest neighbour's window. (both properties in the terraced row to the front and the bungalow to the rear). The building has no windows facing towards the neighbours. It is thus not considered to cause harm in terms of causing loss of outlook or blocking views.

If the garage / workshop was used for a commercial purpose it could create an unreasonable level of disturbance to neighbouring dwellings, it is proposed to add a condition to prevent that use for the building.

The outbuilding is flanked by similar outbuildings and there is an open area to the rear. Accordingly it has no significant effect on the amenity of any neighbouring properties.

Parking / Highways

No extra habitable space will be created. The new garage will potentially provide 2 off road parking spaces. Two spaces will be retained in front of the new garage.

The highway authority are concerned about the use of the building for a commercial use and request a condition to restrict the use.

The proposal thus appears to be acceptable in highway terms.

CONCLUSION / PLANNING BALANCE

In the planning balance all factors are neutral. Thus in the planning balance the application is recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Alan Lynch

Recommendation Date: 29/08/2023

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council