DELEGATED DECISION REPORT

SMD/2023/0244 **Valid 15/05/2023**	**CHERRY ORCHARD BALL LANE** **BROWN EDGE**	**PROPOSED DEMOLITION OF EXISTING GARAGE AND ERECTION OF ANCILLARY LIVING ACCOMMODATION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

•Principle
•Green Belt
•Impact on visual amenity
•Impact on neighbour amenity
•Highway safety

DESCRIPTION OF SITE

The application relates to a detached dwelling located in Brown Edge. The dwelling benefits from a large curtilage with two accesses off Ball Lane. One of these provides access to the existing detached garage. The application site is located within the Green Belt. The application relates specifically to the existing flat roof garage.

PROPOSAL

Consent is sought to demolish the existing garage and erect a detached annex building in its place albeit with a larger footprint. The annex would provide a one bedroom, one bathroom annex with open plan kitchen, dining, lounge with a wc and utility. The building proposes to be constructed in red/brown brick with upvc windows and doors with a clay tiled roof. The annex would be located within the curtilage of the main dwelling and would share parking and garden space with the main dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan

SS1 Development Principles
DC1 Design Considerations

T1 Development and Sustainable Transport
SS 10 Other Rural Areas Strategy

National Planning Policy Framework

Section 13

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 24.07.2023
Neighbour consultation period ends:22.06.2023
Press Advert: N/A

Public Comments

None received in consultation period

Town / Parish Comments

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 149 states that the LPA should regard the construction of new buildings as being inappropriate in the Green Belt and identities certain exceptions.

Subsection D provides the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

The existing building is a domestic garage associated with Cherry Orchard. The proposed building would be a domestic building used an annex associated with Cherry Orchard as such the replacement building is considered to have the same domestic use as the existing building. The proposed annex would be sited in the same location as the existing garage but would have a larger footprint of 68sqm compared to 59sqm, an increase of 9sqm. The annex also proposed a pitch roof and therefore would have a greater height than the existing flat roof garage. The existing garage has a maximum height of 2.7m and the proposed annex would have a maximum height of 3.4m, a difference of 0.7m. For this reason it is considered that the proposed development would not be materially larger than the existing building and is therefore appropriate development in the Green Belt.

Design and Impact on Visual Amenity

The development is a single storey annex positioned on the footprint of the existing garage. The building is subservient to the mass of the house, and it is located in a position that when viewed from Ball Lane would not have a detrimental impact on the visual amenity of the area.

Amenity

The only neighbour with the potential to be affected by the proposed development is the neighbour to the north east, Fair View. This neighbour benefits from a detached outbuilding that is located adjacent to the shared boundary between these neighbours. This outbuilding is located on higher ground and therefore the increased ridge height of the annex would have minimal impact on the neighbour amenity of this neighbour as the existing outbuilding would screen the development. No windows are proposed overlooking this neighbour.

Highway Safety

The application site benefits from two separate areas of parking within the curtilage of the dwelling. The loss of the garage would reduce the number of parking spaces available, and the annex would result in the need for an additional parking space. As the dwelling benefits from these two parking areas the dwelling would have retain a sufficient amount of parking spaces.

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 : Approve

Case Officer: Rebecca Bowers
Recommendation Date: 07.09.2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council