DELEGATED DECISION REPORT

SMD/2023/0471 **Valid 20/09/2023**	**APPLE TREE COTTAGE** **SUTHERLAND ROAD** **LONGSDON**	**DEMOLITION OF EXISTING BRICK GARAGE AND LEAN-TO. REPLACEMENT WITH BRICK GARAGE, RELOCATED BY APPROXIMATELY 3M.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Highways
- Development in the Green Belt

DESCRIPTION OF SITE
The site is a two storey detached redbrick faced dwellinghouse, built c.1985 with a detached redbrick faced garage with wooded lean-to. The garage is finished with a dual pitched clay tile roof, and the lean-to has a corrugated steel roof, and it sited approximately three metres away from the road. The garage has a brown aluminium door. Due to the site sloping downhill away from the road, and a heavily vegetated garden wall, the garage is at present only partially visible from the road. The site is situated within the Green Belt.

PROPOSAL
The proposal is for the demolition of the existing garage in order to replace it with a larger new redbrick double garage on the same site. The new garage will have plain grey roofing tiles to match the house, and a brown uPVC sectional garage door, and brown uPVC personnel door on the side elevation adjacent to the house. The proposed garage will have corbel eaves, and a roof pitch of 39 degrees to better match the house (44 degrees). The garage will have a height of 5 metres from ground level, width of 6 metres and length of 7 metres, and the gable end will be situated 3 metres from Sutherland Road (Rev A plans).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (2020)

S01 Spatial Objectives
SS1 Development Principles
SS9 Smaller Villages Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

National Planning Policy Framework

Paragraph(s) 1 – 14, 47, 126, 130, 147, 148, 149.
Section(s) 1 – Introduction, 4 – Decision making, 12 – Achieving well designed places, 13 – Protecting Green Belt land.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD – Part 5: Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- 85/13960/OLDDC – Dwelling / bungalow
- SMD/2021/0740 – Proposed demolition of existing conservatory and extension to form larger Living Room at rear, rebuild of front Porch & Internal alterations

CONSULTATIONS

Publicity
Site Notice expiry date: 13th October 2023
Neighbour consultation period ends: 12th October 2023
Press Advert: N/A

Public Comments
No comments received.

Town / Parish Comments
No comments received.

Severn Trent
Standard advice regarding unmapped sewers:
"Having reviewed our statutory sewer records, they do not currently demonstrate any public sewers on the property. However, due to a change in Legislation that came into force October 2011, there could be unmapped assets on the property that will enjoy the same protection as all our mapped assets.
Protective strips:
100mm to 225mm diameter sewers – 3m either side of the pipe, thus providing 6m protection zone across the diameter of the pipe.
300mm to 999mm diameter sewers – 5m either side of the pipe and providing 10m protective strip, across the diameter of the pipe.
Any sewers greater than 999mm diameter, enjoy a protective strip of 7.5m either side of the pipe (15m across the diameter)."

Staffordshire County Council Highways
No comments received.

OFFICER COMMENTS

Principle of Development

Longsdon is considered a Smaller Village, and therefore falls under Policy SS9. The policy states that these settlements shall provide only for appropriate development which enhances community vitality or meets a social or economic need of the settlement and its hinterland. The Policy states that development in the Green Belt will be subject to national policy, in this case the NPPF. The NPPF makes it clear 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 a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. In this case, the relevant exception to this is:

- *d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces*.

Policy SS9 will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The Policy aims to 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.

This proposal meets the criteria for exceptions to development in the Green Belt as laid out in the NPPF, as it is not felt that the replacement building would be materially larger than the one it replaces.

The existing building has an area of 32.36 square metres. The proposal is for a garage of 42 square metres, an increase of roughly 30%.

The height of the proposed garage is taller than the existing. However a conversation with the applicant revealed that this was to maintain a steep roof pitch typical of the Moorlands, and in order to accommodate the desired roofing tiles. The appearance of the building will be a significant improvement over the existing when viewed from the road. These design considerations are considered to be material.

Overall, therefore, the development is found to be acceptable in principle.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that garages need to be designed and built with sympathy to the properties they serve. Materials and roof pitch should generally match those of the parent building, and that detached garage is preferred, particularly where more than one garage is needed. The Staffordshire Moorlands Design Principles for Development states that brickwork should be red, and slates should be grey. Detailed brickwork is also intended to be used in construction, in keeping with similar Victorian era development in the immediate area.

The size of the proposal was initially a concern, however a significant size reduction was negotiated with the applicant, as well as a relocation of 4 metres away from the road. A steeper roof pitch was also negotiated to make the garage more in keeping with the host dwelling and local vernacular.

Amenity
Paragraph 130 f) of the NPPF seeks to secure a high standard of amenity for all existing and future users. SMDC Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The proposed building is to be sited alongside the boundary with Beechcroft to the north. However a distance of around 16m will be maintained to the dwelling itself. This will be sufficient to avoid any overshadowing or overbearing impacts. No windows are proposed facing this dwelling. The garage is located to the north of the property to the other side and a significant distance from the boundary. Therefore no other amenity issues are raised.

Highway Safety
Paragraph 104 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposed garage would increase the parking capacity of the site, therefore it is in compliance with Policy T1. Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE
On balance, and after a 15 square metre size reduction was negotiated with the applicant, relocation away from the road, and design changes, it is felt that the garage is acceptable development in the Green Belt, NPPF Paragraph 149 d). The 30% area increase is deemed to be within the parameters of “not materially larger”. The height is thought to be less of an issue now the building is situated 4 metres away and 1 metre down from the road. No design, amenity or highway concerns are raised and therefore the application is recommended for approval.

OFFICER RECOMMENDATION : Approve subject to conditions.

Case Officer: Arne Swithenbank and Reuben Berriman
Recommendation Date: 10/11/2023

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council