

DELEGATED DECISION REPORT

SMD/2023/0573
Valid 23/11/2023

GLENGOFFE COTTAGE
EAVES LANE
ARMSHEAD

PROPOSED GARAGE
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Development in the green Belt

DESCRIPTION OF SITE

The site is a new build two storey cottage (Approved under SMD/2017/0179) with a dual pitched roof. The dwelling replaces an earlier cottage on the same site. The dwelling is made of stone, and has detailing such as quoins, corbelled eaves and pattern plates. The site is in the Green Belt.

PROPOSAL

The proposal is for a single detached garage with a dual pitched roof, made from similar materials and detailing as the associated dwelling, such as quoins and corbelled eaves, and blue clay tiles.

The northwest and southwest elevations are to be faced in stone, and the southeast and northeast elevations are to be brick. The southwest elevation has a personnel door and window, and the northwest elevation will have a garage door.

The proposal will be 2.6 metres to the eaves, 4.29 metres to roof ridge, 4.68 metres wide and 6.4 metres long.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport
SS10 Other Rural Areas Strategy

National Planning Policy Framework

Paragraph(s) 1-14, 47, 131, 135, 142-156.
Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful 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

- SMD/2017/0179 - Proposed demolition of former cottages and some outbuildings and erection of a two storey dwelling and new vehicular access – Approved.
- DOC/2018/0110 - Discharge of conditions 2, 3, 7 & 14 of SMD/2017/0179 - DIS-APP
- NMA/2018/0019 - Non-material amendment to planning permission SMD/2017/0179 - NMA-APP
- NMA/2020/0035 - Non material amendment in relation to SMD/2017/0179 - NMA-APP

CONSULTATIONS

Publicity

Site Notice expiry date: 19/12/2023
 Neighbour consultation period ends: 19/12/2023
 Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

Comments:

The proposal will not have a detrimental effect on the adopted highway. I have no objections on Highway grounds subject to the following condition being included on any approval:-

The development hereby permitted shall not be brought into use until the access to the site has been completed.

The development hereby permitted shall not be brought into use until details of the 2.4mx34m visibility splay to the west has been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600mm (excluding the tree which is to

remain) above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

The development hereby permitted shall not be brought into use until the access drive rear of the carriageway edge has been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the carriageway edge as shown on submitted Drawing Ref:1576-AL07C.

The development hereby permitted shall not be brought into use until the parking, servicing and turning areas have been provided in accordance with the submitted Drawing Ref:1576-AL07C. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.

The gates shall be located a minimum of 5m rear of the carriageway boundary and shall open away from the highway in accordance with Drawing Ref:1576-AL07C.

REASONS;

To comply with NPPF; to comply with SMDC Core Strategy policy; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The access crossing to the site from the highway shall be constructed in accordance with drawings to be submitted and SCC requirements. Please note that prior to the access being constructed you will require a Section 184 Notice of Approval from Staffordshire County Council. Please email trafficandnetwork@staffordshire.gov.uk for further details. The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment.

The site is located in a rural area in the Green Belt, and therefore falls under Policy SS10 which states that these areas shall only provide for development which has an essential need to be located in the countryside. Development in the Green Belt is only acceptable if it complies with the exceptions outlined in Government policy.

In this case, the essential need has been demonstrated as this development is a garage associated with an existing dwelling located in the countryside.

The relevant exception relating to this application would be NPPF paragraph 154 g)

- limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development.

The site is previously developed as it was originally the site of a large cottage and outbuildings, which were redeveloped into the current dwellinghouse, which is at a smaller scale than the original. The picture below from 2012 shows that where the proposed garage is to be, there was previously a much larger barn on the site. The size and siting of the proposed garage behind the existing dwelling means that the proposal would not have a greater impact on the openness of the Green Belt, and therefore complies with Government policy and therefore the development is acceptable in principle.



Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and 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, character and appearance.

The design of the garage is good as it incorporates similar materials and architectural cues from the host dwelling, such as stone quoins. The garage would integrate into the character of the rural area.

Amenity

Paragraph 130 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. 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 site is bound by Meadow View Farm to the northeast and south, and the garage is close to the boundary. However, a large stone wall separates the properties which will reduce the impact on amenity. Given the existing boundary treatment, and low overall height of the building it is felt that the proposal will not have an overlooking, overshadowing or overbearing effect on the neighbouring property as the nearby buildings at Meadow View Farm are agricultural barns.

Overall there will be no negative impact on residential amenity.

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 will have the internal dimensions of 4.1 metres wide by 5.9 metres long. The minimum internal dimensions for a single garage as stated within the Staffordshire Moorlands Parking Standards is 3 metres wide by 6 metres long. This is deemed acceptable.

The proposal will not negatively impact on highway safety, and so is in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

On balance, the proposal is of good design and suitable scale for the location, and conforms with policy. The development is allowed in principal as it is one of the exceptions outlined in the NPPF for development within the Green Belt. The proposal will not have a negative effect on residential or neighbour amenity, and the proposal does not have a negative impact on highway safety.

Therefore it is recommended the application be approved subject to conditions.

OFFICER RECOMMENDATION : Approve subject to conditions

Case Officer: Reuben Berriman

Recommendation Date: 18/01/2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council