

DELEGATED DECISION REPORT

SMD/2023/0596
Valid 07/12/2023

125 BROOKHOUSE LANE
ARMSHEAD
WERRINGTON

PROPOSED GARAGE
CONVERSION TO PROVIDE
ANCILLARY LIVING
ACCOMMODATION &
REPLACEMENT DETACHED
GARAGE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Development within the Green Belt

DESCRIPTION OF SITE

The site is a detached two storey red brick dwelling, with a detached double red brick garage. The site forms part of a ribbon of development, but is in a rural location and within the Green Belt. The house is set back from the road and occupies an elevated position.

PROPOSAL

The proposal seeks to convert the existing double garage into ancillary accommodation. The proposal would remove the garage doors and replace them with walls and windows, and add a pitched roof side extension. The eaves of the extension would measure approximately 2.7 metres, and the roof ridge would come to approx. 4.85 metres, and the extension would extend approx. 2.7 metres from the side of the garage.

The proposal also seeks to add a smaller detached red brick double garage. The new garage would have a single pitch roof, the highest part of which would come to just under three metres. The footprint of the garage would be 5.2 x 8.2 metres.

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, 152 – 154.

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/2006/0429 (OLD REFERENCE 06/00495/FUL) DESCRIPTION: Demolition of existing dwelling and outbuildings and erection of replacement dwelling. DECISION: REFUSED
- SMD/2006/1169 (OLD REFERENCE 06/01074/FUL) DESCRIPTION: Demolition of existing dwelling and outbuildings and erection of a replacement dwelling. DECISION: APPROVED
- SMD/2007/0046 (OLD REFERENCE 07/00192/FUL) DESCRIPTION: Demolition of existing buildings and erection of replacement detached dwelling (amendment to planning permission 06/01074/FUL). DECISION: APPROVED
- SMD/2008/0265 (OLD REFERENCE 08/00223/FUL) DESCRIPTION: Replacement dwelling and attached garage. DECISION: REFUSED
- SMD/2008/1058 (OLD REFERENCE 08/01662/FUL) DESCRIPTION: Domestic garage. DECISION: APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 25/01/2024

Neighbour consultation period ends: 04/01/2024

Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

Conditional acceptance:

The development hereby permitted shall remain ancillary to No.125 Brookhouse Lane and shall not be sold or let independently.

Reasons: To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

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 proposal is situated in the Green Belt and therefore must meet one of the exceptions for development laid out in the NPPF.

The garage conversion and extension conforms with paragraph 149 c) *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building* and paragraph 150 d) *the re-use of buildings provided that the buildings are of permanent and substantial construction;*

The NPPF defines previously developed land as: *“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.*

The site is considered to be previously developed as it is within the curtilage of the existing dwelling and garage and although it is residential garden, it is not considered to be in a built up area. Therefore the replacement garage passes on 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 size and siting of the garage between the existing house and garage, and neighbouring properties means that the garage is a) limited infilling, and b) not having a greater impact on the openness of the Green Belt than the existing development. Having passed Green Belt restrictions, the proposal can be assessed against Policy SS10. The proposal would be acceptable under SS10 as the policy allows for *‘extensions or additional domestic out buildings to existing dwellings provided they are appropriate in scale and design and do not have detrimental impact on the character of the rural area’*. The scale of the extension and garage conversion is relatively small, and the new garage is small in stature.

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.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building.

The design of the garage to be converted will remain largely the same, save for the removal and infilling of the garage doors, and the addition of the side extension. The extension is subordinate, and does not come above the roof ridge level of the existing building. The extension is to be finished in brick and roof tile to match the existing. The replacement garage design is typical of a single pitch roof garage, with a low sloping roof, built from red/brown brick to match the existing development.

Amenity

Paragraph 135 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 bounded by 127 Brookhouse Lane to the east, 123 Brookhouse Lane to the west, and 133 Brookhouse Lane to the north east. The blue edged site borders other properties to the north, however the red edge does not. There would be no amenity impact for the properties which adjoin the blue edge due to the distance from the red edge and proposal.

The amenity impact for 123 Brookhouse Lane would be minimal as there is an existing structure on their land which obscures the view from the proposed ancillary accommodation into their windows and garden and the proposed extension would be to the other side of the building. The proposed garage is a significant distance from the boundary with no.123

127 Brookhouse Lane would also not be severely impacted by the proposal. A significant distance would be maintained to the garage conversion and extension and existing boundary treatment would maintain privacy. The proposed new double garage would not cause overshadowing into the neighbouring garden at 127 Brookhouse Lane due to the small stature of the building, and existing brick wall and wooden fencing.

133 Brookhouse Lane would be beyond the required separation 24.4 metres required for a 2 bedroom property, when measured from the position of the proposed roof lights. This distance would also be sufficient to avoid any overshadowing impacts from the new extension or garage.

The proposal complies with Policy DC1.

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.

It is considered there is sufficient parking within the curtilage of the property to accommodate parking for both 125 Brookhouse Lane and the proposed converted property. The proposal will not have a detrimental impact on the adopted highway and there are no objections on highway safety grounds to the proposed development therefore the proposal is compliant with Policy T1.

CONCLUSION / PLANNING BALANCE

On balance, and after design alterations were agreed with the applicant, the proposal conforms with Policy and meets the exceptions for development in the Green Belt. Therefore, the application is recommended for approval.

OFFICER RECOMMENDATION : Approve subject to conditions

Case Officer: Reuben Berriman

Recommendation Date: 01/02/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council