

DELEGATED DECISION REPORT

SMD/2023/0579
Valid 15/12/2023

30 WENTLOWS AVENUE
UPPER TEAN

**GARDEN ROOM TO REAR OF
PROPERTY. SINGLE STOREY
WITH BIFOLD DOORS AT THE
FRONT**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a semi-detached brick and tile dwellinghouse and its associated curtilage, situated in the Checkley ward. Additionally, the site is within the Upper Tean Development Boundary, where positive development is encouraged to be concentrated. The site is enclosed by neighbouring dwellinghouses on the North and South. No. 32 Wentlows Avenue is situated to the North of the site and No. 28 Wentlows Avenue is located to the South. The rear curtilage of the site adjoins a Cricket Ground Pavilion playing field to the East. The Wentlows Avenue highway runs adjacent to the proposed site on the West.

It is noted that a number of properties within the estate have been extended and altered, however the established character of the original estate has been retained.

PROPOSAL

The proposed development comprises the addition of a garden room outbuilding in the rear curtilage of the dwellinghouse. The proposed garden room outbuilding will have a length of approximately 4.66 metres and a width of approximately 5.10 metres. The proposed garden room would have a simple lean to roof, having a maximum height of approximately 2.76 metres at the front and 2.90 metres at the rear (measured from the highest ground level). It would be constructed from materials including western red cedar cladding (on the front elevation), grey metal box profile roofing sheets (on the rear and side walls), EPDM rubber roofing and grey aluminium bifold doors.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 09/02/2024
Neighbour consultation period ends: 02/02/2024
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

Checkley Parish Council think the proposal is ok in principle.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the

Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

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. A concentrated focus on future growth is to be directed to larger settlements, including Upper Tean. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS8, new development should be directed to the most sustainable locations. The site lies within the village of Upper Tean, which constitutes a larger village within the Staffordshire Moorlands. The Larger Villages Areas Strategy is based around areas where a focus of new development will be directed, with the aim of ensuring that all development enhances the character and appearance of the settlement.

The proposed site is within the Development Boundary, thus the proposed works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design, neighbour amenity and highway safety.

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 outbuildings should harmonise with the parent building. An outbuilding should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see outbuildings subordinate to the dominant parent building. It is important that outbuildings are designed and built in sympathy with the property which they serve. Ideally, materials and the roof pitch of the outbuilding would match those of the parent building.

The simple silhouette of the building with a simple lean to roof is subordinate to the host dwellinghouse, thus it is considered appropriate in this aspect of its design. The maximum and eaves heights of the garden room would clearly be lower than the parent dwelling, indicating that it would be subordinate to the parent dwellinghouse in this sense. I note that any size footprint of an outbuilding is permissible under Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended. This is provided that the total area

of ground covered by buildings (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage. In this instance, the proposed garden room is of a footprint which could be erected without the need of planning permission. Therefore, the garden room would not compete with the proportions of the host dwelling, as it is clearly read as an outbuilding for the ancillary use of the host dwelling. Thus, it would be considered appropriate development in accordance with the Council's Design SPD.

Materials used in the construction of the proposed garden room outbuilding would not match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Although the surrounding street scene is comprised of a varied selection of house types, a prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Western red cedar cladding, grey metal box profile roofing sheets, EPDM rubber roofing and grey aluminium bifold doors would be used in the construction of the proposed outbuilding. I note that the garden room is not far from being permitted development under Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended. Under Class E, Part 1, there are no regulations which set out that materials used in the construction of outbuildings need to be of a similar appearance to the host dwellinghouse. Therefore, it is not considered that the western red cedar clad and grey metal box profile roofing sheet exterior would be an issue. Thus, the materials which would be used are considered acceptable. I note that the proposed garden room would be positioned within the rear curtilage, tucked completely out of view from the street scene, again reiterating that materials which match the host dwelling are not paramount.

Metal and timber sheds, outbuildings and garages are commonplace in domestic settings and therefore whilst the materials are not considered to be of a high quality, the proposal would accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this instance.

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 application site is bounded by No. 32 Wentlows Avenue to the North and No. 28 Wentlows Avenue to the South. Assessment of amenity impact will therefore be required on the direct neighbouring dwellinghouses to the sides of the site.

Consideration has been given to whether the proposed garden room outbuilding might be seen to adversely affect the amenity of the neighbours at No. 32 Wentlows Avenue. The garden room outbuilding would be approximately 1.06 metres from the common boundary between the site and the neighbour, thus amenity impact assessment is important due to the close proximity. The East to West sunlight trajectory would mean that the garden room outbuilding could cast some shadowing

over the rear curtilage of the neighbour at No. 32 during the mid day hours. An approximately 1.8 metre high fence and a large amount of mature soft landscaping creates the boundary treatment between the site and No. 32, which would largely contribute to mitigating loss of light and overbearing impacts caused by the proposed garden room. From this observation, it becomes apparent that the amenity of No. 32 Wentlows Avenue would not be adversely impacted by the proposed garden room.

The outbuilding would be a substantial enough distance from the neighbour at No. 28 Wentlows Avenue to mitigate any chance of light loss as its location would comply with the 45 degree line measured from this neighbours' rear windows. As the outbuilding is only single storey, it is not considered to be overbearing on the neighbouring dwelling due to its subordinate nature to the host dwellinghouse, as well as neighbouring dwellinghouses. Due to the sunlight trajectory moving from the East to West, the proposed garden room would not cause any overshadowing due to its location to the north of 28. I note that an approximately 1.8 metre high timber fence and mature soft landscaping is positioned along the common boundary between the site and No. 28. The boundary treatment as well as the distance between the proposed garden room and the neighbouring dwelling would eradicate any amenity impacts which could be caused as a consequence of the garden room outbuilding.

There would be no windows on the side elevations of the garden room which would face the neighbours at No. 32 or No. 28 Wentlows Avenue, therefore no privacy amenity impact would occur. Although there would be a set of bifold doors on the front elevation of the proposed garden room outbuilding which would face towards the neighbours at No. 32 and No. 28, the existing boundary fence and mature soft landscaping on the common boundaries would prevent any overlooking. Therefore, no adverse privacy impact would occur upon any of the neighbours.

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 of the adopted Local Plan seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposed garden room would not increase the number of bedrooms of the dwelling. Therefore, it is clear that no additional parking spaces will be required for the number of people inhabiting the dwellinghouse. Additionally, as the proposed garden room would be located in the rear curtilage of the dwelling, the available off road parking within the front curtilage of the dwelling would not be compromised, in compliance with Policy T1.

Thus, the proposed outbuilding would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. Therefore, the proposed outbuilding is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 09/02/2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council