

DELEGATED DECISION REPORT

SMD/2024/0001
Valid 22/01/2024

13 SOUTHWOWE ROAD
CELLARHEAD

ATTACHED SINGLE STOREY
GARAGE.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Highways and parking

DESCRIPTION OF SITE

The site is a red brick detached dwellinghouse with a hipped roof. The dwelling dates from around the 1930's, but has a modern side extension on the southern elevation to which the proposed garage is to be attached. The house is set back from the road and has generous driveway parking availability. The site is in a suburban setting, is not listed and outside of a conservation area.

PROPOSAL

The proposal is for an attached single storey red brick side garage with a hipped tile roof to match the existing dwelling. The proposal will be approximately 3.65 metres to the roof ridge, and 2.55 metres to the eaves. The proposal will be approximately 8.27 metres long, and 2.5 metres wide. The front elevation will have a garage door, and on the rear will be a personnel door.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places.

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

- MD/2001/0618 (OLD REFERENCE: 01/00375/FUL). DESCRIPTION: 1st floor extension over existing garage. DECISION: APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 16/02/2024
Neighbour consultation period ends: 13/02/2024
Press Advert: N/A

Public Comments

One comment of support.

Town / Parish Comments

No objections.

Staffordshire County Council Highways

No comments received.

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 within the Werrington and Cellarhead Development Boundary and is therefore 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.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that garages need to be designed and built in sympathy with the properties they serve. Materials and roof pitch should generally match those of the parent building. If attached to the building, the new garage should be clearly subordinate. In this case, the materials match that of the

host dwelling, using brick, as well as a hipped roof which matched the style of the host dwelling.

The Design Principles for Development in the Staffordshire Moorlands states that it is generally unacceptable to build along the principal elevation, as to avoid an unsightly bonding of new and old materials, however the plans show that where the existing and proposed development join, there would be no bonding of old and new brick as the garage door would abut the existing house, with a hipped mono-pitched roof above, and therefore the visual impact of the proposal is minimal, and acceptable on design grounds.

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 15 Southlowe Road to the north, and 11 Southlowe Road to the south, and 74, 76, and 78 Moorside Road to the west (rear). Due to the siting of the proposal, the development would have no amenity impact on 15 Southlowe Road and nos. 74, 76, and 78 Moorside Road in terms of overlooking, overshadowing or overbearing effect. It is not considered that the proposed development would have an unacceptable amenity impact on 11 Southlowe Road in terms of overlooking, overshadowing or overbearing effect as the development is to the north of no. 11, and the proposal does not have south facing windows. Overall, the proposal would not have an unacceptable impact on neighbour amenity and therefore complied with policy.

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 proposal does not increase the number of bedrooms at the property, nor does it remove parking availability. The proposal would have no negative impact on highway safety and therefore is compliant with Policy T1.

CONCLUSION / PLANNING BALANCE

To conclude, the proposal would have no negative impact on highway safety or residential amenity, and is acceptable in principle. The design of the proposal uses materials and an architectural style which is in keeping with and complementary to the host dwelling. therefore the proposal is recommended for approval.

OFFICER RECOMMENDATION : Approve, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 25/03/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council