

DELEGATED DECISION REPORT

SMD/2024/0119
Valid 11/03/2024

HOLLYBROOK HOUSE
SANDYBROOK LANE
LEEK

SINGLE DETACHED GARAGE
(FULL - HOUSEHOLDER)

MAIN ISSUES

The impact on the character and appearance of the area including trees
The impact on the residential amenities of the area
The impact on highway safety

DESCRIPTION OF SITE

The site is in Birchall within the development boundary of Leek. It comprises a recently built two-storey detached dwelling which faces which faces Cheddleton Road(A520) to the west. It was built in the side garden of the adjacent dwelling to the north which also faces Cheddleton Road. Sandybrook Lane, a residential street, runs along the side boundary to the south. The access to the new plot is off this road. There is open land to the other side of A520 to the west which appears to be a golf course. To the rear, to the east, are dwellings which face Sandybrook Close to the east. There are several large trees along the south side boundary next to Sandybrook Lane and also along the rear boundary to the east.

PROPOSAL

This is a full planning application for a detached brick-built single garage with a pitched tiled roof. It would be placed to the south side of the new house in a garden area and at an angle to the side wall of the house and parallel with the diagonal south side boundary which it would be adjacent to but leaving a small gap where a hedge and trees are located and which would appear on an amended site plan to be retained. It would have an external footprint of 6.6 x 3.95m and a height up to the roof ridge of 4.25m.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Adopted September 2020

DC1 Design Considerations
NE2 Trees and hedges

National Planning Policy Framework (Feb 2019)

Section 12 (Design)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0253: Full permission for one dwelling with changes to the design and access. Approved and built.

SMD/2019/0638: Full permission for one dwelling (renewal). Approved.

Previous to this there were a number of outline approvals which were renewed but not implemented.

CONSULTATIONS

Publicity

Site Notice expiry date: 30.4.24

Neighbour consultation period ends: 30.4.24

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Local Highways Authority

No objection.

Tree Officer

The application proposes a new detached garage within the curtilage of a newly constructed dwelling. The garage is proposed close to the Sandybrook Lane boundary where there is an existing old hedgerow and trees. There is no tree report submitted in support of the application. The indicated positions of the Conifer and, in particular the Cherry tree, are inaccurate.

I've attached a sketch plan showing my estimates of the positions of these trees, the extent of their Root Protection Areas (RPAs), and the proposed new garage. The garage footprint would encroach fairly substantially into the Cherry RPA, and less substantially but still notably into the Conifer RPA. Damage to roots from excavation for standard strip foundations and/or base slab and sub-base would be likely to cause harm to the trees, likely to lead to decline in condition.

However:

The Cherry is a small (c.6m tall) over-mature tree showing early signs of decline, and it has a very poor base structure with 2, becoming 3 main stems having weak unions between them and being wrapped around each other. Whilst I would not suggest this tree should be removed, it is of poor quality and little significance, and it would not be

appropriate to refuse planning permission on the grounds of likely detrimental impact on this tree.

The Conifer is taller (c.14m tall), thereby having some greater visual presence, but is of a similar unremarkable character/appearance to Leyland Cypress and Lawson Cypress (i.e. typical and very common garden Conifers). It too has a poor structure, dividing into two co-dominant stems at c.5m above ground level with a potentially weak, very acute union between the two. Again I consider refusal on the grounds of detrimental impact on this tree would not be appropriate.

In addition to the above, I think it is likely that these trees anyway have already suffered damaging effects during construction of the new dwelling.

The hedge itself is unlikely to suffer significant harm as a result of the proposed new garage development, and should be retained.

I have no objection to this application. No temporary tree protection conditions would be appropriately required in the event that planning permission is granted.

OFFICER COMMENTS

The design of the garage is acceptable and harmonises with the design and materials of the house. It is a single garage with much less scale and height as the house and therefore would appear entirely subservient to it and has appropriate dimensions and height for a single garage. It would not be placed any further forward of the dwelling. Although it would be placed close to hedges and large trees along the south boundary next to Sandybrook Lane and be likely to cause some harm to the trees, leading to their decline, the trees are not considered to be high quality specimens although do contribute positively to the street scene along with the hedge. It is noted that the Tree Officer raises no objection to the development proposal, despite the potential impact on the future health of the trees. The trees and hedge also provide a good screen for the garage which as a result would not be easily visible or prominent from either Sandybrook Lane or Cheddleton Road. A condition will be added requiring the hedge to be retained.

Due to the size and siting of the building, it would not harm the privacy or light provision of adjacent neighbouring residential properties or lead to any harm in general to residential amenity.

There would still remain a decent sized parking and turning area for three cars within the site, to prevent either parking on, or reversing out of, Sandybrook Lane and therefore highway safety is not compromised.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the visual or residential amenities of the area or highway safety. It would comply with the Local Plan and the government planning guidance contained in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 3.5.24

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council