

DELEGATED DECISION REPORT

SMD/2024/0099
Valid 28/02/2024

28 IRVINE ROAD
WERRINGTON

PROPOSED ERECTION OF
DETACHED GARAGE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site is a detached red brick dwellinghouse, with a hipped roof. The principle elevation features an attached double garage. The eastern elevation features an informally built carport, which is to be removed as part of this proposal. The site is in a suburban setting.

PROPOSAL

The proposal is for a detached garage with a pitched roof. The proposal is to be made from materials which match those of the existing dwellinghouse. The proposed garage is 5.8 metres at the front, and 3.5 metres at the rear, with a tapering eastern elevation following the angle of the site boundary. The garage will be 7.3 metres in length, 4.1 metres to the roof ridge, and 2.85 metres to the eaves. The existing car port is 3.2 metres to the roof ridge.

Revised plans were requested which has brought the dimensions of the garage down, as well as clearly showing proper drainage.

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
SD5 Flood Risk
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
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None.

CONSULTATIONS

Publicity

Site Notice expiry date: 28/03/2024

Neighbour consultation period ends: 27/03/2024

Press Advert: N/A

Public Comments

One objection received, relating to drainage, overbearing effect, loss of light and visual appearance.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

Acceptance.

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 in the Werrington Development Boundary and 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. The materials and roof pitch should generally match those of the parent building.

The design of the proposal is in keeping with the host dwelling and the surrounding area. It would be sited to the side of the dwelling and would not extend forward of the front building line. Whilst an unusual shape, this will not be visually apparent in the street scene, given that the property is sited at the end of a cul de sac. The proposal is considered to be a reasonable standard of design, incorporating similar materials to the existing, and replacing a car port which is visually less appealing. Therefore, the proposal complies with Policy DC1.

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 26 Irvine Road to the west, a property known as Guiseley to the south, and 31, 33, 35, and 37 Johnstone Avenue to the east. Due to the nature and siting of the proposal, 26 Irvine, Guiseley, and 31, 33, and 37 Johnstone Avenue will be largely unaffected by the proposal.

35 Johnstone Avenue may experience an element of overbearing effect, due to a difference in ground levels between the properties, and number 35 being positioned on lower ground level. However the proposal is at least 19 metres from No. 35, and an existing 3.2 metre structure is already present at the site. Therefore, although the proposal would be 0.9 metres above the height of the of existing development, this is considered to be a relatively minimal increase and therefore acceptable. This addition is not considered to have an unacceptable impact on the amenity of No.35, when the distance between the properties is also taken into account. Furthermore, the maximum height of the development is 4.1 metres, however the eastern side of the proposal is a pitched roof, which tapers down to the eaves height of 2.85 metres. It is therefore not considered that this would have a significantly greater impact on amenity than the existing building.

As the proposal is to the west of No. 35, an assessment must be made into the potential for the loss of light as a result of development. The proposal will be taller than the existing car port, however it will be 4.1 metres lower than the existing house on the site and sited 19m from the number 35. For these reasons, it is considered that the proposal would not significantly increase overshadowing, when compared to the existing development.

Highway Safety

Paragraph 108 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 minimum internal dimensions for a single garage as stated in the Manual for Streets and Staffordshire Moorlands Parking Standards are 3m x 6m. The internal dimensions for the proposed garage are 6.3m wide (max) x 6.8m long and running to a minimum width of 3.4m.

The proposed new and existing garages and existing driveway provides sufficient space to accommodate parking for a property of this size.

It is considered the proposal will not have a detrimental impact on the adopted highway and therefore it is compliant with Policy T1.

Other Matters

An objection was received which raised concerns relating to drainage, and surface water flooding onto neighbouring properties. Amended plans have been requested which now show suitable rainwater goods which will channel rainwater from the roof of the proposed development into the existing drains on the property.

Other concerns were raised about the proposal overhanging the neighbouring property, and issues relating to maintenance of the property boundary as a result of development. Amended plans were requested and received which moves the proposal away from the property boundary, and there is now a minimum distance of 670mm between the proposal and the property boundary.

In regards to boundary maintenance, this would be a civil matter between neighbours and is not a planning issue.

CONCLUSION / PLANNING BALANCE

On balance, and after amendments were made, the proposal is acceptable development. The proposal does not have an unacceptable impact on neighbour amenity and is of reasonable design. The proposal will not have an adverse impact on highway safety. The proposal properly demonstrates that rainwater goods will be installed on the garage which may assist and mitigate against surface water flooding, in line with Policy SD5. Therefore, the proposal is recommended for approval.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 08/05/2024

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council