

DELEGATED DECISION REPORT

SMD/2024/0238
Valid 29/05/2024

1 CHURCH MEWS
KNYPERSLEY

**PROPOSED GARAGE
CONVERSION TO BEDROOM
FOR DISABILITY NEEDS,
PROVISION OF 1NR
ADDITIONAL PARKING SPACE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the area
- Impact on highway safety
- Impact on amenity

DESCRIPTION OF SITE

A large recently constructed 2 storey detached dwelling with integral garage finished in red brick and concrete tile.

PROPOSAL

The application proposes external alterations to the appearance of the dwelling as part of conversion works to convert the integral garage into a bedroom. Externally the garage door would be replaced with a window and a second front entrance door for a disabled resident.

A new parking space would be provided within the existing curtilage set back into the garden, adjacent to the existing driveway.

The provision of the parking space is permitted development as a hard surface provided within the curtilage of the dwelling for purposes incidental to the enjoyment of the dwellinghouse, providing it is constructed with permeable surface or drains to soakaway.

The conversion of the garage and the external alterations would be permitted development if it were not for condition 12 of the planning permission granted for the site development:

The garages indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification) they shall at no time be converted to living accommodation unless a further planning permission has first been granted on application to the Local Planning Authority.

This proposal is submitted as a householder planning application which, if granted, would provide the “further planning permission” required to comply with the terms of the condition 12. On that basis there is no need for the applicant to apply to vary the conditions on the existing site planning permission.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS6 Biddulph Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2017/0510 six detached dwellings. Approved.
DOC/2020/0051 condition discharge application. Pending.
SMD/2022/0138 Variation of conditions 2 and 12 of planning permission (plots 1 & 3) Approved.
SMD/2022/0143 Variation of conditions 2 and 12 of planning permission (plot 2). Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 24/07/2024
Neighbour consultation period ends: 24/07/2024
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: No objection. New parking space should observe sustainable drainage techniques.

Staffordshire County Council Highways

The proposal is to convert the garage into an additional bedroom. The property will increase from 4 to 5 bedrooms.

The 4-bedroom property currently benefits from off highway parking (driveway and garage).

The proposal will see the loss of a parking space due to the conversion of the garage. However, submitted Drawing Ref. P369-204 Rev A shows parking for 4 vehicles. Staffordshire Moorlands Parking Standards which state: Detached/Semi-

detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.

I have no objection to the proposal (application number SMD/2024/0238).

OFFICER COMMENTS

Design and Impact on character and appearance

The external alterations would swap the garage door for a small window and front door. This would be a relatively minor alteration that would have limited impact on the overall appearance of the dwelling. It would not be an alteration that would make for unsightly, intrusive or an out of keeping building form.

There would be no harm to the character and appearance of the area and no conflict with Local Plan policy DC1 in these regards.

Highway Safety

The development would eliminate an existing garage space leaving just two driveway parking spaces available. It would increase bedroom numbers to 5. The Council's parking standards require 3 spaces for a dwelling with more than three bedrooms.

On observation during the site visit, the existing garage does not appear to be in use as a garage. However, a car was being parked within the curtilage of the dwelling immediately to the front of the dwelling on an area of part paving and part grass. In these regards, it is demonstrated that, with the two driveway spaces, three cars have the ability to park within the curtilage of the dwelling. There is no control that prevents the area immediately to the front of the dwelling from being used to park a vehicle, but the proposed plans do detail the provision of an additional purpose allocated parking space set back into an area of garden adjacent to the driveway.

In these circumstances it is not considered that the loss of the garage space would result in a highway danger, leave the property short of standard compliant parking, or create an adverse amenity impact for its neighbours.

Impact on Amenity

The loss of the garage space would not result in an unreasonable impact on the amenity of neighbours. The dwelling would still have the ability to park three or more vehicles within the curtilage. It would not result in congestion within the shared access space or result in vehicles being parked within proximity of neighbour's windows.

The new small bedroom window would be adjacent to existing kitchen windows that have front outlook toward the neighbour opposite. The separation distance between the applicant's existing kitchen window and the proposed fifth (non principal) bedroom window and the neighbour's living room window on the otherside of the shared drive is 14m. It is not considered that the introduction of the small window would overlook or unreasonably impact the privacy of the neighbour.

CONCLUSION / PLANNING BALANCE

The acceptable householder development would not result in unacceptable harm to highway safety, an unreasonable impact on neighbour's amenity, or harm to the

character and appearance of the area. There would be no conflict with the Local Plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 24/07/2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council