

DELEGATED DECISION REPORT

SMD/2024/0288
Valid 19/06/2024

2 AINTREE ROAD
UPPER TEAN

PROPOSED GARAGE
CONVERSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application relates to a bungalow with an integral garage that wraps around the side and extends beyond the rear elevation. The property sits on a corner plot elevated from the main road and properties along Parklands Road that it backs onto. The integral garage adjoins the garage serving No.4 Aintree Road.

PROPOSAL

Planning permission is sought for the conversion of the garage into a habitable annexe. It will consist of a store/ utility, en-suite, bedroom and garden room (remain as existing). The existing garage door will be replaced with double door openings that will serve the utility room and the door serving the garden room will be replaced with sliding doors. The intended use is for usable space and also to accommodate an individual with disability needs.

No extensions are proposed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy
SS8 – Larger Villages Area Strategy
DC1 – Design Considerations
T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/1983/0742	Conversion of garage and playroom to hall, study, store area and bedroom. Internal alterations and extensions to form bedroom, wc and larger kitchen	Approve
SMD/1984/0264	Proposed double garage, tools and cycle shed	Approve

CONSULTATIONS

Publicity

Site Notice expiry date: 15/07/24

Neighbour consultation period ends: 15/07/24

Public Comments

Neighbour comments

No representatives received

Checkley Parish Comments

No objection subject to **no impact to** neighbour at No.4 Aintree Road. Had concerns that the roof covering is integral to both garages and the proposed increase in height of the Proposed garage conversion roof will impact on the neighbours garage roof.

Also, concerned that the reduction in the number of vehicle parking spaces may result in increased on street parking and would therefore seek assurance from the Applicant that this is not the case.

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Upper Tean as a 'Larger Village' where there is support in principle for a range of developments including housing and employment related proposals.

Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported and in this instance include design, visual impact, neighbour amenity and parking.

The proposal is in accordance with Policy SS8 of the Local Plan.

Design

Paragraph 135 of the NPPF (2023) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The external changes visible from the public street scene will be the height of the roof by 0.2m which will sit slightly above the eaves of the main dwelling and the double doors will replace the garage door. These changes are considered minor in

respect of the dwelling and would not appear out of balance with the row of dwellings particularly as the building line remains the same and the height of the roof is marginal such that it would not detract from the character of the immediate area.

A condition will be added to the decision notice requiring the double doors serving the storage/ utility room will remain blocked and opaque to ensure a satisfactory external appearance within the street.

Impact to neighbouring amenity

Paragraph 135(f) of the NPPF (2023) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The main neighbouring property that this proposal would impact upon is the neighbouring property No.4 Aintree. The neighbour's garage adjoins the applicant's garage.

The opening and changes to the garage conversion is considered not to impact the neighbour's amenity as the conversion will not create any openings that overlook the neighbour and will abut the neighbour's non-habitable garage to not cause any internal noise concerns.

The Parish Council raised concerns that a party wall agreement is required as the applicant's garage and the neighbour's garage at No.4 are directly connected and, the roof height may impact the neighbour's garage roof. In view of this, party wall agreements are not a planning matter and it appears on the proposed plans, the works are within the applicant's curtilage, although will adjoin the neighbours garage. If a party wall agreement is required, this will be a civil between both parties. In terms of unwanted surface run off onto No.4 Aintree, the roof height is marginal and therefore, I do not envisage the impact to the neighbour's amenity will be adverse to warrant a refusal/ changes in this regards.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The application does not propose the addition of any bedroom space and therefore consideration of the Local Plan parking standards is not triggered. It is noted that the conversion will create a loss of parking to the property however, it will not reduce the amount of on site parking that can accommodate 2 cars to the front. As such, there is enough parking to the front of the converted garage to meet Staffordshire Moorlands Parking Standards.

This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 8/08/24

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council