

DELEGATED DECISION REPORT

SMD/2024/0134
Valid 29/04/2024

GARAGE SITE
SCHOOL GREEN
IPSTONES

PROPOSED DEMOLITION OF
EXISTING BLOCK BUILT
GARAGE AND RE BUILDING
OF NEW GARAGE IN FACING
BRICKWORK

(FULL - MINOR)

MAIN ISSUES

- Heritage and design – Conservation Area
- Highway Safety
- Amenity

DESCRIPTION OF SITE

The Garage site off School Green consists of 2 detached garages. One of the garages consists of a brick built garage with dual pitch slate roof. The other garage is located on a lower ground level and is of concrete block construction with single pitched roof. The existing concrete garage is approx. 3.20m by 5.70m in footprint, and 2.9m at its highest point. A stone wall forms a boundary wall between the two garages.

The application site is located within the Ipstones Conservation Area.

PROPOSAL

Planning permission is sought to replace the smaller concrete garage. The replacement garage will have a footprint of 3.37m by 5.80m. The proposed garage would have a single-pitched roof, at approx. 2.8m at its highest point. The garage would be constructed of red brick with dark grey sheet roof. Samples of the brick have late been provided on site for comparison with the surrounding structures.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS8 Larger Villages Area Strategy
- DC1 Design Considerations
- DC2 The Historic Environment
- T1 Development and Sustainable Transport

National Planning Policy Framework

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 12 – Achieving well designed and beautiful places;
16 – Conserving and enhancing the historic environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2019/0398 Proposed alterations and change of use from garage to holiday accommodation REFUSED 22/10/2019

CONSULTATIONS

Publicity

Site Notice expiry date: 27/06/2024

Neighbour consultation period ends: 03/06/2024

Press Advert: 12/06/2024

Public Comments

None received

Town / Parish Comments

Ipstones PC – No objection

Environmental Health

n/a

Staffordshire County Council Highways

No objection. 'Existing garage is not dimensioned but does scale at a size adequate to accommodate a vehicle. Proposed garage is a slight increase in size over the existing. Replacement of a garage with a new garage will have no effect on the highway. Current records show that there were no Personal Injury Collisions on Brookfields Road within 50m either side of the site access in the previous five years.'

Severn Trent

No objection subject to conditions. 'I can confirm that we have no objections to the proposals subject to the inclusion of the following condition:

The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority, and

1. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse available as an alternative, other sustainable methods

should also be explored. If these are found unsuitable satisfactory evidence will need to be submitted before a discharge to the public sewerage system is considered. No surface water to enter the foul or combined water systems by any means.

Reason – To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution’

OFFICER COMMENTS

Principle of Development

Local Plan (LP) Policy SS 2 seeks to focus further growth within the Development Boundaries of the District’s largest settlements. The application site is located within the Development Boundary of Ipstones which is identified in LP Policy SS8 as one of the Larger Villages. As one of the larger villages, a development of this size is acceptable in principle subject to consideration of the following policy matters.

Design and heritage

LP Policy SS 8 states that when considering development within the larger villages the council will seek to ‘ensure that new development reflects and enhances each village’s special character and heritage’.

LP Policy DC 1 states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council’s Design Guide SPD.

LP Policy DC 2 states that the council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance.

The Ipstones Conservation Area Appraisal (CAA) para 10.3 states ‘For many houses the provision of off-street parking is impractical. In some cases, the former shops or workshops might have provided garages, but would lose their character unless side-hung doors are retained. Careful thought should be given to their potential for garaging before change of use if granted for domestic purposes’.

Para 10.4 continues saying that ‘Negative areas include School Green, the Red Lion Car Park and the space in front of Granby, where large areas of hard standing exist and traditional materials have been lost. Consideration should be given to features that might soften or enhance them’.

The application site is located within the Ipstones Conservation Area. The application site features two existing garages of differing design quality. The garage proposed for removal is of poor design which currently detracts from the conservation area. The other dual pitched garage is of good quality design and has obvious age and character which adds to the conservation area.

As regards the Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 places a statutory duty on the LPA in assessing

planning applications in respect to any land or buildings in a Conservation Area to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In reaching its decision the LPA has to demonstrate that the Section 72 Duty has been applied and discharged. Section 72 (and Footnote 7 of para.11 of the NPPF) creates a strong presumption in favour of the preservation of Conservation Areas and their setting.

An LPA can only discharge its duty if it has carried out a proper assessment of the impact on a Conservation Area and/or a Listed Building, is conscious of the duty and has demonstrably applied it in assessing the proposal. This assessment extends to setting, the surroundings in which a heritage asset is experienced.

Historic Environment Policy DC2 of the Local Plan is to give protection to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.

NPPF paragraph 205 states that when considering the impact of a proposed development on the significance of a designated heritage asset, "great weight should be given to the asset's conservation". Paragraph 206 goes on to say that: "any harm or loss [to a heritage asset] should require clear and convincing justification."

The proposed replacement garage will be of a similar building style, however of a slightly increased size. The proposed garage will be finished in a red brick to match that of the other garage on site. While the single pitched roof design is not characteristic of the area, however, a dual pitched design would compete with the other garage on site. The proposed replacement garage improves the design of the existing garage without trying to mimic, or detracting from the significance of the other, older garage on site.

Minimal information is provided regarding the proposed garage doors. As the Ipstones CAA para 10.3 states the importance of using side hung doors for garages in the conservation area, it is recommended that this be required via condition.

As such the proposed garage is considered not to harm the Conservation Area. The proposal is further considered to enhance the conservation area through the removal of the current unsightly garage, this would soften the area as suggested in the Ipstones CAA para 10.4. The proposal is therefore considered acceptable in terms of design and heritage.

Amenity

SMDC Space about dwellings (SPD) states that extensions and new buildings that are sited close to the principle windows of existing properties must be designed so that there is no obstruction to daylight beyond a 45 degree angle.

The proposed garage replaces a garage of a similar size, in the same location. The garage is located within a plot with stone boundary walls of approx. 1.8M in height. To the south of the site is a dedicated garage and parking bay for 'The Old Post

Office'. The Old Post Office is a dwelling house of an unusual footprint. The wall closest to the application site is a curving wall with no windows. As such there will be no overshadowing issues in regards to the Old Post Office.

Parallel to the rear of the garage is the rear of 2 High Street. This is located approx. 24m away and as such will not be impacted by any potential overshadowing concerns. The dwelling known as The Cottage, School Green is located to the north-west of the proposed garage and by orientation of the proposed garage will not be impacted.

The proposed garage is large enough for a simple vehicle and proposed for vehicle storage use. The garage has no side or rear facing windows and by nature of its use will not lead to any new conflicts in terms of privacy.

Highway Safety

The proposal will slightly increase the size of the existing garage. The proposed garage will be large enough for the storage of one vehicle. SCC Highways have not objected to the scheme. As such the proposed replacement garage is considered to be acceptable in terms of highway safety.

Drainage – Severn Trent Water

STW have requested a condition for the submission of drainage plans prior to the commencement of development. This seems to the LPA unreasonable and unnecessary in this case as there is an existing structure of near similar size. Although the proposal is slightly larger it could only add minimally to the amount of any existing rainwater drainage. It would however be appropriate to attach an informative taking wording from the STW comments.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

In terms of impact on the Ipstones Conservation Area the proposed garage will enhance (if only marginally) an area identified as negatively impacting the Conservation area. The proposal will remove a currently harmful structure which detracts from the appearance of the conservation area. The proposal will therefore introduce a structure a little more in keeping with the character and appearance of the Ipstones Conservation Area. The improvement to the character and appearance of School Green will result in a minor enhancement to the Conservation Area.

The applicant / agent were advised that the specific brick would need to be approved by condition. They suggested a brick which initially appeared too bright and orange. However after supplying photos of samples of the brick in situ (on file) it can reasonably be concluded that for this minor project the brick colour and patterning is

acceptable. No named specification has been provided and it is understood the brick is one the applicant holds in stock.

OFFICER RECOMMENDATION : Approval subject to conditions

Case Officer: Arne Swithenbank c.o Rachel Robinson

Recommendation Date: 12/08/2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council