

DELEGATED DECISION REPORT

SMD/2024/0260
Valid 02/07/2024

79 ARMSHEAD ROAD
WERRINGTON

**REMOVAL OF EXISTING FREE
STANDING GARAGE &
PROPOSED SINGLE STORY
GARAGE TO SIDE OF HOUSE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Highway matters

DESCRIPTION OF SITE

The site comprises of a detached red brick dwellinghouse and its associated curtilage. The property has a dual pitched hipped plain tile roof, and a pitched roofed detached red brick garage to the rear.

PROPOSAL

The application seeks permission to demolish an existing detached garage and build a single storey garage attached to the side of the house, with the roofline to form a porch over the front door. The proposed garage will have a pitched roof at the front, with the rear element flat roofed. The roof pitch will be approx. 3.65 metres, and gave a pitch of approx. 40 degrees and extend from the side elevation be 3 metres. The flat roof will be 2.9 metres.

Revised plans were requested to alter the original flat roof to a pitched roof.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
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: Expired
 Neighbour consultation period ends: Expired.
 Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

Staffordshire County Council Highways

No objection. The proposal is to remove an existing garage at the rear of the property and to construct a single storey extension to the side of the property to create a garage. Staffordshire Moorlands Parking Standards state, the minimum internal dimensions for a single garage are 3m x 6m. While the internal dimensions for the proposed garage have not been provided, the external dimensions are approximately 2.9m wide by 8.4m long. Therefore, the garage does not comply with the Parking Standards.

It was noted at the site visit that 3 vehicles can be accommodated on the existing drive; this is sufficient for a property of this size and meets with the Parking Standards.

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 site is within 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 outlines what is expected of good design and requires new development to be of high quality and provide 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 extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. Garages should be subordinate to the host dwelling to reflect its purpose as an ancillary, domestic building, and have a roof pitch to match the existing building.

The proposed garage has a front facing roof pitch, with a flat roof behind. The roof pitch matches the host dwelling and is acceptable. The flat roof to the rear would not normally be regarded as acceptable, due to the fact that flat roofs are discouraged in the Design Guide. However the roof design in this instance matches that of the neighbouring property at 77 Armshead Road which was approved with SMD/1980/0711 (old reference: 80/08825/OLDDC), and so on balance, the proposed design is in keeping with the character of the host dwelling and surrounding street scene and is therefore acceptable in terms of design.

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 81 Armshead Road to the west and 77 Armshead Road to the east. The proposed development is not considered to have a detrimental impact on either neighbouring amenity, due to the size and siting of the proposal. The garage would be positioned next the garage serving number 81, and therefore would not affect daylight/sunlight or have an overbearing impact.

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. Despite the slightly substandard size of the garage, the proposed development would have no impact on highway safety as parking availability and the number of bedrooms remains the same. Therefore the proposal is compliant with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of the above, the application is recommended for approval as the design is in keeping with the property and neighbours, and is subordinate to the host dwelling. Amended plans have been received which add a pitched roof element to the principal elevation and obscure the flat roof behind. Whilst not considered the highest standard of design it is considered acceptable as it is similar to neighbours in the vicinity, and preferable to a wholly flat roof.

OFFICER RECOMMENDATION : **APPROVE, subject to conditions.**

Case Officer: Reuben Berriman

Recommendation Date: 03/09/2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council