

DELEGATED DECISION REPORT

SMD/2024/0267
Valid 11/06/2024

58 UPLANDS CROFT
WERRINGTON

SINGLE GARAGE WITH
PITCHED ROOF

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design

DESCRIPTION OF SITE

The site comprises of a detached single storey bungalow with a dual pitched roof and hipped roof side extensions, granted with permission SMD/2023/0542, and its associated curtilage. The dwellinghouse which the proposed garage will serve is entirely white rendered, which is contrary to the plans approved with SMD/2023/0542, although some render was permitted on the side elevation which would face the proposed garage. The site also contains two static caravans on the site of the proposed garage, which are reportedly to be moved once development at the site is complete. The site is in a suburban setting.

PROPOSAL

The proposal seeks permission for a detached double garage, to be finished in brick with Marley Modern roof tiles to match the existing house. The proposed garage is to be approximately 6 metres wide, 5.5 metres long, 4.4 metres to the roof ridge, and 2.5 metres to the eaves.

Amended plans have been received, showing the development finished in brick, as this is more in keeping than the render which was originally proposed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
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

- SMD/2020/0353. DESCRIPTION: Outline application with details of access (all other matters reserved) for a residential development - 3 no. additional dwellings. DECISION: WDN
- SMD/2023/0542. DESCRIPTION: Proposed single storey sides and rear extension with garage conversion and modernisation works. DECISION: APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 24/07/2024
Neighbour consultation period ends: 11/07/2024
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

Acceptance

Severn Trent Water

Severn Trent objects to the building over of any sewer or water main. However, in accordance with part H of the Building Regulations, a building over or building close to a public gravity sewer may be allowed subject to certain conditions being fulfilled. To pursue this option the APPLICANT must contact to discuss (not yourselves the LPA).

This point will be added as an informative to the Decision Notice.

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. As a Larger Village, Werrington is recognised as an area for sustainable growth and development, as defined with the development boundary. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). The proposal is situated 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 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 Principles and Design Guide SPDs outline the Council's expectations in respect of design and states that detached garages are preferable, and should remain subordinate to the host dwelling and forming a group. Garages should be modest in size and finished in materials which match the host dwelling, and double garages should have two single width openings. In this case, the garage complies with the design guide in terms of size and siting, as it is well back from the principal elevation of the host dwelling, but is not isolated and forms a group with the dwelling, and the roof ridge of the proposed garage is below the roof ridge of both the main dwelling, and the side extension which faces the garage. The proposed garage is finished in brick, which is a typical building material in the Staffordshire Moorlands, and would be in-keeping with the street scene of the locality. The proposed development 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 Nos. 60 and 56 Uplands Croft to the north and south respectively, as well as new development to the north on the same site which is still under construction. The proposed garage will have no amenity impact on the neighbouring properties in terms of overlooking, as it is not habitable. The proposal would not overshadow or have an overbearing effect on neighbours due to the size and siting, and as it is set back from and at a lower elevation to No 56. Therefore the application is acceptable in terms of amenity impact.

Highway Safety

Paragraph 104 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 site can demonstrate adequate parking as per SMDC guidelines, and the proposal is for a double garage which will serve as two parking spaces. Therefore the proposal is acceptable in terms of Highway Safety.

Other Matters

Condition 4 of the permission granted for application SMD/2023/0542 states:

Unless otherwise agreed in writing by the Local Planning Authority, no further works shall take place until parts 1 and 2 of this condition shall have been complied with.

1. Site Characterisation

An investigation and risk assessment, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site. The contents of the scheme shall be agreed in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be submitted to and approved in writing by Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,*
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,*
- adjoining land,*
- groundwaters and surface waters,*
- ecological systems,*

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

It is understood that these conditions remain outstanding even though work has commenced on the extension. That is however a separate matter from the determination of this application. The EHO has been consulted on this application. He advises that as no landscaping is involved, simply the construction of a (non-habitable) garage, it is not necessary to impose contamination conditions.

CONCLUSION / PLANNING BALANCE

The proposed development, after revised plans were received, is now acceptable in terms of design and amenity. The proposal is therefore recommended for approval.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 23/09/2024

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council