

DELEGATED DECISION REPORT

SMD/2024/0375
Valid 14/08/2024

151 OSTLERS LANE
CHEDDLETON

**CONVERSION OF DETACHED
ANCILLARY DOMESTIC STORES
TO ANCILLARY DOMESTIC
ACCOMMODATION.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Amenity
- Parking
- Coal area

DESCRIPTION OF SITE

The application property is a semi-detached dwelling, positioned at roughly right-angles to Ostlers Lane. Its neighbour, number 149 (attached), sits closest to the road. The application property sits within a generously sized plot of land and is accessed via a driveway on its northern side, linking directly with Ostler's Lane. The dwelling is constructed from stone, has a pitched, tiled roof and broadly 'L' shaped footprint. The property benefits from a good sized garden area, off-road parking and a detached garage.

The building which is the subject of this application is a detached building on the northern side of the dwelling which sits adjacent to the boundary with number 147 Ostlers Lane. It is a pitched roof brick building with render on its southern and eastern facing elevations. There is a garage door within the eastern facing gable end and two windows and two doors within the southern facing elevation. The plans show that part of the building on the western side is outside of the applicant's ownership (red edge).

For the purposes of planning policy consideration the application site is located within the Cheddleton Village Development Boundary and is within a low-risk coal development area. The property is not within any Conservation Area and there are no listed buildings/structures or protected trees which need to be considered.

PROPOSAL

The application is for the conversion of a domestic outbuilding to ancillary residential accommodation. The existing gable end garage door would be replaced with sliding, glazed doors. The existing southern facing elevation windows and doors would be replaced. No windows are proposed to be inserted into the northern elevation. The existing internal room layout would be altered in order to provide a bedroom with ensuite, garden store and open-plan kitchen/living area. The submitted plans do not give any information concerning any new construction materials however the application form makes reference to the existing Staffordshire Blue clay tiles and existing rendered masonry.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger Villages Areas Strategy
H1	New Housing Development
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

2. Achieving sustainable development
6. Building a strong, competitive economy
9. Promoting sustainable transport
12. Achieving well-designed and beautiful places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2023/0324	First floor extension over existing ground floor outrigger to rear of property. Approved.
SMD/2016/0503	Proposed first floor front extension to form bathroom over existing entrance porch. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.

Public Comments

No representations received during the statutory consultation period.

Cheddleton Parish Council: No objections.

Staffordshire County Council Highways: Conditional approval.

Personal Injury Records

Current records show there were no Personal Injury Collisions on Ostlers Lane within 50 metres either side of the property from 30/12/2019 to 29/12/2022.

Background

The property is located on Ostlers Lane (Road No. C0150) a C classified road with a speed limit of 30 mph, there is a system of streetlights and a footway directly fronting the property. Speed limit changes to national speed limit just beyond access to the property.

The property currently benefits from 3 bedrooms however planning application SMD/2023/0324 (granted) proposed a fourth bedroom.

SMD/2023/0324 - First floor extension over existing ground floor outrigger to rear of property – Approved by Staffordshire Moorlands District Council.

SMD/2016/0503- Proposed first floor front extension to form bathroom over existing entrance porch – Approved by Staffordshire Moorlands District Council.

Proposal

Conversion of detached ancillary domestic stores to ancillary domestic accommodation.

Comments on Information submitted

The proposal is for the conversion of a detached domestic stores building to provide ancillary domestic accommodation. The converted building will consist of a kitchen/living area with 1 ensuite bedroom. Staffordshire Moorlands Parking Standards 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. The property currently benefits from off highway parking, the Design and Access Statement under 3.1 Site Access, Vehicle parking provision and disabled Access to the building states that the current parking provision is sufficient for 4 vehicles.

Submitted plan dwg.no. 151OL-LP Rev A shows parking and turning for 3 vehicles. It is therefore considered to be sufficient parking to meet with the Parking Standards. The additional 1-bedroom annex will not generate a significant increase in trips.

I have no objection to the proposal (application number SMD/2024/0375) subject to the following conditions.

The development hereby permitted shall remain ancillary to 151 Ostlers Lane and shall not be sold, let or occupied independently. The parking area identified in submitted plan dwg.no. 151OL-LP Rev A shall be retained for the life of the development.

Reason:- To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

OFFICER COMMENTS

Principle of Development

For the purposes of planning policy consideration, the application site is located within the Development Boundary of Cheddleton. Cheddleton is identified as a 'Larger village' within the Local Plan, therefore triggering consideration of policy SS8. Within the Larger Villages there

is support in principle for a range of developments including housing related proposals. Whilst there are no 'in principle' objections in relation to policy SS8, there are other material planning matters which need to be satisfied, these are discussed below.

Design and visual impact

There are no issues with the scheme in terms of design. This is a building conversion with no extensions and no significant alterations to it. The architect has confirmed via email that *'it is intended to make good and re-paint the existing render to remain in keeping with the neighbouring outbuildings (the brickwork below is not fair faced).'* In the event of planning permission being approved, a condition could secure materials details.

The existing gable end garage door would be replaced with sliding, glazed doors and new windows and a door would be inserted into the southern facing elevation. The sizes of the existing openings will not be altered, it is simply the windows and door which would be replaced. The building would retain its overall simplistic character as no major alterations are proposed.

There are no street scene or visual impact concerns relating to the wider area. It is possible to see the application building from surrounding property but its size/proportions and positioning ensure that the structure is seen as an ancillary building to the main dwelling house. There would be no street scene visual harm in the event of this application being approved, it would not appear as an intrusive feature within its surroundings.

Amenity (Including neighbour amenity)

This is an application for ancillary domestic accommodation therefore there is no requirement for the accommodation to have its own private amenity space. External amenity spaces would be shared with the main house. Parking arrangements/spaces are considered below.

In terms of neighbour amenity impact there are no objections. The application property is a semi-detached dwelling, situated on the eastern side of its attached neighbour. There are no material planning concerns regarding overlooking or overbearing impact. The building currently exists and no additional openings are to be created, therefore the physical structure will not have any relationship change with neighbouring properties. A condition to prevent any additional window openings being created in the northern elevation would be considered reasonable in the interests of neighbour amenity as the northern elevation backs up against the boundary with number 147 Ostler's Lane.

The intended use is for one bedroom accommodation and in the interests of amenity for future occupants of the converted building, as well as for neighbouring residents, it would be considered reasonable to add a condition to tie the new accommodation to the main house and for it not to be sold or let separately.

Parking

There is parking space within the application site. The existing house currently has three bedrooms and planning permission is in place to allow an extension and internal alterations which would form a fourth bedroom. This would mean that the ancillary accommodation would result in the property becoming five bed accommodation. The adopted Local Plan stipulates 3 parking spaces for properties with 4 or more bedrooms. Each space should measure 2.4m x 4.8m. The architect has provided a plan to demonstrate three parking spaces can be achieved within the red edge area. The three parking spaces would serve both the main house and the ancillary accommodation. The County Highways officer has no objections to the application (detailed comments within the Consultations section of this report) however requests conditions to secure the parking identified on the plan for the lifetime of the development and to tie the accommodation to the main house.

Coal area

The application site is within a low-risk coal development area. Latest advice contained on the Gov.uk website is that 'If you are submitting a planning application in a Development Low Risk Area then there is no statutory requirement to submit a CMRA to the LPA' however 'the proposed development still lies within a coal mining area and could contain unrecorded hazards.' The advice is that if any coal mining feature is encountered it must be immediately reported to the Coal Authority.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report it is recommended that the application is approved subject to conditions. Overall, the development does not raise any residential amenity or design concerns. The existing parking area can more than comply with the Councils adopted guidelines. Complies with the adopted Development.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 08.10.2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council