

DELEGATED DECISION REPORT

SMD/2024/0487
Valid 30/10/2024

HOMELAND VIEW HIGH
STREET
DILHORNE

REPLACEMENT BRICKWORK
GARAGE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Development within the Green Belt
- Design

DESCRIPTION OF SITE

The site consists of a red brick bungalow with a tile roof, and its associated curtilage which includes a timber single garage to which this application relates. The existing garage is approximately 2.775 by 4.925 metres, and 3.44 metres to the roof ridge, and 2.45 metres to the eaves. The site is within the Green Belt.

PROPOSAL

The application seeks permission for a replacement garage to be constructed from red brick and tile roof to match the associated dwellinghouse. The replacement garage will have wooden garage doors and personnel door, and UPVC window. The garage will be approximately 5.6 by 5.2 metres, 3.97 metres to the roof ridge, and 2.45 metres to the eaves.

Revised plans have been received, showing a window to the left hand side of the garage door. This was requested to provide some balance to the elevation as the garage door is off-centre in order to accommodate an internal store.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135, 152 – 155.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places, 13 – Protecting Green Belt land.

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 received.

Town / Parish Comments

No objection.

Staffordshire County Council Highways

No comments received.

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. Paragraph 154 c) states that *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building* is considered appropriate development in the Green Belt, and in this case a domestic outbuilding of this nature could be considered an extension to the dwelling as it would be incidental to the enjoyment of the dwellinghouse, and therefore materially the same as a domestic extension. The Gross External Area (G.E.A.) for the proposed replacement building is approx. 29.1m², and the G.E.A. for the original house is approx. 68.7m², meaning the garage represents an addition of 42.35%. This would typically be considered as being a disproportionate addition, however the site has permitted development rights intact, and therefore could achieve an extension of similar or greater proportions with that route, and for this reason it is considered that very special circumstances apply, as the applicants have a realistic and achievable fallback position.

Treating the proposed development as a replacement building was also considered as Paragraph 154 d) states that *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces* is considered appropriate development in the Green Belt. The site has an existing G.E.A. of approximately 13.67m² and a volume of 40.77m³. In this case, the G.E.A. for the proposed replacement building is approx. 29.1m², which represents a 112.9% increase on the footprint of the original building. The volume of the replacement building is approx. 96.54m³, which represents a 136.8% increase on the volume of the original building.

While the size of the proposed building would be considered materially larger than the existing building, or a disproportionate addition, the site has permitted development rights intact, and therefore could achieve a building of similar proportions with that route, and for this reason it is considered that very special circumstances apply, as the applicants have a realistic and achievable fallback position. It is also considered that design improvements are achieved with this proposal as it has a pitched tile roof to match the dwelling, whereas a Class E permitted development structure would likely need to have a flat roof as it is within 2 metres of the boundary. For these reasons, the proposed development is 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 Guide and Design Principles SPD's outline the Council's expectations in respect of design and states that a detached outbuilding is preferable in rural areas, and should relate well to the host dwelling in terms of siting and design. In this case, the proposed outbuilding is set back from the host dwelling and is finished in materials to match, and is sited in a way ensuring it would be read as a subordinate garage. This is considered good design and, with the amended plans, the garage is considered to be acceptable in terms of design as the window helps balance the front elevation of the garage with off-centre doors.

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 Wellstones to the south west and Wood Garth to the north east. It is considered that the proposed development would have no amenity impact on neighbouring properties, as it is single storey, and replacing an existing structure. The proposal is therefore acceptable in terms of amenity.

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 proposal will have a neutral effect on highway safety as it is replacing the existing detached garage. Therefore complying with Policy T1.

CONCLUSION / PLANNING BALANCE

On balance, the proposed development is acceptable in principle as it could be considered a domestic extension owing to the proximity to the dwelling on the site and its domestic use as incidental to the dwellinghouse. The site also has strong fallback positions under Permitted Development as the site has its PDR intact. The proposal is acceptable in all other regards, and therefore the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE, subject to conditions

Case Officer: Reuben Berriman
Recommendation Date: 13/01/25

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council