

DELEGATED DECISION REPORT

SMD/2024/0491
Valid 30/10/2024

4 HEYBRIDGE CLOSE
LOWER TEAN

PROPOSED GARAGE
CONVERSION AND
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application relates to a detached garage set back from its semi-detached dormer bungalow constructed of brick and tile. The garage itself is a modest mono-pitched roof building in the garden that backs onto the rear boundary wall of properties along Goldhurst Drive. The site is located on a residential cul-de-sac of similarly designed semi-detached dormer bungalows. The application site is sited within the village of Lower Tean.

PROPOSAL

Planning permission is sought for a garage conversion to serve a leisure/bedroom and extension to the rear to provide a w/c. The extension will project out 1.3m and have a width of 2.7m. The building features a flat roof, which will increase by 0.4 (2.8m from ridge height).

The converted building and extension will be rendered.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy
SS9 – Smaller Villages Area Strategy
DC1 – Design Considerations
T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

None

CONSULTATIONS

Publicity

Site Notice expiry date: 23/12/24

Neighbour consultation period ends: 21/11/24

Public Comments

Neighbour comments

No representatives received

Checkley Parish Council Comments

No objection

Staffordshire County Council Highways

No objection subject to the parking arrangements are as per plan submitted

OFFICER COMMENTS

Principle of Development

The dwellinghouse is located within the 'smaller village' of Lower Tean as identified by policy SS9 of the Local Plan (2020). Limited development such as the minor alteration to an ancillary garage is considered acceptable in principle as it accords with both local and national planning policy. The principle of the proposed development is therefore considered acceptable.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The alterations to make the garage liveable are considered modest and would revitalise the building for the benefit of the homeowners as currently, the garage is not fit for purpose, dilapidated and too small for modern standard vehicles. While it is unclear what the applicants will do to provide privacy for the additional bedroom given that there will be sliding doors fronting Heybridge Close, the building does benefit from being set back 15m from the street-scene, the doors are smaller than its predecessor and attention is drawn by the neighbour's large double garage to the west of the building forward of the applicant's dwelling's principal elevation. Therefore, it is considered to not appear out of keeping within the overall street-scene.

In terms of the extension to the rear of the converted garage, this will not be seen from the road. Following works, there will be at least 0.5m of amenity space from the wall to the rear border and would not impact the usable amenity space that is to the rear of the main dwelling. The window serving the W/C is appropriate in scale and the increase height to 2.8m at ridge height will remain sympathetic to the dwelling. As for the change of flat roof alteration, it will be an improvement to what is there and the street-scene is dominated by this feature. From this, the extension is considered acceptable within the immediate vicinity. It will comply with policy DC1 of the Local Plan (2020) and the NPPF (2024).

Impact to neighbouring amenity

Paragraph 135 of the (2024) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The neighbouring properties that this proposal would impact upon are those behind the garage located to the south and west of the application site where it is likely to be seen.

The applicant proposes two openings, one facing the road and one to the rear. The direction of the sliding door to the front of the building does not face any habitable windows along the southern border and following parked vehicles to the front of the annex, it would be fairly well screened of views from the general public.

The top of the window to the rear of the garage will be no higher than 2m in line with the boundary fence that separates the neighbour's to the east and south of the site. A condition will be added to ensure this is obscure and top-hung to ensure neighbours' privacy is maintained.

No windows are proposed to the east facing 6 Heybridge Close, so no overlooking would occur.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off road parking (driveway and double garage). The submitted plans show the proposal will increase the property's floor plan from 4 bedrooms to 5 bedrooms. For a property of 4 or more bedrooms, 3 parking spaces are required. It is demonstrated from the plans and on site that the current parking arrangements can accommodate parking for 3 vehicles within the curtilage of the property and therefore meets with Staffordshire Moorlands Parking Standards.

County highways have commented on the application and have raised no objection subject to the parking as shown on the Block Plan is retained. As such, the proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The scale and character of the proposed development would not impact on the street-scene and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : **Approve**

Case Officer: Lisa Li

Recommendation Date: 21/01/25

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council