

## DELEGATED DECISION REPORT

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| <b>SMD/2025/0074</b><br><b>Valid 10/02/2025</b> | <b>1</b><br><b>BASFORD HURST LODGE</b><br><b>CHEDDLETON LANE</b><br><b>CHEDDLETON</b> | <b>TIMBER FRAMED CARPORT</b><br><b>SITED ON THE SIDE</b><br><b>ELEVATION OF BASFORD</b><br><b>HURST LODGE</b><br><br><b>(FULL - HOUSEHOLDER)</b> |
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### MAIN ISSUES

- Development in the Open Countryside
- Principle of development
- Design, character and appearance
- Highway safety

### DESCRIPTION OF SITE

The site consists of a semi-detached two storey dwellinghouse, and its associated curtilage. The property appears to date from the Victorian era, and is finished in a white render, and has a dual pitched slate roof. To the rear is a modern single storey flat roof extension with a roof lantern, as well as a gravel parking area. The property is in the open countryside approximately 1km east of the village of Cheddleton, although not in the Green Belt nor listed.

### PROPOSAL

The application seeks permission for an open timber framed carport, with a dual pitched slate roof to match existing. The port will measure approximately 2.4 metres to the eaves, and extend approx. 3 metres from the gable end of the property, with a length of 5.7 metres.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Local Plan (adopted 9<sup>th</sup> September 2020)

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS10 Other Rural Areas Area Strategy
- DC1 Design Considerations
- DC2 The Historic Environment
- DC3 Landscape and Settlement Setting
- E1 New Employment Development
- H1 New Housing Development
- NE1 Biodiversity and Geological Resources
- NE2 Trees, Woodland and Hedgerows
- T1 Development and Sustainable Transport

## **National Planning Policy Framework**

Paragraph(s) 1 -14, 47, 109, 131, 135.

Section(s) 4 – Decision making, 9 – Promoting sustainable transport, 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/2020/0455. DESCRIPTION: Replace existing conservatory/garaging with new single storey extension. DECISION: APPROVED.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

### **Public Comments**

None received.

### **Town / Parish Comments**

None received.

### **Staffordshire County Council Highways**

None 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. The site is located in the Countryside, for which Policy SS10 applies. SS10 states that these areas will provide only for development which has an essential need to be located in the countryside and allows extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. As

this is a householder application for a car port, this essential need and justification can be demonstrated. In terms of scale and design, this is considered acceptable and discussed below.

## **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 SPD outlines the Council's expectations in respect of design and states that garages should harmonise with the parent building, utilising the same materials. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see garages subordinate to the dominance of the original building. As a single storey open sided structure with timber beams supporting a dual pitched slate roof in the same orientation as the host dwelling, the proposal is considered in keeping. As the site is located in a rural agricultural area, the rustic design of the proposal is acceptable.

## **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 2 Basford Hurst Lodge to the west, and agricultural land to the north and south, and Cheddleton Lane to the east, beyond which is agricultural land. As the development would be situated on the east side of the property, it would have no impact on residential amenity for neighbours at No.2 to the west.

## **Highway Safety**

Paragraph 109 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 proposed development does not remove parking availability at the site, and therefore the application is acceptable in this regard.

## **CONCLUSION / PLANNING BALANCE**

On balance, the proposal is suitable in terms of design, scale, amenity and highway safety, and conforms with the SMDC Local Plan and the NPPF. Therefore it is recommended for approval.

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

**Case Officer: Reuben Berriman**

**Recommendation Date: 25/04/2025**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**