

DELEGATED DECISION REPORT

SMD/2025/0115
Valid 21/03/2025

34 CHESTNUT WALK
CHEDDLETON

**PROPOSED EXTERNAL
WINDOW SERVING A NEW
MULTI-USE SPACE WITHIN
GARAGE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Parking
- Development in the Green Belt

DESCRIPTION OF SITE

The site consist of a detached red brick dwellinghouse and its associated curtilage. The site is located in St Edwards Park, approximately 3km south of Leek, and is in the Green Belt.

PROPOSAL

The application seeks permission for a new window in the garage.

A parking plan was requested to ensure the site could accommodate three vehicles within its boundary, as per SMDC Parking Guidance.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th 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

Appendix 2 Parking Guidance

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 109, 131, 135, 152 – 155.

Section(s) 4 – Decision making, 9 – Promoting sustainable transport, 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

- 01/01317/FUL. Residential development (reserved matters application following outline approval ref: SM94-0206) Amended plans received. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

Public Comments

One objection, citing loss of garage parking.

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. The site is in the Green Belt where substantial weight is given to any harm to the Green Belt, including harm to its openness. Paragraph 154 sets out the exceptions for development, 145 c) allows for 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. The proposed development is an alterations and would not add footprint or volume to the building and therefore it is an exception for

development and acceptable. Local Plan Policy SS10. Policy SS10 allows for the extensions or additional domestic outbuildings 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 the house is not being extended, but altered, it is deemed that the proposal is acceptable development in the Green Belt in Local policy terms. Therefore 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.

The proposed development is an additional window into the southern elevation of the garage to facilitate a partial garage conversion. The window overlooks agricultural land and is not visible from the street scene. The proposed works are modest and would not have a detrimental impact on the host dwelling of the street scene. Therefore, the proposal is acceptable in design terms.

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 agricultural land to the south, 20 Chestnut Walk to the west and 32 Chestnut Walk to the east. The proposed development would add an additional window into the southern elevation of the garage, therefore overlooking the agricultural land with no impact on neighbour amenity. The proposal is therefore acceptable in this regard.

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 proposal will remove garage parking, and potentially add an additional bedroom, bringing the total to six. SMDC Parking Guidance, as set out in Appendix 2 of the Local Plan states that properties with four or more bedroom must have three spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling. Condition 28 of 01/01317/FUL states that *'All garaging facilities shall be retained for parking purposes and not converted to other uses without the prior express planning*

permission of the Local Planning Authority.' Despite the loss of the garage, the site can still accommodate three vehicles within the site boundary on the privately owned driveway, as shown by the parking plan.

However, in order to implement this, a small area of lawn to the front of the property would need to be removed. Therefore, a condition requiring the provision of the parking is recommended.

Subject to compliance with this condition the proposed development complies with parking guidance and is acceptable in this regard.

Other Matters

With regards to the planning objection, the restrictive covenant is a civil issue and not a planning consideration. The impact of development on house prices or saleability are also not planning considerations.

CONCLUSION / PLANNING BALANCE

On balance, the proposed development is considered acceptable as it complies with all applicable policy and guidance. Therefore the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 16/05/2025

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council