

## DELEGATED DECISION REPORT

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SMD/2025/0127  
Valid 02/04/2025

2 CHAPEL STREET  
FORSBROOK

PROPOSED CONVERSION OF  
DETACHED GARAGE TO  
HABITABLE ROOM FOR ANCILLARY  
USE TO MAIN DWELLING

(FULL - HOUSEHOLDER)

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### MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways
- Flooding
- Coal (Low-risk)

### DESCRIPTION OF SITE

The application site is number 2 Chapel Street, a two-storey, end of terrace property which occupies a visually prominent roadside location at the junction of Chapel Street and Cheadle Road. The building comprises residential accommodation and a commercial unit at ground floor (roadside facing) level. To the side of the building there is a tarmac drive and to the rear there is a garden area.

For the purposes of planning policy consideration, the application site is located within the Blythe Bridge Development Boundary. The main building is located within Flood Zones 2 and 3, however the application building is not. The application site does not form part of any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.

### PROPOSAL

Planning permission is sought for the conversion of a detached, flat roof garage building to a one bedroom annex. The proposed internal accommodation would also include a shower/wc and an open-plan kitchen/living area. The plans show that the existing garage door would be replaced with double, sliding (glazed) doors. The existing (pedestrian) door within the garden facing side elevation would be blocked and three new windows would be inserted. A new roof lantern would allow additional light into the living area. The plans and application form indicate that the building would retain its brickwork outer wall, the roof would remain flat (other than for the new roof lantern). The application is accompanied by a Flood Risk Assessment and flood map.

The planning agent has confirmed via email (dated 27.05.2025) that the annex would be occupied by the applicant's daughter who is moving back to the area.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Staffordshire Moorlands Local Plan

|            |                                       |
|------------|---------------------------------------|
| SS1        | Development Principles                |
| SS2        | Settlement Hierarchy                  |
| 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 places
- 14 Meeting the challenge of climate change, flooding and coastal change

### **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| 04/01432/FUL   | Renewal of planning permission SM99/0118 (Conversion of dwelling into 3 self-contained flats). Approved. |
| 99/00118/OLD   | Conversion of dwelling into 3 x self-contained flats.                                                    |
| 98/00703/OLD   | Conversion to 3 x self-catering flats. Withdrawn.                                                        |
| 86/00307/OLDDC | Change of use from greengrocers to betting office. Approved.                                             |
| 81/09793/OLDDC | Erection of covered way. Approved.                                                                       |
| 78/05463/OLDDC | Extension to form kitchen and utility room. Approved.                                                    |
| 78/04795/OLDDC | Change of use from dwelling house to green grocery and garden shop. Approved.                            |

### **CONSULTATIONS**

#### Publicity

Site Notice. Expired.  
Neighbour consultation period. Expired.

#### Public Comments

No representations received during the statutory consultation period.

#### Forsbrook Parish Council

No representations received during the statutory consultation period.

#### Staffordshire County Council Flood Risk Management Team

We note that the application site is shown outside of the EA Flood Zone 2 and Flood Zone 3. The garage for conversion is located just within the 1:1000 Risk of surface water flooding layer, indicating low risk of surface water flooding. Considering that the development will not increase the building footprint, and provided that the design incorporates suitable precautionary flood resilience measures as described within the Flood Risk Assessment, the Flood Team have no further comments to offer on this application.

Staffordshire County Council Highways  
*Recommendation Summary: Conditional*  
*Site Visit Conducted on: 22-Apr-2025*

*Personal Injury Collisions*

Current records show that there were not any Personal Injury Collisions on Chapel Street within 43 metres of the access for the previous three years.

*Background*

Chapel Street is an unclassified road (Road No. D1179) with a speed limit of 30 mph. Chapel Street has footways on either side of the carriageway. The road is lit.

*Description of Proposal*

Proposed Conversion of detached garage to Habitable Room for Ancillary Use to Main Dwelling.

*Comment on Information submitted*

Conversion of existing garage to ancillary use which will create an additional bedroom. It is not stated how many existing bedrooms there are but assuming this additional ancillary will not add to any further car parking spaces required. Three car parking are shown and are acceptable.

Recommendations

I have no objection subject to the following being secured via conditions:

1 The proposed development shall not be used for any other purpose than for the ancillary to the existing dwelling. The ancillary shall not be sold or let unless first approved by the local planning authority.

**OFFICER COMMENTS**

Principle of Development

Although within the village of Forsbrook, the application site is located within the Blythe Bridge Development Boundary which covers a wide area, including much of the Forsbrook residential area. Policy SS8 of the Staffordshire Moorlands Local Plan identifies Blythe Bridge and Forsbrook as a 'Larger Village.' Within the Larger Villages there is support in principle for a wide range of developments, including residential. There are no 'in principal' objections to the proposed residential conversion subject to all other material planning matters being satisfied.

Design and visual impact

There are no objections to the resultant design/appearance of the detached building. The proposed conversion works would see the removal of the garage door, the opening reduced in size and sliding, glazed doors inserted. The windows and door arrangement facing into the garden area would be altered (blocking of the door and forming an addition window opening). The flat roof would remain, albeit reduced in size due to the addition of a roof lantern. The building is to remain as facing brickwork. The visual changes are minimal and there are no objections to them.

Approval of the application would result in very little wider visual impact. Parts of the building can be seen from the public domain and from adjacent property, however the building is not a visually prominent structure. The new roof lantern and full height glazed doors are the only amended, new external features which may be seen beyond the property boundary, however the area is mixed in terms of property design and materials, the minor alterations to the garage building are not considered to be problematic.

Neighbour amenity

No issues with respect to neighbour amenity. The new windows will look into the applicants garden, the number of openings will not increase and none, apart from the small bedroom window, are principal openings. A condition to prevent the formation of any further openings on the south-eastern facing elevation is recommended, this would be in the interests of amenity for both the occupant(s) of the neighbouring property and the occupant(s) of the proposed annex. No neighbour representations have been received.

### Highways

The application proposes an additional bedroom. The planning agent informs that the current dwelling is a three bedroom property, the proposed annex would bring this to four bedrooms. The Local Plan parking standards require three off-road parking spaces for a four bedroom property. The plans show three parking spaces on the driveway. The County Highways officer confirms that the site was visited on 22<sup>nd</sup> April 2025 and does not object to the scheme. The Highways officer has recommended a condition to tie the new accommodation to the existing house, ie not sold or let separately.

### Flooding

Staffordshire County Council Flood Risk Management Team confirms that the building the subject of this application lies outside of Flood Zones 2 and 3, that it is located just within the 1:1000 Risk of surface water flooding layer, indicating low risk of surface water flooding. There are no identified flood-risk objections to the application. SCC comment that the design should incorporate suitable precautionary flood resilience measures as described within the Flood Risk Assessment.

### Coal (Low-risk)

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 outline within this report, it is recommended that the application is approved subject to conditions. It is considered reasonable to add conditions to tie the annex to the main dwelling. The site is not suitable for a stand-alone dwellinghouse due to parking arrangements (existing tandem parking, suitable for a single dwelling house but not separate properties), inability to provide suitably-sized, private amenity space and relationship/potential overlooking to neighbouring properties.

### **OFFICER RECOMMENDATION :**

Approve subject to conditions.

**Case Officer:** Lisa Jackson

**Recommendation Date:** 27.05.2025

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Signed by: Jane Curley

**On behalf of Staffordshire Moorlands District Council**