

DELEGATED DECISION REPORT

SMD/2025/0169
Valid 31/03/2025

9 SPRINGCROFT
BLYTHE BRIDGE

**REPLACE CONCRETE
SECTIONAL GARAGE WITH
BRICK/BLOCK BUILT
GARAGE.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Impact on parking availability

DESCRIPTION OF SITE

The site consists of a two storey red brick semi-detached dwellinghouse and its associated curtilage, which includes a white brick-effect concrete panel single detached garage (6m x 3m). The site is in a suburban setting on a predominantly red brick street, although the houses opposite the site have white rendered front facing gables. The site is within the Blythe Bridge Development Boundary.

PROPOSAL

The application seeks permission to replace the existing concrete garage with a brick and off-white render garage, with a 3.1 metre extension in length (bringing the total dimensions to 9.1m x 3m), and an increase in height from 2.5m at the roof ridge to 3.4m. The garage will be red brick at the dampcourse level and with a soldier course of red brick above the garage door, with all other elements off-white render. The siting of the replacement garage will be approximately 300mm west and 600mm south of the existing garage, in order to move it away from the site boundary.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS8 Larger Villages 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.

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

- None.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

Staffordshire County Council Highways

None.

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 within the Blythe Bridge Development Boundary and therefore acceptable in principle. The site is within the Blythe Bridge Development Boundary and therefore 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 SPD outlines the Council's expectations in respect of design and states that garages should be modest in size and height to reflect their purpose as an ancillary domestic building, and that materials should match the main dwelling. As a detached, single storey structure set in the rear garden well back from the main dwelling, and with the narrow gable end facing the street, the proposed development is considered subordinate to the dwelling. Despite the materials not exactly matching the main property – red brick – the locality does have a mix of red brick and white render, especially on gable ends facing the highway. Taking this into account, along with how obscured the development would be in the street scene by existing development and timber gates and fences, the proposal is considered acceptable in terms of design for this locality.

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 11 Springcroft to the west, and 7 Springcroft to the east. The proposed development would not have a significant or harmful impact on neighbouring properties' amenity as it would be sited towards the rear of the garden, and due to its positioning the shadow created will mostly fall within the applicants own garden, except when the sun is in a westerly position, whereby the shadow will be cast into the rear half of no.7s garden. However, it is not considered that the impact would be unacceptable, and therefore the proposed development is acceptable in terms of amenity.

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 would remove the parking availability in the garage as it is to be turned into a gym/workshop/store, however the property has the use of three parking spaces on the driveway, and therefore complies with SMDC Parking Guidance, and is acceptable in terms of highway safety.

CONCLUSION / PLANNING BALANCE

The proposed development complies with both local and national planning policy and is considered to be of good design. Therefore the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 03/06/2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council