

DELEGATED DECISION REPORT

SMD/2024/0440 Valid 24/09/2024	IVY COTTAGE TYTHE BARN ALTON	PROPOSED GARAGE (FULL - MINOR)
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MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways
- Biodiversity

DESCRIPTION OF SITE

The site was a former orchard with a dwelling adjacent to the road, it is now a building site following on from approval for residential development. Ivy Cottage (original dwelling) forms part of the Alton Development Boundary, however the remainder of the site is designated as being open countryside, not Green Belt. The application site is at the southern end of the application site, at the termination of the cul-de-sac.

PROPOSAL

The application seeks consent for the erection of a detached, pitched roof garage. The proposed footprint measures approximately 11.9m wide x approximately 6.9m deep. Proposed eaves height is approximately 3m high and the ridge approximately 5.5m high. The proposed elevations plan (drawing number 2025-2975-03) states that the proposed tiles would be Wienerberger Sandtoft 20/20 clay roof tiles in Antique Slate, bricks would match the main dwelling and proposed windows would be Hopper style uPVC windows finished in Cream Grain (RAL 9001). Proposed doors would be side hung timber garage doors and vertically boarded personnel door finished in Graphite Black (RAL 9011).

Internally the garage would be split into two sections, one side being an open carport, the other a secured garage space. The garage would be constructed upon a plot of land adjacent to the applicant's dwelling which was allocated as plot number 9 within approved application reference SMD/2024/0128. An accompanying Non-material amendment application has been approved which would omit plot 9 from the scheme to allow for this garage to be constructed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger Villages Areas Strategy
SS10	Other Rural Areas Strategy
SS11	Churnet Valley Strategy
H1	New Housing Development
DC1	Design Considerations
DC3	Landscape and Settlement Setting
NE1	Biodiversity and Geological Resources
NE2	Trees, Woodlands and Hedgerows
T1	Development and Sustainable Transport
Appendix 2	Parking 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
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
9. Promoting sustainable transport
12. Achieving well-designed places
15. Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

NMA/2025/0006	Non Material Amendment in relation to SMD/2024/0128. Approved
SMD/2024/0128	Variation of a Conditions 2, 4 & 5 in relation to application SMD/2017/0497. Approved.
SMD/2017/0497	Demolition of Ivy Cottage and erection of 1 replacement dwelling and 10 new dwellings with construction of new road access. Approved.
SMD/2015/0151	Demolition of Ivy Cottage, erection of 13 dwellings and construction of new road access. Withdrawn.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.

Public Comments

No representations received within the statutory consultation period in relation to the proposed garage.

Alton Parish Council

No representations received within the statutory consultation period in relation to the proposed garage.

Environmental Health

No objections subject to conditions.

Staffordshire County Council Highways

Recommendation Summary: Acceptance
Site Visit Conducted on: 29-Apr-2025

Personal Injury Records

Staffordshire County Council do not hold records of any Personal Injury Collisions on Orchard Lane as Orchard Lane is private. The nearest adopted road is Tythe Barn, SCC current records show that there were not any Personal Injury Collisions on Tythe Barn within 50 metres either side of the junction with Orchard Lane between 30/12/2019 and 29/12/2022.

Background:

The site (previously identified as plot 9) is located on Orchard Lane, a private lane serving residential properties that terminates at the site. Orchard Lane is currently under construction. The nearest adopted road is Tythe Barn approximately 100m north of the site.

Proposal

Proposed Garage.

Comments on Information submitted:

The proposal is for the construction of a detached garage on the site of plot 9 (shown on submitted plans, Drg. No. 2025-2975-01 – location and block plan and Drg. No.2025-2975-02 – site plan, as a garage/store). The proposed garage will serve the detached dwelling currently under construction which is adjacent to the site (identified as Plot 10). The garage will measure 7m wide by 12m long, the minimum internal dimensions stated in the Staffordshire Moorlands Parking Standards for a double garage are 6m wide by 6m long. The submitted plan titled Amended Plot 10 Housetype shows the property will have 4 bedrooms. To meet with the Parking Standards a dwelling of 4 or more bedrooms should have parking for 3 vehicles. The proposed garage will provide parking for 3 vehicles – 2 accommodated by the carport and 1 within the store and therefore meets the Parking Standards requirements. Access to the proposed garage will be off Orchard Lane (currently under construction). The proposal is considered not have a detrimental impact on the adopted highway I therefore have no objection (application number SMD/2024/0440).

Submitted plans - 02/04/2025

2025-2975-01 – location and block plan

2025-2975-02 – site plan

2025-2975-02 – garage plans and elevations

Staffordshire Wildlife Trust

No objections logged on response to the proposed garage scheme.

Trees (SMDC)

No representations received within the statutory consultation period in relation to the proposed garage.

OFFICER COMMENTS

Principle of Development

The application site currently forms part of the wider residential consent (SMD/2017/0497 and subsequent variation of conditions application reference SMD/2024/0128). The applications granted consent for a dwelling (known as plot 9). It is understood that the purchaser of plot 10 has also bought plot 9 and rather than constructing a dwelling the applicant wishes to erect a detached garage, the subject of this planning application. Works have commenced on site, and therefore there is extant permission a new build dwelling. There are no 'in principle' objections to the scheme. It is noted that Local Plan policy SS10 supports development in the rural areas which includes '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.'

Design and visual impact

The proposed garage is large. With a footprint measuring approximately 11.9m wide x approximately 6.9m deep, with proposed eaves and approximately 3m high and ridge at approximately 5.5m high, the building is larger than would usually be expected for a domestic outbuilding. There are no particular objections to the design of the building, there is a pitched roof, and proportionately sized windows, doors and car port opening. There is a good solid-to-void ratio relating to walls and window/door openings.

Drawing number 2025-2975-03 states that walls are to be constructed using brickwork to match the main dwelling and that the roof tiles would be Wienerberger Sandtoft 20/20 clay roof tiles (Antique Slate). These materials are acceptable; they are the same brick and tiles which are approved for the residential development on this wider site. For confirmation purposes the approved brick is Birtley Olde English. It is recommended that, in the event of this application being approved, a condition is added to

secure the matching materials especially as the brick type is not named on the plan. The submitted 2025-2975-03 drawing states that the proposed garage windows would be Hopper style uPVC windows finished in Cream Grain (RAL 9001), these match the window style of the approved dwelling (plot 10). There are no objections to the proposed side-hung timber garage doors and vertically boarded personnel door (finished in graphite black – RAL 9011).

The proposal would have visual impact beyond the application site. Fronting the highway and being located at the end of the cul-de-sac means that anyone accessing the lower part of the site will see the garage. It is likely that the building will be seen from land to the west and south (outside of the site). Whilst it has already been noted that the garage is larger than would normally be expected, it would be viewed in the context of the host dwelling (plot 10). It is borne in mind that permission exists for a much larger building (dwelling) in this plot. The resultant visual impact of the garage will be less imposing than if the dwelling was built. The garage also resembles an agricultural barn which is in-keeping with the style of the surrounding properties at plots 7, 8 and 10 (10 being the dwelling which the proposed garage would serve).

For the above referenced reasons, it is concluded that the proposed garage is acceptable in design and visual impact terms.

Neighbour amenity

No neighbour amenity issues are identified. The proposed garage is smaller than the dwelling which it would replace. There would be no blocking of any neighbouring principal windows or overlooking as a result of the proposal.

Highways

The County Highways officer raises no objections to the application. Additional parking for plot 10 is simply being provided. No highways related conditions have been recommended.

Biodiversity

The application triggers the consideration of Biodiversity Net Gain (BNG). The application is accompanied by a BNG Assessment and BNG Metric. The Planning agent has confirmed (email dated 27.06.2025) that the applicant(s) will purchase off-site BNG credits. The BNG Assessment also makes reference to this within paragraph 4.4, stating that 'The client will need to agree off-site compensation via a third party to purchase the required units to achieve the 10% net gain and balance the trading rules.' A planning condition is therefore necessary.

Other matters

The Council's Environmental Health (EH) officer has not objected to the application. A number of EH conditions have been recommended covering matters such as times in which noisy construction / demolition works can take place, pollution control, unexpected contamination and soil testing. Although a condition relating to lighting has been suggested, it is not considered relevant in this case as the application is for a garage only.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 27.06.2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council