

DELEGATED DECISION REPORT

SMD/2025/0292
Valid 19/06/2025

8 DALES CLOSE
BIDDULPH MOOR

VARIATION OF CONDITION 4
IN RELATION TO
SMD/2021/0101

(FULL - MINOR)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a semi-detached dormer bungalow situated on a corner plot on Dales Close. This residential cul-de-sac in the southeast of Biddulph Moor is lined with 1960s bungalows, mostly semi-detached. On the corner where the application site is located, there are no building plots on the opposite side of the road, which instead contains rear access for plots on Wraggs Lane.

There is an existing detached garage and outhouse to the rear of the property.

The dwelling lies within the Development Boundary of Biddulph Moor, adjoining Open Countryside to the rear.

PROPOSAL

The application seeks permission to change the design of the garage, as previously approved (SMD/2021/0101), by reducing the overall size of the garage. The length will be reduced from 6.6 metres to 6.1 metres, and the width from 8.29 metres to 6.8 metres at the rear. At the front, the garage will go from 4.5 metres to 4.85 metres.

Planning permission was previously refused at the application site (SMD/2020/0368) for a single storey rear extension and a replacement garage. No objection was raised to the replacement garage and therefore the previous application (SMD/2021/0101) omitted the rear extension and was approved.

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
DC3 Landscape and Settlement Setting

T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 109, 131, 135, 139.

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/2020/0368 Single storey rear extension and replacement garage. Refused
- SMD/2021/0101 Proposed construction of replacement garage. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

Environmental Health

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 previous application was approved in May 2021, and a therefore the permission would have lapsed in May 2024. However, the existing garage was demolished (as was permitted by SMD/2021/0101) in September 2023, within the three years stipulated in Condition 1 of the original permission. Photographic evidence has been provided to prove this. Section 56 of the Town and Country Planning Act 1990 defines any work of demolition of a building as a material operation and therefore the permission is considered to have been implemented and made extant. The site is within the Biddulph Moor Development Boundary which is identified as a larger village under policy SS8 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 require development to be of high quality and provide 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 '*need to be designed and built in sympathy with the properties they serve. Materials and roof pitch should generally match those of the parent building. If attached to the building, the new garage should be clearly subordinate. A separate garage building is however often the better solution particularly where more than one garage is needed.*'

There was an existing single storey concrete sectional detached garage with a flat roof located in the side/rear garden of the application site. It had pebble dashed walls. It has previously been approved to demolish the existing garage and erect a replacement detached garage. The proposed garage will be single storey with a pitched roof with an attached single storey flat roofed section that will follow the angled line of the boundary shared with No. 6 Dales Close. This application aims to reduce the extent of this part of the garage, along with other minor changes in dimensions. The front elevation of the garage that will be visible from the street scene will be constructed of facing brickwork, whilst the remainder of the garage will be rendered in off-white. The pitched roof will be tiled in concrete roofing tiles. The garage will be sited in a similar position as the garage it will replace, as well as the garage previously approved.

The proposed garage will not be highly visible from the street scene, due to its siting towards the rear of the dwellinghouse and behind the extension that has been constructed on the adjacent dwellinghouse at No. 6 Dales Close that extends up to the shared boundary. The proposed garage will have an enhanced appearance

compared to the garage it will replace due to the use of materials that will match the existing dwellinghouse and the inclusion of a pitched roof. Although bigger than the garage it will replace, it is smaller than the previously approved scheme and will remain subordinate to the scale of the existing dwellinghouse. It is for these reasons that the proposed alterations to the plans are considered to comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

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 impact of the garage on the residential garden to the south is judged to be acceptable. This is due to the fact that it replaces an existing garage building, and will be smaller than the previously approved scheme. Additionally, its location to the north of the garden ensures that overshadowing and blocking of sunlight will not be a significant issue. It will also be alongside a garage belonging to the neighbouring property. Finally, the garden in question is of a moderately large size and thus the neighbours will retain ample amenity space that is not affected by the proximity of the garage.

It is for these reasons that the proposed garage will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

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 can accommodate the required vehicular parking, in line with Appendix 2.

A Highways Engineer has not assessed this scheme, however made the following comments on the previously approved scheme:

'The proposed garage meets with the minimum internal dimensions for a single garage (6m x3m) as stated in the Staffordshire Moorlands Parking Standards. The garage is to be sited to the rear of the property and therefore does not cause any change to the current parking arrangement. It is therefore considered the proposal will not have a detrimental impact on the adopted highway.'

The reduced scheme would still meet the internal minimum dimensions for a garage and the development will therefore comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2019).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development and alteration to the previously approved scheme is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2019). As such the application is recommended for approval.

OFFICER RECOMMENDATION : APPROVE, subject to conditions

Case Officer: Reuben Berriman

Recommendation Date: 14/08/2025

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council