

DELEGATED DECISION REPORT

SMD/2025/0236
Valid 15/05/2025

147 OSTLERS LANE
CHEDDLETON

PROPOSED REPLACEMENT
GARAGE AND STORAGE
BUILDING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Position and design
- Protected trees
- Neighbour living conditions

DESCRIPTION OF SITE

Domestic rear garden serving residential dwelling. The dwelling is a bungalow semi in brick and tile with dormers added to the front roof slope and previously extended at the rear with a one-and-a-half storey addition giving roof space accommodation – as has the attached neighbour. The rear garden runs back rear of the extension for some 30m with a width of c. 12m. There is an existing modest and dated single garage about 6m in length and 3m in width with dual pitch roof. A relatively recent kerbed tarmac drive connects the garage with an existing paved access along the side of the dwelling to the front. The garage is in line with this on the right (south) edge of the rear garden.

No. 147 is at the end of a ribbon of development along Ostlers Lane in which the immediate neighbours north enjoy similar garden arrangements.

At no. 145 there is a substantial brick and tile dual pitch roof outbuilding c.8m x 5m set against the south side boundary about in line with the garage of no. 147.

To the south side of no.147 are an older pair of properties (nos. 149 and 151) built in stone and arranged at right angles to Ostlers Lane with shared access coming in parallel to no. 147 – though there are outbuildings on the boundary.

There is an extant permission (see SMD/2024/0375) at 151 to convert an outbuilding (alongside 147) into ancillary accommodation. With that approved scheme an area of parking was shown further back in the property aligned with the forward end of the existing 147 garage.

Further again to the rear (east) of 151 and alongside the rear garden boundary with 147 is a small area of woodland – a copse – with significant mature trees protected under TPO SM308 G1.

The location is within the Cheddleton Larger Village development boundary.

PROPOSAL

Amended plans have been received ANCA/PP/01/002 rev B, negotiated with the advice of the Council's Trees and Woodlands Officer, to re-position the proposed building beyond the root protection zones of the adjacent trees that are included in the TPO. As first submitted the proposal reached forward of the existing garage by c. 1.75m. In the revised scheme the position would now reach forward of the existing garage by c.4m. This altered position is reflected in the revised block plan drawing at 1:500 scale contained in drawing ANCA/PP/01/002 rev B.

Proposed materials are:

Walls – Red/Brown Facing Brickwork to match that of the main dwelling

Roof – Dark Grey/ Dark Blue Plain Clay Tiles to match main dwelling

Windows – Wood Grain Effect UPVC Windows to match main dwelling

Rain water goods – Dark Brown Square Section UPVC Rainwater Goods to match main dwelling.

The building would be 12m in length x 5.4m wide with a dual pitched roof 2.7m to the eaves and 4.8m to the ridge.

Biodiversity Net Gain (BNG)

Exempt due to being a householder proposal.

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

NE1 Biodiversity and Geological Resources

NE2 Trees, Woodland and Hedgerows

T1 Development and Sustainable Transport

National Planning Policy Framework (Dec 2024)

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 8 – Promoting healthy and safe communities; 9 – Promoting sustainable transport; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There are a number of previous decisions associated with this and its neighbouring properties but none with direct bearing or relevance to the application.

CONSULTATIONS**Publicity**

Site Notice expiry date: 13.06.2025

Neighbour consultation period ends: 06.06.2025

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Cheddleton Parish Council – no objection

Staffordshire County Council Highways

Recommend acceptance. No conditions requested.

The property is located on Ostlers Lane (Road No. C0150) a C classified road with a speed limit of 30 mph, there is a system of streetlights and a footway directly fronting the property. Speed limit changes to national speed limit just beyond access to the property.

The existing garage is to be demolished, and a proposed garage and storeroom/workshop is to be constructed to the rear of the property. The dimensions for the proposed garage are 4.8m wide x 7.8m long and the storeroom/workshop will measure 4.8m wide x 4m long. The proposed garage meets with the Staffordshire Moorlands Parking Standards stated dimensions for a single garage which are 3m wide x 6m long. The garage is a replacement and will therefore not have a detrimental effect on the current parking arrangements.

SMDC Tree Officer

Amended plans (Drg. No. ANCA/PP/01/002 Rev A) e-mailed from the agent on 22/08/2025 now show Root Protection Areas (RPAs) for the closest 2 major trees protected within the adjacent Group G1 under TPO No. SM.308. In addition, the position and size of the proposed replacement garage and storage building has been slightly amended and reduced, and demonstrates that the footprint of the proposed

replacement building would now be outside the RPAs (other than an extremely minor encroachment within the RPA of the Beech T1 which is anyway within the developed slab footprint of the existing garage and surround and would have no material effect on the tree).

The proposed development as amended would not be likely to cause significant harm to protected trees, and I have no objection to this application as amended. Please include the following condition in the event that planning permission is granted:

1. The first action on commencement of development, prior to any further action (including any demolition, site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access) shall be the erection of temporary tree protection barriers and advisory notices for the protection of the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, and these barriers and notices shall be retained in position for the duration of the period that development takes place, unless otherwise agreed by the LPA. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed by the LPA.

OFFICER COMMENTS

Principle of Development

Acceptable in principle under policy SS8 due to being within the larger village development boundary. The emphasis is to retain and enhance the role and character of the settlement. In particular SS8(4) is to ensure new development reflects and enhances each village's special character and heritage including "ensuring that development is of a suitable scale in relation to the role and function of the villages as set out in the Spatial Strategy".

The main issues of consideration are design including the living conditions for occupiers at 151 (DC1) and trees (DC1 and NE2).

Design

The building is well set back from the public road and its vehicle door elevation would not be unduly visible or prominent in the street scene. By its form and proportions and by adopting external materials of brick and tiles to match the main dwelling the building is overall well designed. It is a larger outbuilding than might commonly be expected but in this location it is notable that there are out buildings of similar size (or larger) on neighbouring dwelling properties to each side and the development should not be found unduly out of place. Despite the general good proportions, the garage door is tall and appears somewhat narrow. As a roller shutter this tall door risks appearing somewhat industrial which would be out of step with this residential context. It is

recommended a condition be attached to require the door be set behind the wall opening recess rather than flush with it or within (and certainly not on the outside wall face). The condition should also specify a recessive dark colour for the shutter such as a brown to match that proposed for the windows and as used on the existing dwelling.

Amenity

Consideration is given to the occupiers of 151 Ostlers Lane. The general arrangement is shown (eg.) in file photo 115819. The north elevation of 151 is about 8m from the boundary with 147. The end windows furthest in (east) appear minor and not 'principal' windows. The proposal scheme would not clip across the house elevation of 151 and would end about 3m short of reaching any direct alignment with the easterly wall end of 151. All considered it is judged that the amended scheme remains acceptable in terms of impacts for 151. There are no other issues to affect the living conditions of neighbours given the building's limited scale, separation and ancillary use function with only limited window openings in the small store / workshop part.

Highway Safety

Given the response from the County Council Highways Authority there are no issues of concern with regard to highway safety.

Trees

In the initial submission the adjacent TPO protected trees had not been considered. A simplified tree survey report has since been submitted for use in discussion with the Council's tree officer. The building which was first shown 12.4m x 5.3m has been slightly reduced in plan area and the position has been brought forward by about 2.5m in order to stand clear of the root protection zones. The tree officer is satisfied that with these changes and taking into account the previous ground works for the garage there should not be undue risk to the neighbouring trees.

A condition is recommended.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above and there being no other issues the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank

Recommendation Date: 09.10.2025 revised 20.10.2025

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council