

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

17th October 2019

Application No:	SMD/2019/0465	
Location	71 Woodhouse Lane, Biddulph	
Proposal	Removal of prefabricated single garage, construction of a double garage with off white render finish, render finish to existing bungalow	
Applicant	Mr R Beech	
Agent	DBD Architectural Consultancy Ltd	
Parish/ward	Biddulph / Biddulph North	Date registered 31 st July 2019
If you have a question about this report please contact: Arne Swithenbank tel: 01538 395578 or e-mail arne.swithenbank@staffsmoorlands.gov.uk		

REFERRAL

The application is a full householder referred to Committee by the Head of Development Services in the interests of openness and transparency due to the application property being adjacent to the home of Cllr Jim Davies, a member of the planning applications committee.

1. SUMMARY OF RECOMMENDATION

Approve subject to conditions

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The site is a detached 20thC brick and tile gable ended bungalow facing north on to Woodhouse Lane elevated from the road on rising ground. To the west side at a lower level to the dwelling by c.2m is a detached pre-fabricated single garage with tarmac driveway to the fore.
- 2.2 Next adjacent to the west is a small plot of c.6m width which contains an electricity substation. No. 69 Woodhouse Lane next again to the west is a detached dwelling at a somewhat lower level as Woodhouse Lane falls to the west.

3. DESCRIPTION OF THE PROPOSAL

- 3.1 The proposal in the place of the single pre-fab is for a detached double garage with dual pitched roof orientated gable to the road. The building would be c.2.2m to the eaves and 4.8m at the roof ridge. There would be two roof lights in the east roof slope which faces the application dwelling. The proposal involves some digging out closer to the dwelling (to within c.1.5m) in order to achieve the footings space. The westerly edge would be in the same alignment as the west edge of the existing garage.
- 3.2 The proposed external construction finish is off-white render stated as being to match the bungalow as it is also proposed as part of the application to render the bungalow.

4. RELEVANT PLANNING HISTORY

- 4.1 10/01088/FUL – two storey side and front extension – refused
- 4.2 11/00204/FUL – two storey side extension – approved – not implemented

5. PLANNING POLICIES RELEVANT TO THE DECISION

- 5.1 The development plan comprises the adopted Staffordshire Moorlands Core Strategy Development Plan Document (26th March 2014) and supporting evidence documents.

Core Strategy Development Plan (Adopted 26th March 2014),

S01 Spatial Objectives

SS1 Development Principles

SS1a Presumption in Favour of Sustainable Development

SS5b Biddulph Area Strategy

DC1 Design Considerations

T1 Development and Sustainable Transport

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

- Space About Dwellings SPG
- Design Principles SPG

National Planning Policy Framework (NPPF) July 2018

Paragraphs 1 – 14

Section 4 Decision making

Section 12 Achieving well designed places

Local Plan Submission Version (February 2018)

SS1 Development Principles

SS1a Presumption in Favour of Sustainable Development

SS6 Biddulph Area Strategy

DC1 Design Considerations

T1 Development and Sustainable Transport

Local Plan process

- 5.2 The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was “sound”. Formal representations were then invited from residents, businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.
- 5.3 In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public was held in November 2018 to determine whether the Local Plan is sound and legally compliant. Subject to the findings of the appointed inspector, the Local Plan is expected to be adopted later in 2019. At that point, it will supersede the adopted Core Strategy and become part of the statutory development plan for the District.
- 5.4 In this context, the Council’s position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is as follows:
- The stage of preparation: the Local Plan is now at an advanced stage of preparation as the Council has submitted it to the SoS for examination;
 - The extent to which there are unresolved objections to relevant policies: this varies depending on the policy in question. Where reference is made in this report to any emerging policies the level of outstanding objections to each policy will be noted and recommendation made as to the amount of weight to be given to the policies at this stage in the process;
 - The degree of consistency of policies with the NPPF: given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF

6. CONSULTATIONS CARRIED OUT

Public

- 6.1 Neighbour consultations x 2 for response by 23rd August 2019. Site notice posted for responses by 17th September 2019 – no representations received.

Town Council

- 6.2 Biddulph Town Council – no comments received.

7. POLICY AND MATERIAL CONSIDERATIONS / PLANNING BALANCE

Policy Context

- 7.1 The Local Planning Authority is required to determine planning applications in accordance with the Development Plan unless there are material circumstances which indicate otherwise. In this case the Development Plan for the Staffordshire Moorlands District Council consists of the Adopted Staffordshire Moorlands Core Strategy Development Plan Document (March 2014) with regard also being given to the provisions of the National Planning Policy Framework (NPPF); the Council's adopted Supplementary Planning Guidance documents: 'Space About Dwellings' and 'Design Principles' and the Council's Core Strategy Supporting Evidence Document: Landscape and Settlement Character Assessment (2008). Development boundary mapping remains for the present time as approved under the Staffordshire Moorlands Local Plan (September 1998).
- 7.2 In its general approach in accordance with policies SS1 and SS1a, the Council expects the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. This means that planning applications that accord with the policies in the Core Strategy shall be approved without delay, unless material considerations indicate otherwise.
- 7.3 Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise – taking into account whether: (a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or (b) specific policies in that Framework indicate that development should be restricted. In the rural areas outside of any development boundary Policy SS6c provides for the conversion of an existing rural building in accordance with Policies R1 and R2.

Principle of development

- 7.4 Being within the Biddulph town development boundary, development is acceptable in principle but is subject to consideration of all material matters including in particular design and any implications for neighbours or street scene.

Design

- 7.5 Although tall at the ridge the garage is acceptably proportioned and the site levels allow its scale to be absorbed. It helps in this case to contain the size that it is gable end on to the road – there are other examples in the street scene with which this is consistent despite the host dwelling being orientated ridge parallel to the road.

- 7.6 The limited use of render for the garage is considered acceptable as there are other elements of neighbouring properties in this street scene which are part rendered. The proposal to wholly render the host dwelling however is considered out of keeping with the predominate use of brick in this street scene.

Neighbour Amenity

- 7.8 Due to land levels which set the garage down and due to available separation distances to neighbours, no adverse impacts for neighbour amenity are identified. The site of the garage is separated from the neighbouring dwelling by the electricity substation.

Other matters

- 7.9 County Highways have not been consulted. The scheme does not reduce the scope to manoeuvre within the site and indeed increases the available off-street parking. With no loss or reduction to existing off-street parking the scheme is acceptable.

Conclusion and Planning Balance

- 7.10 Subject to a condition to not render the dwelling the scheme is recommended for approval as being acceptable in terms of design with no adverse amenity or highways impacts.

7 RECOMMENDATION

A. Approve subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. The development hereby approved shall be carried out in accordance with the details as submitted in the application form and submitted specifications and as shown in drawings:

PL 01A

PL 03F

save that there shall be no render to the dwelling house which shall be retained as existing in brick.

Reason: To ensure that the development is carried out in accordance with the submitted details and approved plans, in the interests of good planning, for clarity and the avoidance of doubt.

3. The external facing materials of the garage shall be render as detailed in the application and the roofing materials shall match in colour, form and texture those of the existing site dwelling.

Notwithstanding the proposed application of render to the dwelling house this shall be retained in brick as existing.

Reason: To ensure that the works harmonise with the existing and surrounding developments.

4. Prior to the commencement of development detailed joinery plans and sections of the proposed windows and doors at a scales in the range of eg. 1:5, 1:10 and 1:20 as appropriate together with details of the materials and proposed finishes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried

5. All noisy activities shall be restricted to the following times of operations:

- **08:00 - 18:00 hours (Monday to Friday);**
- **08:00 - 13:00 hours (Saturday)**
- **No working is permitted on Sundays or Bank Holidays.**

In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Reason: To avoid the risk of disturbance to neighbouring dwellings from noise during anti social hours.

B In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision

Informatives

1. This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. In accordance with Paragraph 38 of the NPPF the Case Officer has sought solutions where possible to secure a development that improves the economic, social and environmental conditions of the area.

10. APPENDICES TO THE REPORT

10.1 The link below to the Council's website is where the detail of this application can be viewed.

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=130318>



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