

**20/00303/FUL
NON-MAJOR**

Mr Rodger Griffiths

**LAPLEY, STRETTON &
WHEATON ASTON
Councillor Brian Cox
Councillor Venetia Jackson**

West Beech Bell Hurst Lane Wheaton Aston STAFFORD ST19 9QS

Detached garage

1. SITE DESCRIPTION AND PLANNING HISTORY

1.1 Site description

1.1.1 The application relates to a fairly modern dwelling lying on the north side of Bell Hurst Lane, on the outskirts of the local service village of Wheaton Aston. The property sits on an unusual plot, with all of the amenity and parking space found on both sides, and the dwelling sitting close to the highway with no rear garden. There is a dwelling directly opposite with a handful of further dwellings scattered around.

1.2 Planning History

2007 Demolition of existing house and erection of a replacement dwelling, approved (07/00806)

2007 Demolition of existing cottage and outbuildings to allow erection of new dwelling - 07/00806/FUL, approved (07/01262)

2008 Retrospective application for basement development, approved (08/00584)

2015 Detached garage, approved (15/00179/FUL)

1.3 Pre-application Discussions

1.3.1 None

2. APPLICATION DETAILS

2.1 Proposal

2.1.1 The application is for a detached garage. The garage measures 5.6m by 3.5m with a ridge height of 3.4m. The building will be located in the far north eastern corner of the plot. The garage was granted planning permission in 2015 (15/00179/FUL) but the development did not begin within the 3-year time period.

3. POLICY CONTEXT

Within the Open Countryside

Core Strategy

Spatial Objective 1: To protect and maintain the Green Belt and Open Countryside in order to sustain the distinctive character of South Staffordshire

Core Policy 1: The Spatial Strategy

OC1: Development in the Open Countryside

Core Policy 2: Protecting and Enhancing the Natural and Historic Environment

EQ4: Protecting the character and appearance of the landscape

Core Policy 3: Sustainable Development

EQ9: Protecting Residential Amenity

Core Policy 4: Promoting High Quality Design

EQ11: Wider design considerations

Appendix 5: Parking Standards

NPPF

Part 2: Achieving sustainable development

Part 12: Achieving well-designed places

4. CONSULTATION RESPONSES

No **Councillor** comments (expired 25/05/2020)

No **Lapley, Stretton and Wheaton Aston Parish Council** comments (expired 19/05/2020)

No **Neighbour** comments (expired 19/05/2020)

Site Notice (expired 30/06/2020)

5. APPRAISAL

5.1 The application is being presented to Planning Committee because it is contrary to Policy OC1.

5.2 Key Issues

- Principle of Development
- Material Considerations
- Design
- Impact on neighbours

5.3 Principle of development

5.3.1 The site is within the Open Countryside where policy OC1 of the Core Strategy states that new buildings which are for the purposes directly related to agriculture or forestry or appropriate small scale facilities for outdoor sport or recreation, nature conservation, cemeteries and for other uses of land which preserve the character of the Open Countryside will normally be permitted. The garage does not fall into any of these categories however and for this reason there needs to be material considerations to justify a departure from the local plan.

5.4 Material Considerations

5.4.1 The garage is small and inconspicuous and will be tucked away in the far-reaching corner of the site. Although it will be easily viewed from the road it will be

viewed within the existing residential curtilage which already has an established domestic appearance. There will be no harm caused to the character/landscape of the Open Countryside and for that reason I consider the garage should be approved.

5.5 Design

5.5.1 Policy EQ11 of the Core Strategy requires that new development *"respect local character and distinctiveness, including that of the surrounding development and landscape [...] by enhancing the positive attributes whilst mitigating the negative aspects"*, and that

"in terms of scale, volume, massing and materials, development should contribute positively to the street scene and surrounding buildings, whilst respecting the scale of spaces and buildings in the local area."

5.5.2 The Council's 2018 Design Guide has been adopted and amplifies the principles set out in Policy EQ11 of the Core Strategy.

5.5.3 The design of the garage is in keeping with the host dwelling and similar to other buildings found in the local area. For that reason I consider the proposal in accordance with the aims of EQ11 of the Core Strategy.

5.6 Impact on neighbouring properties

5.6.1. Policy EQ9 states that new development

"should take into account the amenity of any nearby residents, particularly with regard to privacy [...] and daylight."

5.6.2 I do not consider that the proposal will cause any undue impact on the amenity of the neighbouring properties. I note that there have been no neighbour objections to the application and consider that it would comply with Policy EQ9 of the Core Strategy.

6. CONCLUSIONS

6.1 The site is within the Open Countryside. However, there will be no impact on the character/landscape of the Countryside or neighbouring properties and for these reasons I am recommending the application for approval.

7. RECOMMENDATION - APPROVE

Subject to the following condition(s):

1. The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which this permission is granted.

2. The development shall be carried out in accordance with the approved drawings: 15-024 Sheet 1 of 1, received 24/03/2020
3. The materials to be used on the walls and roof of the garage shall match those of the existing dwelling unless otherwise agreed in writing by the Local Planning Authority.

Reasons

1. The reason for the imposition of these time limits is to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In order to define the permission and to avoid doubt.
3. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
4. Proactive Statement

In dealing with the application, the Local Planning Authority has approached decision making in a positive and creative way, seeking to approve sustainable development where possible, in accordance with paragraph 38 of the National Planning Policy Framework, 2019.



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