

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

12th December 2024.

Application No:	SMD/2024/0334	
Location	12 Gorsty Hill Road, Upper Tean, ST10 4EQ	
Proposal	Proposed Carport	
Applicant	Mr D. Underwood	
Agent	Mr A. Dukesell DBD Architectural Consultancy Ltd.	
Parish/Ward	Checkley	Date registered 24.07.2024
If you have a question about this report please contact: Mrs L. Jackson lisa.jackson@staffsmoorlands.gov.uk		

REFERRAL

The application is brought to Planning Committee at the request of Cllr Kate Mills who states there have been no objections, it does not affect amenities and the Parish Council has no objection.

SUMMARY OF RECOMMENDATION

Refuse

1. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

1.1 Number 12 Gorsty Hill Road is a two-storey, detached, brick and tile dwelling sat back from the highway and at a raised elevation behind stone retaining walls and hedgerows/planting. Vehicular access is taken directly off Gorsty Hill Road. The driveway slopes upwards towards the front of the house leading towards open ground to the south and west of the dwelling. The proposed garage would sit on part of the plot which is already used for parking and turning purposes and is further forward of the principal elevation of the house. The new building would replace an existing timber shed.

1.2 There have been some design revisions to the scheme during the course of considering the application. However the applicant has now confirmed that the decision should be based on the original submitted scheme, drawing reference PL02.

1.3 For the purposes of planning policy consideration the application site is located within the Upper Tean Development Boundary and is also within an identified coal development area, albeit with a low-risk designation. The application site lies on the edge of the Upper Tean Conservation Area. There are no Listed Buildings or protected trees which need to be considered.

2. DESCRIPTION OF THE PROPOSAL

2.1 Permission is sought for the erection of a detached building, described by the applicants as a car port. The building is designed as a detached, half-hipped, three bay garage/carport building with walls constructed from timber posts and cladding and finished with a plain clay tiled roof. The application form and plan states that the proposed tiles will match those of number 12 Gorsty Hill Road (the host dwelling). The roof ridge would be 5.03m high. The eaves of the main building would extend to approximately 2.3m in height apart from the central gable feature which would extend to approximately 2.6m. The application advises that the central bay requires a higher eaves level in order to accommodate the applicant's work van which is described as a large transit type vehicle. The building footprint measures at 9.1m x 6.0m.

2.2 The application, the details attached to it, including the plans, any comments made by residents and the responses of consultees can be found on the Council's website by using the following link:-

[Planning Application - Staffordshire Moorlands District Council](#)

3. RELEVANT PLANNING HISTORY

SMD/2020/0408	Outline application with details of access (all other matters reserved) for a proposed new detached dwelling. Approved.
98/00673/OLD	Outline application for residential development of one dwelling. Approved.
92/00551/OLD	Outline application for residential development with details of access. Refused.
92/01141/OLD	Outline application for residential development including details of access. Refused.
89/00331/OLD	Extensions to form sun lounge, lounge and garage. Approved

4. PLANNING POLICIES RELEVANT TO THE DECISION

The following Staffordshire Moorlands Local Plan policies are relevant to the application:-

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger Villages Areas Strategy
H1	New Housing Development
DC1	Design Considerations
DC2	The Historic Environment
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

Checkley Parish Neighbourhood Development Plan

4.2 The National Planning Policy Framework is relevant in the consideration of the application, including sections;

- 2 Achieving sustainable development
- 6 Building a strong, competitive economy
- 9 Promoting sustainable transport
- 12 Achieving well-designed and beautiful places
- 16 Conserving and enhancing the historic environment

5. CONSULTATIONS CARRIED OUT

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.
Press Advert: Leek Post and Times. Expired.

Public Comments

No representations received within the statutory consultation period.

Checkley Parish Council:

The Parish Council are of the opinion that the proposal appears to be sound provided it is in keeping with neighbouring property and there are no local objections and it conforms with planning policies as defined in the Checkley Parish Neighbourhood Development Plan and the Staffordshire Moorlands District Council Core Strategy and the National Planning Policy Framework.

Staffordshire County Council Highways:

Recommendation Summary: Acceptance
Site Visit Conducted on: 29-Jul-2024

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Gorsty Hill Road within 43 metres either side of the property from 30/12/2019 to 29/12/2022.

Background

The property is located on Gorsty Hill Road (Road No. D1201), an unclassified road which is subject to a 30mph speed limit; there is streetlighting but no footways.

Description of Proposal

Proposed Car Port.

Comment

The proposal is for the construction of a timber framed car port within the grounds of 12 Gorsty Hill Road as shown in submitted plan titled Site Plan as Proposed. The carport will measure approximately 9m wide and 6m deep and can accommodate parking for 3 vehicles as detailed in Drawing Number PL 02. The proposal aims to formalise parking by providing a carport and is not considered to have a negative impact on the adopted highway. I have no objection (application number SMD/2024/0334).

Conservation Officer:

No representations received.

6. OFFICER COMMENT AND PLANNING BALANCE

Principle of Development

6.1 The Local Planning Authority is required to determine applications in accordance with the Development Plan, unless there are material circumstances which indicate otherwise and in determining these applications, it shall have regard to the provisions of the Development Plan, in so far as material to the application and to any other material considerations. The Staffordshire Moorlands Local Plan 2020 is the adopted Local Plan for the district.

6.2 Policy SS1 of The Staffordshire Moorlands Local Plan states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands; this echo's the stance of the National Planning Policy Framework. The Local Plan aims to deliver a wide range of development and includes support in principal for domestic developments.

6.3 Local Plan policy SS8 identifies Upper Tean as a 'Larger Village' within the Staffordshire Moorlands. Within the larger villages there is support in principle for a range of developments including housing related proposals. Local Plan policy H1 concerns itself with housing related proposals and lends its support to residential development within the development boundaries of the towns and larger villages.

Design and Visual Impact (Character and Appearance)

6.4 Local Plan policy DC1 requires that all developments shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the character and heritage of an area. Development should be of a high quality, adding to the value of a local area, incorporating creativity, be designed to respect the site and its surroundings and promote a positive sense of place and identity. Relevant to note is the council's adopted Supplementary Planning Guidance entitled 'Design Principles for Development in the Staffordshire Moorlands' and the adopted Staffordshire Moorlands Design Guide (Supplementary Planning Document).

6.5 Local Plan policy DC1 seeks well-designed developments which respect their site and surroundings. Adopted design documents are specific in terms of what is acceptable when considering garage-type developments. Supplementary Planning Guidance (SPG) stipulates that garages and outbuildings should appear subordinate to the dwelling and that they should 'be modest in size and height to reflect its purpose as an ancillary domestic outbuilding.' The Staffordshire Moorlands Design

Guide references that new buildings should be well-proportioned and that materials and roof pitch should generally match those of the parent building.

6.6 The proposed building is a detached, timber clad, three bay garage building. The roof would have a half hip style and be finished with plain clay tiles. The building would be orientated at roughly right angles to the highway (Gorsty Hill Road) with the open bays facing towards the north. The building is large, with a footprint of 9.1m x 6.0m and overall height of 5.03m it cannot be described as 'modest in size and height.' The additional bulk of the central feature gable and overlarge and high roof, results in a top-heavy building. Of further concern is the extensive use of timber cladding which clashes with the brick constructed host dwelling. The Staffordshire Moorlands Design Guide states that 'there is no tradition of external timber boarding in the Staffordshire Moorlands.' It is recognised that agricultural buildings are occasionally constructed (in part) from timber boarding, the design guide regards these as exceptions. The application is not for an agricultural building, it is a domestic outbuilding.

6.7 The proposal would result in significant visual impact beyond the application site. The character of the surrounding area is mixed in terms of styles and ages of dwellings. Properties on higher level ground are set back from the highway. The area where the proposed building would be located is higher than the road. The plans show the building would be positioned 1.7m away from the southern boundary. Its position further forward of the principle elevation of the host dwelling and away from the house, combined with its large size and visually close proximity to the road, means that the building will be a visually prominent feature at the front of the property, significantly competing with the dominance of the main house and being harmful to the openness of the street scene at this point.

6.8 In addition, consideration is given to the Checkley Parish Neighbourhood Development Plan. The Neighbourhood Plan covers many matters ranging from Housing, High Streets, Green Spaces and Transport. In respect of this application the main Neighbourhood Plan policy consideration is policy DES1, which concerns itself with design. The policy stipulates that development must be well designed, sustainable, site specific and compliment the surroundings in terms of scale, height, massing, spacing and degree of set-back from the streets. The application is contrary to the requirements of the Checkley Parish Neighbourhood Development Plan. Matters of design, size, positioning and surroundings are discussed earlier in the report and the objections raised in relation to Local Plan policy requirements are equally as relevant when considering the Neighbourhood Plan policies. Furthermore, the Neighbourhood Development Plan seeks to secure well-designed parking provision to ensure that it 'does not dominate the streets and spaces.' It is considered that this scheme would dominate the street due to the large size and elevated position of the building.

Neighbour Amenity

6.9 There are no neighbour amenity issues with the proposal. There is a very generous separation distance of approximately 28m between the proposed location of the garage and the properties to the south, known as Holborn Row, this is a sufficient separation distance. Number 14 Gorsty Hill Road is located on the north-eastern side of the application site. The host dwelling (number 12) sits between the neighbour (number 14) and the area where the proposed garage would be built, therefore there would be no overbearing relationship matters to consider in terms of number 14.

6.10 There are a number of dwellings on the opposite side of Gorsty Hill Road. These properties sit at a much lower land level to the application site and on the roadside edge. In terms of any amenity impact, it may be the case that some part(s) of the garage building are seen from upper floor windows but the garage would not be overbearing. It is noted that at the time of writing, no neighbour representations have been received.

Highways

6.11 The National Planning Policy Framework and Local Plan policies DC1 and T1 require that all development proposals secure safe and suitable access to a site whilst making a contribution towards meeting parking requirements and ensuring that all new development can be satisfactorily accommodated within the highway network. The application does not propose any alterations to the existing vehicular access. The scheme is to provide undercover parking for three vehicles, therefore not removing any parking provision within the site. The County Highway officer's comments can be read in full within the 'Consultations' section of this report and it is noted that no objections arise. Access to the site is existing and the application does not propose any amendments.

Coal

6.12 The application site is within a low-risk coal development area. Gov.uk website is that 'if you are submitting a planning application in a Development Low Risk Area then there is no statutory requirement to submit a CMRA to the LPA' however 'the proposed development still lies within a coal mining area and could contain unrecorded hazards.' The advice is that if any coal mining feature is encountered it must be immediately reported to the Coal Authority. Coal related matters can be referenced on the decision notice in the event of planning permission being approved.

7. CONCLUSION AND PLANNING BALANCE

7.1 The application raises no concerns in terms of neighbour amenity, highways impact or the fact that the site is within a low-risk coal development area. The objections to the application relate to design and visual impact which have been covered in this report and for the reasons set out above it is considered that the proposal fails to comply with the relevant local plan and neighbourhood plan policies and is recommended for refusal.

8. OFFICER RECOMMENDATION

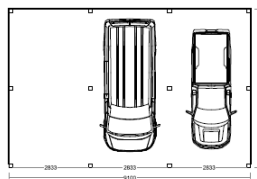
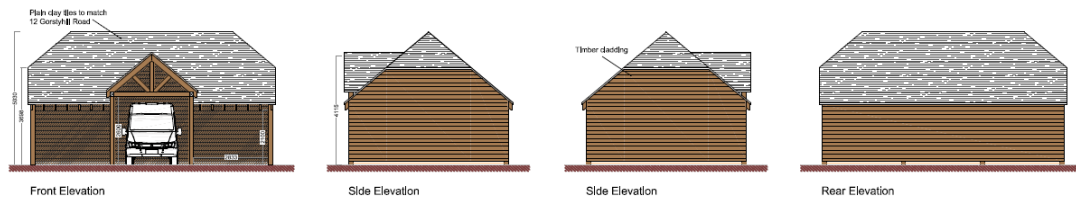
That the application be refused for the following reason(s):

- 1. By reason of its dimensions, overall bulk and top-heavy roof, the outbuilding will not 'be modest in size and height to reflect its purpose as an ancillary domestic outbuilding' as specified within Supplementary Planning Guidance 'Design Principles for Development in the Staffordshire Moorlands.' Furthermore, the extensive use of timber cladding is contrary to the Staffordshire Moorlands Design Guide (Supplementary Planning Document) which states that 'there is no tradition of external timber boarding in the Staffordshire Moorlands,' with the exception of agricultural buildings. The outbuilding does not respect its site and surroundings and is therefore also contrary to Local**

Plan policy DC1, the National Planning Policy Framework section 12 ‘Achieving well-designed and beautiful places,’ and policy DES1 of the Checkley Parish Neighbourhood Development Plan.

2. By reason of its elevated, roadside location the outbuilding would have an imposing, visually conspicuous and harmful impact upon the open character of the area and application site at this point and appearing as a visually intrusive feature within the street scene. The application is therefore contrary to policy DC1 of the Staffordshire Moorlands Local Plan, Design Principles for Development in the Staffordshire Moorlands (SPG), the Staffordshire Moorlands Design Guide and policy DES1 of the Checkley Parish Neighbourhood Development Plan.

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/in formatives/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.



DBD Architectural Consultancy Ltd @2024

1. Copyright is reserved by DBD Architectural Consultancy Ltd.
2. All drawings to be checked on site before proceeding.
3. Contractor to check that all dimensions of new work is as shown on drawings. Do not accept any building structure or installation plans, unless as shown.
4. Contractor must notify the architect of any discrepancies before proceed.
5. All drawings to be used in accordance with all other construction drawings and notes.



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Proposed content
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Plans as Proposed
 Date: 12/11/24
 Drawn by: MDU
 Checked by: MDU
 Scale: 1:50
 Title: PL 02

