

Delegated Report – Householder

Application Number	P/2019/01260
Planning Officer	Chris Hammersley
Application Type	Householder
Site Address	Woodcroft Silver Lane Marchington Staffordshire ST14 8LL
Proposal	Conversion of existing games room into granny flat
Consultation Expiry Date	19/12/19
Screening Opinion	Environmental Impact Assessment not required.
Relevant Planning Policy	National Planning Policy Framework Paragraphs 1.3.76 to 1.3.81 of the East Staffordshire Design Guide. Parking Standards Supplementary Planning Document. Adopted Local Plan Policies SP1, SP8, SP24, SP25, SP35, DP1, DP3, and DP5. The made Marchington Neighbourhood Plan Policies H3 and BE1
Relevant Planning History	Application ref: H/01642/007 - Grant of planning permission in 2003 for a single-storey garage and game room.
Consultation and Neighbour Responses (including Parish Council)	Marchington Parish Council have stated that they have no objections to the application.
Human Rights Act Considerations	There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.
Crime and Disorder Implications	It is considered that the proposal does not raise any crime and disorder implications.
Equalities Act 2010	Due regard, where relevant, has been taken to the East Staffordshire Borough Council's equality duty as contained within the Equalities Act 2010.
Planning Officer's Assessment	<p>Site Description</p> <p>Woodcroft, Silver Lane is a large two-storey detached house, circa. 1970's, set in a substantial garden, and set back 30m from the front road. Woodcroft is modern in design and the existing detached application building (games room) matches the external appearance of the main house.</p> <p>The adjacent property, Chestnut Cottage is a two-storey traditional style house. The detached application building, with pitch roof is sited between the main house and the neighbour, Chestnut Cottage and is in a significantly raised position in relation to this neighbour. Immediately to the rear of the application is open countryside. On the opposite side of the</p>

road is a field.

There is an existing driveway from the front road serving the main house.

The application site is located outside the settlement boundary, and immediately adjacent to the Marchington Conservation Area.

Proposals

Planning permission (householder) is sought for conversion of the existing games room (ref: HO/01642/007) to the side/rear of the garden to form (a granny) annex for living accommodation ancillary to the main house. The annex is located to the east area of the back garden.

The main house is approximately 109sqm (footprint). The annex building is about 95sqm (footprint), maximum height 5.7m, and 2.4m eaves level. The double garage to be retained is 5.8m x 6m (35sqm footprint).

The annex would be self-contained. The internal layout of the annex shows a lounge, bedroom, kitchen, bathroom, hall, and utility. Replacement windows and doors will be uPVC to match the existing style. The only new opening is a single new roof light to the bathroom. The annex building abuts the boundary of the rear garden of the neighbouring Chestnut Cottage, and is also within 7m of the rear boundary with the open countryside beyond.

The granny annex would have no defined curtilage as it would be within that of the existing dwelling.

ASSESSMENT

The main considerations in the determination of this application are the principle of the development, the impacts on visual amenities and setting of the conservation area, the effects on residential amenities and the highway safety implications. Having regard to these issues the following local and national development policies are relevant.

Policy SP1 of the East Staffordshire Local Plan sets out the overall criteria for development proposals in the Borough. Policy SP8 of the Local Plan of the Local Plan states development outside the settlement boundaries will not be permitted unless one of the exceptions apply. Policy SP35 relates to highway safety.

Policy SP24 of the Local Plan states that development proposals must contribute positively to the area in which they are proposed and reinforce character and identity through local distinctiveness. Policy DP1 expands upon this aim with specific reference to the design of new development. Policy DP3 requires new residential development to have no material, adverse effects on neighbouring properties through issues including overlooking, loss of light to principal windows or private amenity space or create an overbearing impact. Policy H3 of the Marchington Neighbourhood Plan states that extensions should be designed to reflect the character and appearance of nearby buildings and their setting. This will pay particular attention to: the choice of materials (usually to mirror the typical Parish vernacular of red brick and Staffordshire blue roof tiles), the scale of development including roof heights, layout within the plot, parking provision (which as a minimum, should be in accordance with the standards adopted by the Borough Council), the relationship with adjoining and nearby properties in terms of the amenity enjoyed by occupiers and the character of the area

Section 16 of the NPPF states that proposals should not pose significant harm to any heritage asset and should aim to preserve or enhance the asset by way of sensitive and appropriate design. Strategic Policy 25 of the Local Plan indicates amongst other things that development proposals should protect, conserve and enhance heritage assets and their settings, taking account of their significance, as well as the distinctive character of the Borough's townscapes and landscapes. Policy DP5 of the Local Plan states that development which protects the character and setting of listed buildings and conservation areas will be permitted. Policy BE1 of the Marchington Neighbourhood Plan states built development in and around Marchington village must protect, complement or enhance the historic rural character of the settlement and its hinterland, which is identified the Marchington Character Study and the Marchington Conservation Area Appraisal.

The Development Plan policies are supplemented by the East Staffordshire Design Guide and the NPPF (in paragraph 127) indicates that developments should have due regard to the future amenities of residents.

The Principle of the Development

The proposal as an ancillary annexe would constitute '*other appropriate development*' in the context of Policy SP8 of the Local Plan. A condition of any approval would prevent the building being used as a separate dwelling house.

Impacts of Heritage Assets/Visual Amenities

The application site is located immediately adjacent to the Marchington Conservation Area and therefore is within the setting of the Marchington Conservation Area. Silver Lane is an attractive ribbon of development comprising a variety of housing styles.

The proposal is for conversion of the games room part of the existing detached building into granny annex. It abuts the rear garden of the neighbouring Chestnut Cottage.

In relation to the host two-storey detached main dwelling, the footprint of the single-storey detached annex is approximately 95sqm, whereas the house is about 109sqm. There are no additions to the size of the proposed granny annex.

With the steepness of the site above the road, and the position to the rear of the garage, the annex building is not visible from Silver Street but it is readily apparent from Hound Hill. The siting of the application building is already seen in views of the wider landscape to the rear.

In the context of the existing building, the conversion to granny annex would not materially detract from the appearance and character of the area in an unacceptable way and the replacement uPVC windows and doors would match the main house and, together with the single roof light would respect the positive visual qualities of the surrounding area, and the setting of the Marchington Conservation Area.

A condition will be imposed to ensure that the facing materials of the development are in accordance with the details shown on the approved plans and the details in the application form.

Thus, it is considered that the annex building as proposed does not unduly harm the character and appearance of the area and is in accordance with Local Policies SP1, SP8, SP24, SP25, DP1, DP3 and DP5, Policies H3 and BE1 of the Marchington Neighbourhood Plan, East Staffordshire Design Guidance, and the NPPF.

Impacts on Residential Amenities

In relation to The Bungalow.


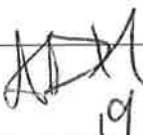
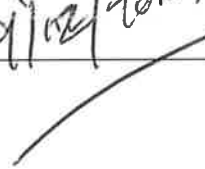
The position of the annex building to the rear of the garage is not visible from the adjacent property, The Bungalow. The main house itself militates against any view of the proposed annex from this neighbour.

In relation to Chestnut Cottage.

The detached application building, with pitch roof is sited between the main house and the adjacent property, Chestnut Cottage. The building abuts the boundary of the rear garden of Chestnut Cottage, and is in a significantly raised position in relation to this neighbour.

In the context of the existing building, the conversion to granny annex would not result in undue overbearing or overshadowing impact on the living conditions of the occupiers of Chestnut Cottage.

There are no windows in the north elevation of the proposed conversion but there is a high level (3m high) single roof light relating to the bathroom, facing this neighbour and therefore no mutual loss or privacy. A condition removing the right to install windows in the north facing side elevation is necessary to prevent any overlooking.

	<p>The proposal would, therefore, not result in undue overlooking (privacy), overbearing or overshadowing impact on the living conditions of existing residents. The scheme is therefore in accordance with Local Policies SP1, SP24, DP1 and DP3, East Staffordshire Design Guidance, and the NPPF.</p> <p>Highway Safety</p> <p>The double garage to be retained is 5.8m x 6m (35sqm footprint). There is ample space for parking and manoeuvring for vehicles. The scheme therefore accords with Policies SP1 and SP35 of the Local Plan, and SPD Parking Standards.</p> <p>Conclusion</p> <p>Taking into account the above factors the scheme would be in compliance with adopted local and, the made Marchington Neighbourhood Plan, SPD's, and national planning policies.</p>
<p>Planning Officer's response to Parish Council and Neighbour's Comments</p>	<p>N/A</p>
<p>Engagement</p>	<p>The Local Planning Authority has taken a positive approach to decision-taking in respect of this application concluding that it is a sustainable form of development which complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has secured a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of Paragraph 38 of the National Planning Policy Framework.</p>
<p>Planning Officer's Signature and Date of Report</p>	<p> 19/12/19  19/12/2019</p>
<p>Draft Decision Notice checked by Planning Officer (and Team Leader when necessary)</p>	<p></p>
<p>Where Parish Council objects Team Leader or Planning Manager agrees to Delegate</p>	<p></p>