
Delegated report Officer: Thomas Beardsmore

Application ref. DMPA/2020/0265

Proposed extension of a detached garage at Moor Grange, London Road, Shardlow, Derby, DE72 2GW

Valid date: 24/05/2021

Consults expired: 19/06/2021

EIA development? No

Section 106 agreement? Not required

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

9/2010/0844 The erection of an agricultural dwelling - Approved November 2010

9/2010/0376 Outline application (all matters reserved) for the erection of an agricultural workers dwelling - Approved June 2010

Responses to consultations and publicity

County Highway Authority - No objection provided that the proposed use is for the personal use of the occupants of Moor Grange, not a commercial use.

Environment Agency - The site lies fully within flood zone 2 and therefore flood risk standing advice can be applied by the LPA in this instance. There are no other environmental constraints associated with the site and therefore they have no further comment to make.

Environmental Health - Confirmed that they have no environmental concerns about this application and will not be making any objections or requesting conditions.

Natural England - No comments

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

- Local Plan Part 1 (LP1): S8 (Green Belt), SD1 (Amenity and Environmental Quality), SD2 (Flood Risk), BNE1 (Design Excellence), BNE4 (Landscape Character and Local Distinctiveness) and INF2 (Sustainable Transport),
- Local Plan Part 2 (LP2): H27 (Residential Extensions and other Householder Development)

The relevant local guidance is:

- South Derbyshire Design Guide Supplementary Planning Document (SPD)

The relevant national policy and guidance is:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

Planning considerations

Taking into account the application made, the documents submitted (and supplemented and/or amended where relevant) and the site and its environs; the main issues central to the determination of this application are:

- Green Belt;
- Design;
- Neighbouring Amenity; and
- Parking and Highway Safety.

Planning assessment

Green Belt

The proposal received is within a defined green belt area of South Derbyshire and as such substantial weight is given to any harm to the green belt. When applying the relevant green belt Policy S8 to the proposal, it is to be assessed against the National Planning Policy Framework, which states that a local planning authority should regard the construction of new buildings within the green belt as inappropriate development. Paragraph 149 lists a number of exceptions to this, with part c) being applicable in this case, as it permits the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. The proposed garage extension is considered to be in accordance with the exception under part c), when considering the size of the garage following the completion of the proposed extensions, it would not be considered a disproportionate addition when compared to the size of the dwelling, which is a large two storey detached farmhouse. Therefore, the proposal is considered to be in accordance with Policy S8 and Paragraphs 147-149 of the National Planning Policy Framework.

Design

The proposed extension would be to the southern side of the existing garage and would sit parallel to the southern boundary of the application site and would be extending the built form of the garage within the existing parking area. A change of use of the land is no longer required, as was the case with the original submission as the extension would remain within the residential curtilage of the dwelling. The proposal is to convert the existing double car garage into a storeroom, stable and tack room and the proposed extension would create a new garage space for two vehicles to park with a room also provided in the roof space above. The extension would result in a cross gable roof, with the design matching the character of both the existing garage and that of the dwelling. To ensure that the materials match the existing garage, a suitably worded condition will be used. It is considered that the size and design of the garage would be appropriate when considering the size of the overall site and the size of the existing dwelling which is in close proximity and is a newly built, large, two storey farmhouse. It is considered the garage would not harm the character of the dwelling and would integrate well with both the dwelling and its setting which is viewed against the backdrop of the applicant's farm and agricultural buildings. As such, the proposal is considered to comply with Policies BNE1, BNE4 and H27.

Neighbouring Amenity

Policy SD1 states that the council will only support development that does not lead to adverse impacts on the environment or amenity of existing occupiers. The site is such that there are no other residential neighbours surrounding the site, with the dwelling being the first one visible when entering Shardlow, heading east along London Road. As such, it is considered that the proposed new garage would not demonstrably impact on neighbouring amenity and therefore it would comply with Policy SD1.

Parking and Highway Safety.

The application site is accessed via a short gravel track off London Road, with the existing dwelling and detached garage adjacent to it all secured via wooden access gates which open onto a large area of hardstanding which is used for vehicle parking. Considering the size of the parking area within the red line of the application site and as the proposed extensions to the garage would still include two internal parking spaces, there would be no concerns over the amount of parking available for the dwelling on site. The County Highway Authority have also raised no objections subject to the building being ancillary to the residential use on the site and not used for any commercial or third party business. If it were to be used in such a way, this would require planning permission for change of use so such a condition is considered unnecessary. Given the location of the garage, it is considered to have no effect on highway safety and there is sufficient parking on site so the proposal is considered to comply with Policy INF2.

Flood Risk

The application site lies fully within flood zones 2/3. With the proposal being for an extension to an existing residential garage, it is considered to fall under 'minor development'. The NPPG states that no sequential or exception tests are necessary for such development. The guidance also states that in general, such types of development are unlikely to raise significant flood risk issues. Given this is a proposed garage, it is not possible to raise the floor level significantly as access is required for vehicles. As the garage is not a habitable space, it is considered not to be a requirement for floor levels to be raised. However, an informative will be used in regard use of flood proofing measures. It is also noted that the Environment Agency have raised no objections to the proposal and as such it is considered that the proposal is in accordance with Policy SD2 in regards to the impact from flooding,

Recommendation

Approve with Conditions

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made:	14/12/2021
Report agreed:	16/12/2021
Authorised officer:	Emma Palmer-Barnes
