



Appeal Decision

Site visit made on 27 August 2020

by R Morgan MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 September 2020

Appeal Ref: APP/Y3425/D/20/3254183

Jubilee Cottage, Cotton Back Lanes, Cotton, Stafford ST20 0EB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Terry Blamire against the decision of Stafford Borough Council.
 - The application Ref 19/30157/HOU, dated 22 February 2019, was refused by notice dated 8 January 2020.
 - The development proposed is a garage/gymnasium, conversion of existing garage to sitting room/utility, bay window and porch.
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Decision

1. The appeal is allowed and planning permission is granted for a garage/gymnasium, conversion of existing garage to sitting room/utility, bay window and porch at Jubilee Cottage, Cotton Back Lanes, Cotton, Stafford ST20 0EB, in accordance with the terms of the application, Ref 19/30157/HOU, dated 22 February 2019, and subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan; drawing no's 1968/1, 1968/2, 1968/3C and 1968/4A.
 - 3) The materials to be used in the construction of the external surfaces of the garage hereby permitted shall match those used in the existing dwelling.

Application for costs

2. An application for costs was made by Mr Blamire against Stafford Borough Council. This application is the subject of a separate Decision.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

4. Jubilee Cottage is a substantial detached house within the countryside, close to a small cluster of properties along Beffcote Road. The brick built house, which has a gable and three dormer windows on the front elevation, is set within large gardens to the front and sides, and is accessed via a long driveway. The

proposed garage would be located to the side of the house, in area of the garden which is currently grassed and open, bounded by a post and rail fence with agricultural land beyond.

5. The Design Supplementary Planning Document 2018 (SPD) advises that garages should be designed so they do not dominate the property and should be sympathetic with the scale, form, materials and architectural style of the existing dwelling. In order to accommodate the appellant's collection of classic cars, the proposed garage would be a sizeable building, with a footprint slightly larger than the house. However, the front elevation would be narrower than that of Jubilee Cottage, and it would be some 2.7 metres lower in height. Despite its large footprint, the lower height of the garage, and its siting approximately 9m away from the side of the house, would prevent it from appearing overly dominant in relation to the host property.
6. The gable feature on the frontage, and the use of matching materials, would help to visually tie the garage to the house. The garage would be of a simple design, with three large openings on the frontage. Glazing would be limited, with discrete roof lights and a single window on the front elevation. As a result, its appearance would be that of a substantial outbuilding, rather than a dwelling in its own right.
7. The topography of the area is flat, and the building would be visible from the lane to the west, across farmland. However, views would be from a reasonable distance and the garage would be seen in the context of the existing house, so would not be read as a separate dwelling.
8. The proposed bay window and porch at Jubilee Cottage would be acceptable in terms of scale and design.
9. Overall, despite its large size, the proposed garage would not cause undue harm to the character and appearance of the area. As such, the proposal would comply with the requirements of Policy N1 of The Plan for Stafford Borough 2014, concerning high design standards that take account of local character and context.

Conclusion

10. For the reasons given, I conclude that the appeal be allowed subject to the conditions listed, which are necessary in the interests of certainty and safeguarding the character and appearance of the area.

R Morgan

INSPECTOR