



PLANNING STATEMENT

In relation to an Application for a Domestic Biomass outbuilding at:

**High Up Farm,
High Up Lane,
Poolend,
Leek,
Staffordshire Moorlands
ST13 8SD**

Applicant: Mr & Mrs Neilson

Statement Prepared by:
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Ref: Neilson/biomass/DC

This document supports a planning application submitted to Staffordshire Moorlands District Council via the online Planning Portal.

PLANNING STATEMENT

This Planning Statement supports an application for a planning permission for a Domestic Biomass outbuilding at High Up Farm, High Up Lane, Leek.

This application follows on from an application for certificate of lawfulness for a proposed ancillary domestic outbuilding to be used as a biomass building [application ref: SMD/2016/0382].

That application was refused due to the extent of the domestic curtilage (garden) being different to that shown on the planning permission for the replacement dwelling that was approved in 2002, and although it was agreed that the proposed building complied with the permitted development criteria, it was not clear that the actual extent of the domestic curtilage as shown in the documents and as existing on the ground was lawful; and therefore the proposed building may not have been within the lawful domestic curtilage.

An application has been submitted to regularise the situation regarding the extent of the garden boundary as currently existing, by way of a certificate of lawfulness [application ref: SMD/2016/0575].

However this application now seeks planning permission for the building, as it is considered to be the quickest and easiest route to being able to actually build the shed and begin using it to provide a renewable energy domestic biomass heating system for the farmhouse.

AMOUNT

The amount of development is one ancillary domestic outbuilding adjacent to, but lower in height than, an existing domestic outbuilding in the garden of the farmhouse.

LAYOUT

The layout of the building continues from the end of the existing domestic outbuilding that was within the curtilage of the original dwelling (prior to the replacement dwelling) and is still within the lawful garden area of the current dwelling. A timber post & rail fence defines the garden boundary.

SCALE

The scale of the building is in line with the requirements of householder permitted development for ancillary outbuildings.

LANDSCAPING

No additional landscaping is proposed as the building would be within the existing garden of the property and there is a screening hedge along the boundary to the west.

APPEARANCE

The appearance of the building is typical of a domestic outbuilding or garden shed on a farm, being of corrugated steel.

POLICY

The relevant policies are those which cover domestic outbuildings. The site is not in the Green Belt.

It should also be considered that the building complies with the criteria for permitted development domestic outbuildings; however this planning application has been submitted in order to avoid complex legal arguments over what is essentially a garden shed.

DESIGN

The design of the building is typically functional, being essentially a shed to cover the biomass boiler, buffer tank and expansion vessel, and a large steel hopper for storing the loose biomass pellets along with some floor space to store additional bags of pellets to avoid running out. The roofline of the building steps down from the roofline of the existing adjacent outbuilding, also the depth of the building line steps in at the front and rear which together result in a subordinate appearance to the new shed.

USE

The use of the building is to house a biomass boiler and associated equipment. The biomass heating system uses a renewable energy source, biomass wood pellets, to provide heating and hot water to the farmhouse. It will replace an oil boiler system that uses heating oil, a non-renewable energy source. Switching to the biomass heating system will reduce the carbon footprint of the farmhouse. The proposal therefore constitutes sustainable development in accordance with the NPPF.

ACCESS

Access to the proposed building in this location, for deliveries of loose biomass pellets, is via an existing farm track to the rear of the house which surrounds and defines the extent of the garden boundary. The gated entrance to the farm track is separate from the entrance drive to the house.

Pedestrian access for the householders is via the doors on the front of the building.

CONTEXT APPRAISAL

The design and appearance of the proposed building are typical of a domestic outbuilding on a farm. The building would not look out of place or unusual in the context of the farm and farmhouse. A further consideration is the context of permitted development criteria in terms of dimensions. Given the use of the building to provide a renewable heating system for the farmhouse to replace an oil-fired boiler, its location at the rear of the farmhouse, its subordinate nature to the existing outbuilding, and its functional design, the context is considered suitable.

CONCLUSION

Given the proposed use of the building, its small scale and the appropriateness of its design and context, the applicant respectfully requests that planning permission is granted for the building as shown on the submitted plans.

If any further information or explanation is required please contact
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