

## DELEGATED DECISION REPORT

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**SMD/2016/0691**  
**Valid 04/11/2016**

**HIGH UP FARM HIGH UP**  
**LANE**  
**POOLEND**  
**LEEK**

**DOMESTIC BIOMASS**  
**OUTBUILDING/SHED**  
  
**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

- Principle
- Design

### DESCRIPTION OF SITE

Replacement cottage in isolated open countryside location. Red brick double fronted cottage with roadside frontage. Existing red brick out building to rear. A narrow concrete road leading to a farm flanks the side of the property. Surrounded by grazing fields, traditional hedgerow forms field and roadside boundaries.

In an area of Landscape characterised as Dissected Sandstone Uplands.

### PROPOSAL

To adjoin to the end and extend the range of the existing out building to the north to provide an additional adjoining outbuilding for the purposes of housing a biomass boiler.

Applicant agrees to build it in matching red brick and tiles. The building would have a subordinate ridge line to the one adjacent. 3.75m x 8.5m, Eaves height 2.3 metres, ridge height 3.75m. The building would be located in a triangle of land to the north of the curtilage that has been enclosed and used as adjoining garden for more than 10years.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### **Core Strategy Development Plan Document (Adopted 2014)**

S01 Spatial Objectives  
SS1 Development Principles  
SS1a Presumption in Favour of Sustainable Development  
SD2 Renewable/Low-Carbon Energy  
DC1 Design Considerations  
DC3 Landscape  
R1 Rural Diversification

## **National Planning Policy Framework**

Paragraph(s) 97-98

### **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

SMD/2002/1227 Replacement dwelling. Approved 2003

SMD/2015/0188 Front Porch. Approved 2015.

SMD/2016/0575 Certificate of Lawfulness- Extent of garden area. Approved 2016.

### **CONSULTATIONS**

#### **Publicity**

Site Notice expiry date: 20/12/16

Neighbour consultation period ends: 30/11/16

#### **Public Comments**

None received

#### **Town / Parish Comments**

Awaited

#### **Policy**

The proposal is for a 33m<sup>2</sup> out building at this farm dwelling, which lies in the open countryside, to house a biomass heating system, which would heat the farm and replace a conventional oil heating system.

Relevant policies include Core Strat SD2 and NPPF paras 97-98. These state that the principle of renewable energy should be supported, subject to consideration of their impacts (which should be minimised as much as possible), including landscape impacts and scale. Refer also to landscape Pol DC3, design Pol DC1, and rural Pol R1 (which states new buildings should have minimal countryside impact). Is the scale of the building appropriate? Could it be better sited around farm? Is design appropriate etc?

### **OFFICER COMMENTS**

#### **Principle of Development**

All development in the rural areas outside of the development boundaries of the towns and villages will be assessed according to the extent to which it enhances the character, appearance and biodiversity of the countryside. Where new buildings are involved development should have minimal impact on the countryside.

While the proposal is essentially for and considered as an ancillary outbuilding with connection and proximity to the existing dwelling, its purpose is to house a biomass boiler with certain renewable energy credentials. This does to some extent add additional weight in favour of the proposal in accordance with policy SD2 providing it

does not adversely impact on the landscape and the character and appearance of the countryside.

Essentially therefore, the outbuilding should be acceptable in principle providing it is located and designed appropriately and does not harm the countryside and the landscape. These matters are considered in full below.

## **Design**

The outbuilding will be sited with a close relationship to the dwelling and an existing outbuilding in an area that has been enclosed as part of the garden from when the dwelling was first built. While the outbuilding will extend the range of building toward the field to the north west it will be located against a strong boundary hedge line and would be concealed when the property is viewed from the road to the front.

The building is designed as a very simply formed subordinate outbuilding. There will be views of the outbuilding's side elevation from the road to the west – a small portion of elevation visible above the hedge line and the dark tiled roof plain.

Using a traditional moorlands red brick and plain clay tile the long form of the outbuilding and its arrangement with the farm will not be dissimilar to many traditional isolated moorlands farm steads and will be in keeping with the arrangement of traditional hedgerow and grazing field and the surrounding landscape.

The character and appearance of the landscape and the surrounding countryside will not be harmed by the development. The applicants desire to use renewable energies from within the building adds further weight in support of the scheme.

## **CONCLUSION / PLANNING BALANCE**

The development is acceptable nom harm to the character and appearance of the Land scape and the countryside.

**OFFICER RECOMMENDATION :     Approve with conditions**

**Case Officer: Ben Hurst**

**Recommendation Date: 23/12/16**

X *B.J. Haywood*

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Signed by: Haywood, Ben

**On behalf of Staffordshire Moorlands District Council**

