Rob Duncan
Planning
Consultancy

PLANNING STATEMENT

SHRUBBERY COTTAGE, CHEADLE ROAD, CHEDDLETON

JANUARY 2017

Site Address:
Shrubbery Cottage, Cheadle Road, Cheddleton, Staffordshire, ST13 7BW

Applicant:
Mr. M. Leese

Proposal:
Erection of single storey carport

Planning Statement:
Date Issued: 3rd January 2017
Job Reference: RDP/2017/012

Report Prepared By:
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1 Introduction

1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Mr. M. Leese to prepare a planning application for the erection of a carport at Shrubbery Cottage, Cheadle Road, Cheddleton.

1.2 The application follows on from the grant of planning permission under application SMD/2015/0611 for the erection of a two-storey rear extension, single storey rear extension, and the conversion and alteration of the existing range of outbuildings on the site to provide additional residential accommodation to the dwellinghouse.

1.3 This application proposes a further extension to the building to provide a double bay carport, which will extend off the northern elevation of the building. It is to be constructed from oak timber posts with a plain clay tile roof to match the existing dwelling, and will occupy a total footprint of 27.5 square metres. Its overall volume will be 88 cubic metres.

2 Site & Surroundings

2.1 The application site comprises an irregular shaped parcel of land that is located to the west of the Cheadle Road, Cheddleton and comprises within it a two storey dwelling and converted outbuildings that are used for domestic purposes. The site lies within the North Staffordshire Green Belt, but is located a short walking and cycling distance from the numerous services and facilities on offer within Cheddleton village. Access to the site is taken via an existing track that feeds off the Cheadle Road. The land to the east of the site lies at a much higher level to the application site, retained by gabion

walls, whilst the land to the west lies at a lower level. The dwelling therefore sits within a narrow plateau of land between these two levels.

3 Planning Policy

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The Development Plan for this area comprises the Staffordshire Moorlands Core Strategy DPD (2014) of which the following policies are considered to be of relevance:

3.2 Policy SS1a of the Core Strategy relates to the 'Presumption in Favour of Sustainable Development' and states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in the Core Strategy will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole;*

- *or specific policies in that Framework indicate that development should be restricted.*

3.3 Policy SS6c of the Core Strategy relates to the 'Other Rural Areas Area Strategy' and states that these areas will provide only for development which meets an essential local need, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The policy goes on to state that the Council will meet essential local needs by (amongst others), allowing the conversion, extension or replacement of an existing rural building in accordance with policies R1 and R2. Policy SS6c also confirms that strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.

3.4 Policy R2 of the Core Strategy relates to 'Rural Housing' and states that other than sites allocated for housing development in the Site Allocations DPD only the following forms of housing development will be permitted in the rural areas outside the settlement and infill boundaries of the town and the villages:

- *Affordable housing which cannot be met elsewhere, in accordance with Policy H2.*

- *A new dwelling that meets an essential local need, such as accommodation for an agricultural, forestry or other rural enterprise worker, where the need for such accommodation has been satisfactorily demonstrated and that need cannot be met elsewhere.*

- *Proposals for replacement dwellings, provided they do not have a significantly greater detrimental impact on the existing character of the rural area than the original dwelling or result in the loss of a building which is intrinsic to the character of the area.*

- *Extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.*

3.5 Policy DC1 of the Core Strategy relates to 'Design Considerations' and states that all development should be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area. It goes on to state that new development should (amongst others):

- *be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;*

- *be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance;*

- *protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping;*

- *provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use; ensure that existing drainage, waste water and sewerage infrastructure capacity*

is available, and where necessary enhanced, to enable the development to proceed;

3.6 Policy DC2 of the Core Strategy relates to the 'Historic Environment' and states that the Council will safeguard and, where possible, enhance the historic environment, areas of historic landscape character and interests of acknowledged importance, including in particular scheduled ancient monuments, significant buildings (both statutory listed and on a local register), the settings of designated assets, conservation areas, registered historic parks and gardens, registered battlefields and archaeological remains. It will seek to achieve this by resisting development which would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance; and preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate reuse and sensitive development, including enabling development, unless their retention is not viable or there would be substantial planning benefits to outweigh the loss.

4 Other Material Considerations

National Planning Policy Framework

4.1 The National Planning Policy Framework confirms that the construction of new buildings within the Green Belt should be regarded as inappropriate development. It nevertheless goes on to list a number of exceptions, which includes 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 content of this document is explored in more detail in the Planning Assessment below.

5 Planning Assessment

Impact on the Green Belt

5.1 The application proposes the erection of a single storey side extension to the existing dwelling to accommodate a double carport. The original buildings on this site had a collective volume of 646.64m³. Planning permission was subsequently granted under application SMD/2015/0611 for the erection of a two-storey rear extension and a single storey rear extension (along with the conversion of the existing range of outbuildings). These works amounted to an increase in volume of some 4% over and above the original structures that existed on the site.

5.2 This proposal entails the erection of a carport with an overall volume of 88m³, which when coupled with the previous additions to the building, represents an increase in volume in the order of 17.2% over and above the original buildings. The proposed carport is furthermore subservient in height and scale to the original building and is set back from its front elevation. As a consequence, the proposal is considered to constitute a proportionate addition to the original building, and one which constitutes an appropriate form of development within the Green Belt.

Design & Layout

5.3 The proposed carport encompasses a gabled style of design, and is to be constructed from oak timber posts with a plain clay tiled roof. Such materials and general form of design reflect the characteristics of the existing site and the surrounding area, and as such are considered to be acceptable in their context.

5.4 The carport is orientated so that its ridgeline runs in an east/west direction. This has been done in order to keep the height of the carport as low as

possible, whilst also giving a sense of spaciousness between its roof and the main dwelling. This arrangement will also help to break up the otherwise elongated appearance of the existing dwelling and its attached outbuildings, and reflect the ridgeline of the recently permitted two storey rear extension. The overall scale of the proposed carport is also modest in relation to the host dwelling, and this leads me to conclude that the proposal will not result in significant harm to this non-designated heritage asset.

5.5 Nevertheless, if the Local Authority so require, the applicant would be agreeable to amending the scheme such that the ridge line of the carport runs in a north/south direction, in a manner that reflects the existing dwellinghouse and its attached range of outbuildings.

5.6 The carport is also to be sited in a part of the site that is well enclosed by the existing dwelling, and the eastern retaining wall of the site. The difference in levels between the site and the surrounding area is such that the carport will not be visible in views from the nearby Cheadle Road. Some glimpses will exist across the valley from the west, but in such views the carport will be seen against the backdrop of the existing retaining wall/vegetation. The proposed development will therefore not lead to significant harm to the character and visual amenity of the surrounding area.

5.7 These considerations, overall, lead me to conclude that the proposal is of an appropriate scale and design and will not give rise to harm to the character and appearance of the surrounding area or to the non-designated heritage asset.

Impact on Residential Amenity

5.8 The nearest residential property lies some 25+ metres to the north of the site, but owing to the single storey nature of the proposed carport, there will

be no conflict with the Local Authority's informal interface distances. As a consequence the proposal will not give rise to any harm to the amenity of these neighbouring residential occupiers.

Highway Safety

5.9 The application does not propose any alteration to the existing means of vehicular access into and out of the site. It does however provide an undercover parking area for up to two vehicles, and has appropriate manouvering space to ensure that vehicles can exist the site in a forward gear. As a consequence the proposal will not give rise to significant harm to highway safety within the locality.

6 Conclusion

6.1 It is acknowledged that the application site lies within the Green Belt wherein there is a presumption against the erection of new buildings. The limited extension of existing buildings however is identified as one of the exceptions to this stance. The proposed carport, coupled with previous additions to the dwelling permitted under application SMD/2015/0611, will result in a cumulative increase in volume of some 17.2% over and above the original buildings. The proposal is therefore considered to constitute an appropriate form of development within the Green Belt. The overall scale and design of the proposed carport is furthermore subservient to the host dwelling and will not result in harm to the character and appearance of the surrounding area. The application is also considered to be acceptable in terms of its impacts on neighbouring residential amenity and highway safety.

6.2 The proposed development is therefore considered to accord with the provisions of policies SS6c, R2, DC1 and DC2 of the Staffordshire Moorlands

Core Strategy DPD and guidance contained within the National Planning Policy Framework.

6.3 The Local Authority is therefore respectfully requested to grant planning permission in accordance with the presumption in favour of sustainable development set out in policy SS1a of the Core Strategy DPD.