DELEGATED DECISION REPORT

SMD/2017/0234	**WEST PAYNSLEY FARM**	**DOUBLE GARAGE**
Valid 11/04/2017	**SANDON ROAD**	
	CRESSWELL	**(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Landscape Character
- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site comprises an area of land within the curtilage of West Paynsley Farm, which sits in a remote area approximately 1.2km to the south east of Cresswell village. The site is accessed from Sandon Road off an existing farm track which also serves a number of other remote properties including 'The Shippons' and 'Paynsley Hall Farm', the latter being the closest residential property to the site standing 400m to the north east.

The site currently is made up of a cluster of buildings which serve the farm. As shown on the revised Site Plan (Drawing Ref: 17/521/02/A) the buildings are made up of the main residential farmhouse with associated amenity space to the rear; a log store; and a pony shelter (approved under application ref: SMD/2016/0401) which is currently under construction. The pony shelter takes the form of an 'L' shape which faces inwards to a open courtyard area.

The site also benefits from a cluster of saplings in the south western corner and a number of larger trees to the north of the site which provides an element of screening from the wider countryside.

PROPOSAL

The application seeks consent for a single storey ancillary double garage which would be situated between the pony shelter and the main farmhouse within the residential curtilage. The front elevation to the garage faces inwards to the courtyard.

Original plans submitted as part of the application showed the proposed garage as having a width of 7.2m, a depth of 5.37m and an overall height of 4.22m. Revised plans were subsequently submitted which showed a reduction in the depth of the proposed garage to 4.75m.

The revised elevation plans (Drawing Ref: 17/521/01/B) shows the proposed garage to have a pitched roof with the rear elevation having a shallower angle. Discussions with the applicant's agent have revealed that this has been done so to ensure that

the garage is viewed in relation to the adjacent pony shelter which will have a pitched roof of a similar angle to the front elevation of the proposed garage.

The garage is shown to incorporate two separate traditional style doors which open outwards. The external walls are to be constructed of facing brickwork which matches those used in the construction of the main dwelling and the adjacent pony shelter. The roof is to be constructed of plain clay tiles which again match the appearance of existing structures on site.

Original plans for a pony shelter and attached triple garage was refused under application reference SMD/2015/0549). The proposed development has been designed to take account of previous pre-application advice provided by the council which suggested splitting the two buildings and reducing the size of the garage.

The occupiers of West Paynsley Farm care for a number of animals on a not for profit basis. The need for the proposed garage is that the existing garage which previously served the farmhouse has been converted into kennels for housing rescue dogs and as such there is no longer any provision for secure parking on site.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory 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 local development plan for this site comprises the Staffordshire Moorlands Core Strategy (adopted 26th March 2014) and any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) published in March 2012 sets out the Governments planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6c Other Rural Areas Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

National Planning Policy Framework

Achieving Sustainable Development	Paragraphs 1-17
Requiring Good Design	Chapter 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

The site has a long planning history with regards to the main dwelling however the most recent applications pertinent to this application are as follows:

SMD/2015/0549	Proposed outbuilding comprising garages, log store and pony shelter (Refused 26th Oct 2015)
SMD/2016/0401	Proposed pony shelter and associated feed and tack storage – resubmission of SMD/2015/0549 (Approved 3rd Oct 2016)

CONSULTATIONS

Publicity

Site Notice expiry date: 2nd June 2017
Neighbour consultation period ends: 18th May 2017
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

Draycott Parish Council – No comments received at the time of writing

Highways Authority

No Comment

OFFICER COMMENTS

Principle of Development

The site is situated outside of the development boundary and is therefore subject to policy SS6c of the adopted core strategy which refers to a development strategy for proposals outside development boundaries in the open countryside and green belt.

The policy states that these areas will provide only for development which meets an essential need, supports rural diversification and the sustainability of the rural areas. One of the ways in which this will be achieved by giving priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond positively to the distinctive qualities of the surrounding landscape.

Although the site lies outside of the development boundary, it is not constrained by any sensitive statutory designation and is therefore not subject to any restrictive policies as set out at footnote 9 to paragraph 14 of the NPPF. The presumption in favour of sustainable development is therefore engaged.

From carrying out a site visit, speaking to the applicant on site and from reviewing the planning history, I consider that the need for an ancillary garage which serves the main dwelling within the existing curtilage is justified given the loss of the original garage for the use as a kennel for rescue dogs. I therefore consider that the principle of development is acceptable subject to the application demonstrating compliance with policy SS6c of the adopted core strategy and other relevant national and local planning policies relating to landscape character, design, amenity, and highway safety.

Landscape Character

Policy SS6c of the adopted core strategy refers to proposals which are situated outside the development boundary in the countryside or green belt. The policy seeks to restrict development to proposals which meets an essential local need, supports the rural diversification and sustainability of the rural areas, and enhances the countryside. One of the ways in which this will be delivered is by enhancing and conserving the quality of the countryside by giving priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape.

Policy DC3 of the adopted core strategy refers to Landscape and Settlement Setting. It states that the Council will protect and where possible enhance local landscape by supporting development which respects and enhances local landscape character.

The need for the proposed development within this open countryside location is considered to be justified due to the lack of secure parking provision, following the use of the original garage as a kennel for rescue dogs. The proposed garage is set to be sited within an existing cluster of buildings within the curtilage of the main farmhouse.

The previous application for a combined pony shelter and triple garage (SMD/2015/0549) was refused due to the footprint of the proposal being excessive which would have a significant and adverse impact on the countryside location, and give rise to an unacceptable development in the open countryside.

A subsequent application for an ‘L’ shaped pony shelter was approved under SMD/2016/0401 and was considered by the acting case officer to be of a size, scale form, and design which would sit comfortably within the landscape area within which it would be located.

It is considered that the proposed siting of the development would sit neatly within the cluster of existing buildings and is of an appropriate scale which respects the distinctive characteristics of the open countryside.

The saplings which have been planted by the applicant in the south western corner of the site and natural vegetation which stands to the north of the pony shelter which is currently under construction, provides a significant amount of screening which further ensures that the proposed development will not result in any adverse impacts to the distinctive features of the landscape.

In summary, it is considered that the proposed development (as revised) respects the existing character and appearance of the landscape and accords with core strategy policies SS6c and DC3.

Design

Policy SS1 of the adopted core strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

Policy DC1 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

Chapter 7 of the NPPF highlights the importance of good design, that good design is indivisible from planning and should contribute positively to making places better for people.

The previous proposal for a combined pony shelter and triple garage refused under SMD/2015/0549 was inappropriate in design terms. The plans clearly show that the previous combined building was over intensive and failed to respect the character of the open countryside.

The case officer advised that any future application should look to separate the pony shelter and garage and look to reduce the scale in order to respect the character of the open countryside. The original plans submitted as part of this application were considered to conflict with design guidance set out within the adopted core strategy and supplementary design guidance due to the depth of the proposed garage being 5.37m in comparison to the pony shelter having a depth of 4.0m.

Initially, I requested that the depth of the proposed garage should be reduced to 4.0m in line with the approved pony shelter so as to enhance the visual relationship between the two buildings and to achieve a degree of symmetry and proportion.

However, the applicant's agent referred me to the length of typical cars, namely a Ford Focus, which has a length of between 4.3 and 4.5m. As such a compromise was agreed which resulted in revised plans being submitted which saw a reduction in the depth of the proposed garage by 0.6m to 4.75m, down from 5.37m.

It is considered that the revised plans are of an appropriate scale, height and massing which is in keeping with and relates well to the existing buildings on site. The application is considered to represent high quality design which respects the distinctive characteristics of the open countryside and accords with policies SS1 and DC1 of the adopted core strategy.

Amenity

Policy DC1 of the adopted core strategy requires all new developments to protect the amenity of the area, including residential amenity, which covers various aspects including the right to sunlight, and impacts of overbearing, overlooking and privacy.

Paragraph 17 of the NPPF highlights twelve principles that should underpin both plan-making and decision taking. One such principle is that planning should always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings.

There are no residential properties within 400m of the proposed site. Given this distance and the relatively small scale of the proposal, it is not considered that the proposed development will result in any adverse impacts with regards to residential amenity of any neighbouring property.

The core strategy proposals map highlights a public right of way which sits some 300m south east of the site at its nearest point. Due to the positioning of the proposed garage, views of the development from this public right of way will be severely limited due to intermittent natural vegetation and existing farm buildings.

In light of the above it is considered that the proposed development (as revised) will not result in any adverse impacts with regards to recreation or residential amenity, and as such the application complies with policy DC1 of the core strategy and paragraph 17 of the NPPF.

Highway Safety

Policy T1 of the adopted core strategy reflects the aims of paragraph 32 of the NPPF and requires that all new development can be satisfactorily accommodated within existing highway network.

The Highways Authority have not commented on the application. The provision of secure on site parking will not increase the volume of traffic. Rather it will ensure that the cars which currently park on the area of hardstanding to the front of the main dwelling can be safely secured. As such it is not considered that the proposed development will result in any adverse impacts in relation to highway safety, in accordance with policy T1 of the core strategy.

CONCLUSION / PLANNING BALANCE

The application seeks permission for a single storey ancillary double garage within the residential curtilage of West Paynsley Farm. The site is situated outside of the development boundary in open countryside, but is not constrained by any restrictive national planning policies as set out at footnote 9 to paragraph 14 of the NPPF. The presumption in favour of sustainable development in therefore engaged.

I am satisfied that there is a genuine need for this type of development in this location given the loss of the original ancillary garage for the use as a kennel to

house rescue dogs. The development would provision for safe and secure storage of vehicles which are currently parked to the front of the dwelling.

A previous application for a combined pony shelter and triple garage was refused in 2015. A resubmission of the pony shelter was approved in 2016. It is considered that the proposed double garage (as revised) is of an appropriate scale that sits neatly within the farm complex and relates well to the existing buildings and pony shelter which is under construction, and reflects the design principles set out within the core strategy and supplementary guidance.

The proposal is considered to respect the character of the open countryside which is further preserved by the cluster of saplings to the south west of the proposal and natural vegetation to the north of the pony shelter.

There are not considered to be any adverse impacts with regards to residential or recreational amenity given the distance from the proposal to public rights of way and neighbouring properties respectively and the scale of the proposed structure.

The application is not considered to result in any adverse impacts with regards to highway safety.

Overall, the application is considered to accord with all relevant local development plan policies and other material considerations which includes the NPPF. As such the proposal is thought to constitute sustainable development, and within the context of paragraph 14 of the NPPF is recommended for approval, subject to appropriate conditions being attached.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 5th June 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council