DELEGATED DECISION REPORT

SMD/2017/0204 **Valid 02/05/2017**	**120 MOOR GREEN HOUSE** **CHAPEL STREET** **FORSBROOK**	**ERECTION OF A STABLE BUILDING FOR THE STABLING AND SHELTER OF ONE HORSE/PONY (RETROSPECTIVE APPLICATION).** **(FULL - MINOR)**

MAIN ISSUES

- Is the development inappropriate in the Green Belt?
- Is the design and appearance of the development acceptable?
- Is there any harm to the landscape and appearance of the area?
- Are there any adverse impacts on neighbouring amenity?

DESCRIPTION OF SITE

½ an acre of the applicant's land ownership has been fenced off as a grazing paddock to the south of the dwelling and its curtilage. At the eastern end of the paddock where the land narrows to form a triangular point the land is screened and enclosed by very mature, well established coniferous hedgerow. It appears as though there had been a dog kennel hidden within this enclosure for many years.

The Land is in the Green Belt and belongs to one of the large dwellings that are situated along the narrow country lane that is Chapel Street and form a sparse ribbon of development.

PROPOSAL

It is proposed that planning permission should be granted for a single stall concrete block stable that has already been built within the enclosure that is formed by the mature coniferous planting at the eastern end of the paddock. The stable has replaced approximately half of the kennel building. The building has a split stable door to the stall and a personnel door serving a small area used to store tack and feed. The building has a squarish footprint and a monopitch roof with a slight canopy overhang to the front.

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
SS6 Rural Areas Strategy
SS6c Other Rural Areas
DC1 Design Considerations
DC3 Landscape

National Planning Policy Framework

Section 9 Green Belt

Paragraph(s) 79-89

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None Relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 27.06.2017

Public Comments

None Received

Town / Parish Comments

Awaited

OFFICER COMMENTS

Is the development inappropriate in the Green Belt?

The construction of new buildings should be considered as inappropriate in the Green Belt and therefore harmful by definition unless it is for one of the purposes listed at paragraph 89 of the NPPF. One of those exceptions includes the provision of appropriate facility for outdoor sport or recreation providing it helps preserve the openness of the Green Belt and does not conflict with one of the Green Belt purposes.

The stable is provided as shelter and storage for a single grazing horse or pony its footprint in terms of size and layout is commensurate to that, it could not be considered particularly generous or extravagant and is proportionate to the size of the paddock. The stabled horse is kept and ridden for recreational purposes a pursuit that takes advantage and makes enjoyment of the open countryside around. To that end the proportionate and modest stable building helps preserve or assists the openness of the Green Belt. Moreover, in respect of the extent to which the stable has replaced part of the old kennel this has a neutralising impact on openness. In all consideration the stable is a modest building sat against strong

boundary definition in the far corner of a paddock to which it relates proportionately. There is no encroachment or harm to the purposes of the Green Belt.

Is the design and appearance of the development acceptable, is there any harm to the landscape and appearance of the area?

The stable has a simple and functional design, appearance and use of materials that keeps its visual appearance quiet and appropriate to a rural building provided purely for purposes associated with the grazing of agricultural land. Its status and presence in the landscape is not exaggerated through elaborate design or treated and /or coloured facing material. It is well located in the corner of the paddock against and currently completely screened by well established coniferous hedgerow. It does not currently and has no potential to harm the landscape and the character and appearance of the area.

Are there any adverse impacts on neighbouring amenity?

Adjacent to the paddock on the other side of the boundary planning permission has been granted to replace old commercial kennels with some dwellings the back gardens and rear aspect of which would back onto the boundary with the paddock and the back of the stable. Currently the stable is completely screened from view behind an established very thick, tall and dense line of coniferous planting and the stable poses no impact on the neighbours development land, it is sited some 5 metres from the development boundary on the otherside of the hedge. If in the unlikely event all of the hedgerow died, was killed, reduced or removed the top of the shed may appear to some extent above the close boarded garden fences of the future occupants however, its impact and appearance would be similar to that of a neighbour's garden shed or garage that could be built under permitted development rights and comparatively present no harm.

CONCLUSION / PLANNING BALANCE

Appropriate recreational stable proportionate to scale of paddock, acceptable functional design and appearance. No harm to Green Belt, landscape or amenity.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 27/06/2017

X B.S. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council