SAMMONS Architectural LIMITED

Chartered Institute of Architectural Technologists
Registered Practice

De10 Cawdry Buildings
Fountain Street
Leek

Tel: 01538 386002
e-mail: info@sammonsltd.co.uk

PLANNING, DESIGN & ACCESS STATEMENT

PROPOSAL: Demolition of existing outbuilding and erection of a stable block

ADDRESS: Moonwood, Cheddleton Road, Birchall, Leek, Staffordshire, ST13 5QZ

APPLICANT: Mr & Mrs Mellor

DATE: 29th January 2018

JOB No: 2017-2285

1. INTRODUCTION

1.1 This statement is submitted in support of a planning application for the demolition of an existing outbuilding and the erection of a stable block at Moonwood, Cheddleton Road, Birchall. It has been submitted by Sammons Architectural Ltd on behalf of Mr & Mrs Mellor and is accompanied by drawings numbered 2017-2285-01, 2017-2285-03, 2017-2285-06 and 2017-2285-07.

1.2 This statement analyses the site, the proposals and the policy context within which they are made. Thereafter, it provides justification for approval of the proposal on the basis that the proposal would constitute appropriate development which would be in accordance with Development Plan as it would result in the provision of an appropriately sized, suitably located building for equestrian use that would not harm the character and appearance of the wider landscape. Furthermore, it would not be prejudicial to residential amenity, detrimental to highway safety or adversely affect any protected trees or harm any established ecological interests. This statement also serves as a Design & Access Statement as required by Section 42 of the Planning and Compulsory Purchase Act 2004 as set out in Circular 01/2006.

2. APPLICATION SITE AND ITS SETTING

2.1 The application site comprises of a 1.8 hectare irregular shaped parcel of grazing land which lies to the south east of Moonwood a recently constructed detached dwelling which lies off Cheddleton Road, Birchall. The land which climbs steeply in a south west to north east direction is bounded by residential dwellings on three sides with open countryside to the north east. A detached mono-pitched building constructed from tin sheeting currently sits on a concrete hard standing approximately 19 metres to the south east of the application site. For the purposes of the Development Plan the application site lies outside but adjacent to Leek settlement boundary.

3. PROPOSAL

3.1 This is a full application which seeks consent for the erection of a stable block. The proposed stable block which would measure 11.5 metres x 5.4 metres would comprise of a stable, loose block and separate feed store. It would have a simple rectangular footprint with a pitched roof form and sit on a concrete hard standing area approximately 15m to the south east of the dwelling. It would be constructed from facing brickwork and horizontal and cedar clad boarding with stone eaves under a plain clay tile roof. The existing mono-pitched tin stable block which lies to the south east of the application site would be removed as part of the application.

4 PLANNING POLICY

4.1 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.

4.2 The National Planning Policy Framework (NPPF) was published on 27th March 2012 and replaced a significant proportion of central government planning policy advice with immediate effect. It is the Government's clear intention that the document should be considered to be a material consideration and as such carries particular weight where development is not addressed by planning policies in the existing Development Plan, which in this area comprises of the Core Strategy document which was adopted in March 2014.

4.3 Whilst the recently published NPPF does not change the statutory status of the Development Plan as the starting point for decision making it does provide guidance to LPA's and is a material consideration in determining planning applications (para 12). The NPPF confirms that at the heart of the guidance is a presumption in favour of sustainable development (para 14) and that for decision making this means approving development proposals that accord with the Development Plan without delay unless material considerations indicate otherwise. It also sets out ways in which the planning system, should contribute to and enhance the natural and local environment and minimise impacts on biodiversity and geodiversity.

4.4 Policy SS6c of the Core Strategy states that within the open countryside 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.

4.5 Policy R1 of the Core Strategy states that all development in the rural areas outside 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 rural economy, facilities economic activity, meets a rural community need and sustains the historic environment. Appropriate development should not harm the rural character and environmental quality of the area or any sites designated for their nature conservation or historical interest by virtue of the scale, nature and level of activity involved and the type and amount of traffic generated or by other effects such as noise and pollution. It goes on to state that where new or replacement buildings are required development should have minimal impact on the countryside and be in close proximity to an existing settlement.

4.6 Policy DC1 of the Core Strategy states that new development should be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area. Proposals should 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.

4.7 Policy DC3 states that the Council will protect and, where possible enhance local landscape and the setting of settlements in the Staffordshire Moorlands by resisting development which would harm or be detrimental to the character of the local and wider landscape. The Council will also support development which respects

and enhances local landscape character and will support opportunities to use sustainable building techniques and materials which are sympathetic to the landscape.

4.8 Policy T1 of the Core Strategy states that the Council will promote and support development which reduces reliance on the private car for travel journeys, reduces the need to travel generally and helps deliver the priorities of the Staffordshire Local Transport Plans, where this is consistent with other policies.

5. KEY PLANNING ISSUES

5.1 The key issues for consideration during the processing of this application are considered to be the principle of development and the visual impact of the proposed development on the character and appearance of the site and the wider surrounding area, impact on residential amenity and highway safety.

Principle of the Proposed Development

5.2 The application site lies within an area of open countryside where restrictive development plan policies apply. Planning policy is however consistent at all levels in so far as it gives qualified support to equine use and associated development in such locations providing that it does not harm the visual amenities of the area or the environment in general and complies with all other policies in the Core Strategy and National Planning Policy Framework. The general principle of the proposed development is therefore considered acceptable.

Effect on the character and appearance of the area

5.3 The site is located within the open countryside which is to be protected for its own sake. In order to protect the open and rural character and appearance of the countryside it is important that new buildings are not excessive in scale in relation to their purpose. The specific design policies of the CS also seek to promote local distinctiveness and positively contribute to the area as is similarly reflected in the NPPF which confirms that the Government attaches great importance to the design of the built environment. It furthermore states that good design is a key aspect of sustainable development; is indivisible from good planning; and should contribute positively to making places better for people.

5.4 The application proposes a modest sized building which would provide a stable and loose box and a separate feed store. The application site extends to just under 2 hectares of land which according to advice from the British Horse Society is capable of providing sufficient grazing for 2 horses. The proposed building has been kept as low as is practically possible in order to minimise its visual impact and will be cut into the rising ground at the rear. It has been located on the lowest part of the site and positioned as close as possible to the domestic curtilage of the adjacent dwellinghouse and will be seen against the backdrop of the existing built development. The proposed building is typical in terms of its form and appearance and the use of good quality natural materials will ensure that it is in keeping with the rural landscape. Furthermore, the

removal of the existing stable building which is inappropriate in terms of its form and materials would result in a positive enhancement to the character and appearance of the area.

Residential Amenity

5.5 Policy DC1 states that new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. Whilst the proposed development is surrounded on three sides by residential development it is considered that the intervening distances between these and the proposed building is sufficient to ensure that it would not be prejudicial to the reasonable enjoyment of any of the surrounding residential dwellings or neighbouring land uses.

Highway Safety

5.6 In terms of highway safety considerations Paragraph 32 of the NPPF states that "development should only be prevented or refused on transport grounds where the residential cumulative impacts of development are severe". Core Strategy Policy DC1 states that development proposals should provide for safe and satisfactory access whilst also meeting the parking requirement for the necessary car use.

5.7 The proposed development will be served by the existing access off Cheddleton Road which will be unaltered. The site is located within a sustainable location adjacent to the applicants' dwellinghouse and is for recreational purposes only. The proposal will not lead to any increase in traffic and therefore is considered to represent an appropriate and sustainable use of the site.

6. Conclusion

6.1 In conclusion it is considered that the proposed development is acceptable is acceptable in principle as it will support an equestrian use and is therefore consistent with adopted Development Plan policies. Furthermore its size and scale is commensurate with the land holding which it will serve and its overall form, design and siting will ensure that the building would sit comfortably within the landscape area within which it would be located. As a consequence the character and appearance of this rural landscape would not be harmed, nor would it raise any adverse amenity issues or be detrimental to highway safety. The proposal would therefore comply with policies SS6(c), DC1, DC3, R1 and T1 of the Core Strategy which require, amongst other matters, the protection of the character and appearance of a locality through well designed development. It would also comply with the National Planning Policy Framework which in relation to new development seeks good design that would complement the character and appearance of an area.

Amount

The dwelling stands within an area of ground of 1.831 hectares of which approximately 1,100 sq. m would be classed as domestic curtilage. The proposed stable block would have a footprint of 53 sq metres comprising of stable and loose box each have a floor area of 14 sq metres and a feed store with a floor area of 15 sq metres.

Layout

The proposed stable block would be located approximately 15m to the south east of the existing dwelling. It would have a simple rectangular footprint with its ridge running in a north west to south east direction. The location of the proposed building has been carefully considered and sited to present the least obtrusive location within the application site.

Scale

The proposed stable block would measure 11.5m x 5.4m with an eaves height of 2.6m and an overall ridge height of 4.6m . The proposed building has been kept as low as is practically possible in order to minimise its visual impact.

Landscaping

The general site layout will remain unaltered and all trees and hedges to the whole of the application site will be retained. The new stable block would be set into the existing banking and some cut and fill would be required as shown on the submitted drawings. No additional landscaping is proposed as part of the application but can be secured via an appropriately worded condition in the event that the Local Planning Authority considers this necessary.

Appearance

The proposed building has a simple utilitarian appearance and its overall form and design which has been dictated by its intended use is typical for this type of building. The appearance of the proposed building is in keeping with the rural location and the use of good quality natural materials will ensure that it is quickly assimilated into its surroundings.

Access

The existing vehicular access to the site will be unaltered and retained. The site is located within a sustainable location adjacent to the applicants' dwellinghouse and is for recreational purposes only. The proposal will not lead to any increase in traffic and therefore is considered to represent an appropriate and sustainable use of the site.