SAMMONS Architectural LIMITED
Chartered Institute of Architectural Technologists

10 Cawdry Buildings
Fountain Street
Leek, Staffordshire, ST13 6JP
Tel / fax 01538 386002
e-mail info@sammonsltd.co.uk

PLANNING / DESIGN AND ACCESS STATEMENT

PROPOSAL : **RETROSPECTIVE APPLICATION FOR THE ERECTION OF A DETACHED OUTBUILDING AND ASSOCIATED HARD STANDING**

ADDRESS : **FOX'S CROFT, ANKORS LANE, THORNCLIFFE, STAFFORDSHIRE, ST13 7LP**

APPLICANT : **MR E FOX**

DATE : **OCTOBER 2018** **JOB No. : 2016-2180**

CONTENTS:

1.0 INTRODUCTION

2.0 SITE DESCRIPTION

3.0 PROPOSAL

4.0 SITE HISTORY

5.0 PLANNING POLICY

6.0 KEY PLANNING ISSUES

7.0 CONCLUSION

8.0 DESIGN & ACCESS STATEMENT

- **8.1 USE**
- **8.2 AMOUNT**
- **8.3 LAYOUT**
- **8.4 SCALE**
- **8.5 LANDSCAPING**
- **8.6 APPEARANCE**
- **8.7 ACCESS**

1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Mr E Fox to prepare and submit a retrospective planning application to Staffordshire Moorlands District Council for the retention of a detached outbuilding and associated hard standing at Fox's Croft, Ankors Lane, Thorncliffe. The application is accompanied by a site location and block plan and existing drawings which should be read in conjunction with this planning, design and access statement.

This statement analyses the site, the proposals and the policy context within which the proposals are made. Thereafter, it provides justification for approval of these proposals, primarily on the basis that the proposed development would result in a sustainable and appropriate form of development which due to its modest size, scale, form, positioning and overall design has little if any impact on the application site, its setting or the wider surrounding landscape. Furthermore, it is not prejudicial to the reasonable enjoyment of any of the surrounding residential dwellings or neighbouring land uses.

2.0 SITE DESCRIPTION

The application site comprises of a modern detached bungalow which occupies a slightly elevated position on the southern side of Ankors Lane, Thorncliffe. The building lies within a loose ribbon of development on this side of the road with residential properties Fairview and Holm Lea to the west, a small holding to the east and the Reform Inn (formerly the Red Lion Public House) and a commercial haulage yard to the north. To the south of the site lies open countryside. For the purposes of the development plan the application site does not fall within a defined development boundary and is regarded as falling within the open countryside.

3.0 PROPOSAL

This is a retrospective application which seeks consent for the retention of a detached outbuilding and associated hard standing. The detached outbuilding, which comprises of a two bay portal framed structure measures 10m x 7.5m with an eaves height of 3.2m and an overall ridge height of 3.9m. It has been constructed from 2 x 1m wide concrete panels which have been clad with Juniper Green box profile sheeting with a box profile sheeted roof. A pedestrian door way is provided in the northern gable with a roller shutter door in the centre of the southern gable. Vehicular access to the site is provided from a small access to the eastern side of the building. Two areas of concrete hard standing have been provided - one of which formed the base of a former outbuilding and the other which is new. The remainder of the area has been surfaced with black road planings.

4.0 RELEVANT PLANNING HISTORY

SMD/1988/0638 Site for detached dwelling. Approved.

SMD/1999/0043 Detached bungalow (revised submission) Approved

SMD/2002/0689 Double domestic garage. Approved

SMD/2010/0020 Single storey rear extension. Approved

SMD/2016/0607 Certificate of lawfulness for the use of land as a domestic garden in association with the dwelling at Fox's Croft.

5.0 PLANNING POLICY

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 National Planning Policy Framework (NPPF) which was published on 27th March 2012 and revised in July in 2018 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.

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. The NPPF confirms that at the heart of the guidance is a presumption in favour of sustainable development (para 11) and that for decision making this means approving development proposals that accord with the Development Plan without delay unless material considerations indicate otherwise. The NPPF also sets out requirements in respect of housing delivery and securing high quality design.

The Development Plan for the Staffordshire Moorlands comprises of the adopted Core Strategy Development Plan Document (March 2014) and the Saved Local plan Proposals Map / Settlement Boundaries (1998). The most relevant policies of the adopted Core Strategy are considered to be SO1 (Spatial Objectives), SS1 (Development Principles); SS1a (Presumption in Favour of Sustainable Development); SS6c (Other Rural Areas Area Strategy); R1 (Rural Diversification); R2 (Rural Housing); DC1 (Design Considerations); DC3 (Landscape and Settlement Setting), T1 (Development and Sustainable Transport). For the sake of brevity these policies are not quoted in full but they are referred to where appropriate in the following section.

In terms of Supplementary Planning Guidance the Space About Dwellings (September 1998 - Appendix 3 of the Local Plan [1998]) and Design Principles for Staffordshire Moorlands are also important in the consideration of this application.

6.0 KEY PLANNING ISSUES

The main issues are considered to be the impact on landscape character, design and appearance, and amenity.

The Principle of Development

In accordance with policies SS1 and SS1a the council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. 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.

The application site falls outside of the development and infill boundaries of the towns and villages, as defined in the Site Allocations DPD. By virtue of policy SS6c these areas will provide only for development which meets an essential local need, supports rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.

Policy R1 requires all new development in the rural areas outside of the development boundaries of the towns and villages to be assessed according to the extent to which it enhances the character, appearance and biodiversity of the countryside. Appropriate development should not harm the rural character and environmental quality of the area and where new buildings are proposed, development should have minimal impact on the countryside and be in close proximity to an existing settlement.

The application building is considered to meet a reasonable essential need as it provides appropriate facilities associated with the up keep of the adjacent land owned by the applicant and provides him with a space where he can undertake his hobby of restoring vintage machinery. The application site forms part of a cluster of properties on this side of Ankors Lane within the hamlet of Thorncliffe and the application is therefore considered to accord with policies SS1, SS1a, SS^c and R1 and accordingly is acceptable in principle.

Design

The application building has been erected in an area of land which has formerly and legally been annexed into the garden area associated with Fox's Croft. The building has been constructed so that its overall dimensions would comply with permitted development rights. It is therefore modest in terms of its size and scale and its overall form and design reflects the rural character and setting of the site. The building is located within close proximity of the host dwelling and the other built development on this side of Ankers Lane where there is generally an expectation for domestic outbuildings and/or garages/stores. Whilst it is accepted that the application building would be visible from a public footpath which passes in close proximity of the site it would be seen and read as part of the building group rather than an isolated or unwarranted form of development which would appear out of context. Due to its modest, size and scale, overall form and design and positioning it is not considered that the application building is harmful to the character and appearance of the application site, its setting or valued characteristics of the wider landscape area. The application building is therefore considered to accord with the design and landscape objectives of policies DC1 and DC3.

Amenity

The National Planning Policy Framework emphasises that good design is indivisible from good planning and should contribute positively to making places better for people. The NPPF also states that developments should function well and add to the overall quality of the area. Core Strategy policy DC1 requires that all development proposals should ‘protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.’ The Council’s Supplementary Planning Guidance ‘Space About Dwellings’ details standards that should be considered and met to ensure privacy for existing and proposed residents.

Taking account of the modest size and scale of the application building and its positioning it is not considered that it would not raise any adverse amenity issues by virtue of privacy, noise,

overbearing impact or shadowing or be prejudicial to any neighbouring land uses. The application would therefore accord with the amenity objectives of Policy DC1 of the adopted Core Strategy.

7.0 CONCLUSION

This application building is located in an area of extended garden land and was erected on the basis that it complied with permitted development allowances. Unfortunately the applicant was unaware that permitted development rights had been removed as a planning condition when the original dwelling was constructed. Notwithstanding this it is considered that the application site lies within a cluster of residential dwellings where outbuildings such as garages and/or stores are generally accepted. The application building is modest in terms of its size and scale, appropriate in terms of design and materials and located discretely at the rear of the building. It would not be prejudicial in terms of amenity or adversely impact on neighbouring land uses. The application is therefore considered to accord with the relevant policies of the Development Plan and the LPA is therefore respectfully requested to grant permission.

8.0 DESIGN & ACCESS STATEMENT

USE

The application site relates to an existing outbuilding and hardstanding which are used in conjunction with the applicants use of the dwellinghouse.

AMOUNT

The application is for the retention of a two bay portal frame building and an irregular shaped hard standing.

LAYOUT

The development is located at the rear of the dwelling in an area of land which has been formally annexed into the garden area associated with the dwelling known as Fox's Croft.

SCALE

The application building measures 10m x 7.5m with an eaves height of 3.2m and an overall ridge height of 3.9m. The area of hardstanding extends to 52 sq metres.

LANDSCAPING

No additional landscaping is proposed as part of this application.

APPEARANCE

The development is retrospective and its appearance is therefore visible on the site.

ACCESS

The development utilises an existing vehicular access which runs contiguous with the eastern boundary of the site.