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# PLANNING, DESIGN & ACCESS STATEMENT

**PROPOSAL: Retrospective application for retention of stable block**

**ADDRESS: Micklea Farm, Micklea Lane, Longsdon, ST9 9QA**

**APPLICANT: Mr Jones**

**DATE: January 2020**

**JOB No: 2019-2468**

## 1. INTRODUCTION

1.1 This statement is submitted in support of a retrospective planning application for the retention of a stable block at Micklea Farm, Micklea Lane, Longsdon. It has been submitted by Sammons Architectural Ltd on behalf of Mr Jones and is accompanied by drawings numbered 2019-2468-01 and 2019-2468-02.

1.2 This statement analyses the site, the proposal 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 or visual amenity, detrimental to highway safety or adversely affect local landscape or 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 0.47 hectare irregular 'L' shaped parcel of grazing land which lies to the south-east side of Micklea Farm, a traditional Moorlands detached stone farmhouse which lies on the north side of Micklea Lane, Longsdon. The land has a gentle slope towards the south-east, has a low stone wall at the road frontage boundary and hedges on all other boundaries. There is a gated field access in the south east corner of the frontage from which leads a concreted track to the front of the stables. The application building has been constructed on the footprint of a former stable block granted planning permission in 2005 (SMD/2005/1249). For the purposes of the Development Plan the application site lies outside any settlement boundary and is in the North Staffordshire Green Belt.

## 3. PROPOSAL

3.1 This is a full application which seeks consent for the erection of a stable block. The application building measures 8.4 metres x 9.2 metres would comprise of a stable, loose block and separate feed store. It would have a simple "L" footprint with a pitched roof on each leg of the "L". It sits on a concrete hard standing area approximately 10.5m to the south east of the dwelling that is Micklea Farm It is constructed from blockwork above a blue brick base, all encased within horizontal shiplap timber under a plain clay tile roof.

3.2 The current building replaces a former stable block approved in 2005.



**Former stable block. Photograph taken summer 2019**

This building was constructed with timber cladding, which reflects the materials used in the replacement building. It had three compartments, the openings for which had large timber doors- this detail has also been followed into the replacement building. The former stable block had a large overhang at the front. This has been used on the west side of the building to accommodate the tail of the "L" in the current building- the other part of the overhang has been removed. The outcome of this change has resulted in a slightly larger floor area, but a smaller overall footprint.

## 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 in 2019 and it and its predecessors 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. The NPPF confirms that at the heart of the guidance is a presumption in favour of sustainable development and that for decision making this means approving development proposals that accord with the Development Plan without delay unless materials 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 only development which meets an essential local need, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside would be supported.

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 building replaces a similar building granted approval in 2005. At that time the proposal was considered to meet national and local planning policies. Those policies, or similar policies are in force now. The 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 building is not dissimilar from the building it has replaced, and is not excessive in scale in relation to its 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 stabling, a loose box and separate feed and ancillary storage. The application building has been kept as low as is practically possible in order to minimise its visual impact and sits within the sloping site sympathetically. It is typical in terms of its form and appearance and the use of good quality

natural materials ensures that it is in keeping with the rural landscape and result in a positive enhancement to the character and appearance of the area.



**View of Application Building from Micklea Lane**

*Highway Safety*

5.5 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.

5.6 The proposed development will be served by the existing access off Micklea Lane which will be unaltered. The site is located within a sustainable location adjacent to the applicants' house 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 in principle as it will support an equestrian use and is therefore consistent with adopted Development Plan policies. Furthermore, its size and scale are 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.