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Design & Access Statement, relating to the formation of an improved access, construction of a carport and store and change of use of the associated land.

1. Site & Applicant:

1.1 David Pennington,
Lane End Cottage,
Whirley Low,
Foxt,
ST10 2HR

OS Grid Ref SK 041 492
Easting 404131
Northing 349247



Fig. 1 The Site

2. Application Summary

2.1 There are several elements to the proposed development:
i). To form an improved vehicular access.
ii). To construct a carport and store.
iii). The change of use of the associated land to domestic use.

2.2 The cottage is accessed via Whirley Low (Foxt Road), designated the C0089. The south west gable of the cottage lies one side of the access and a tall stone boundary wall lies on the other. The cottage is built hard to the highway with no verge. The cottage and the boundary wall severely limit the emerging visibility, so the driver cannot see traffic on Foxt Road until they are several meters out into the road. The absence of a verge and bell mouth result in vehicles swinging out onto the opposite carriageway.

2.3 The access is fitted with electrically operated gates which roll to one side. Vehicles entering the site are required to block the carriageway for a short while whilst these open. Although Foxt Road is lightly trafficked, the cottage is close to the crossing of Foxt Road, Shaw Wall Lane, Park Lane and Park Nook and a vehicle stopped in this position obscures the junction.

2.4 The design of the gates is also wholly suburban and out of keeping with the rural setting.

2.5 The new access will be formed further away from the cottage where it can meet the standards set out in The MHCLG guide, The Manual For Streets (MfS).

2.6 The second element of the proposal is the construction of an oaked framed outbuilding which will provide covered parking for two cars and storage space for implements, wood fuel and bicycles.

2.7 The area enclosed by the access and the outbuilding will require a change of use from amenity grassland to domestic use.

3. Site History

3.1 SMD/2018/0328 Outline application for 5 dwellings, refused, 03/08/2018

3.2 SMD/2010/1119, Rear conservatory and gates, approved 23/02/2011.

3.3 SMD/2009/0347, Two storey rear extension, approved, 13/05/2009,

3.4 SMD/2002/0237, Stable and tack room, approved, 28/05/2002.

3.5 The applicant has discussed the current proposal informally with planning officers who appeared to be supportive.

4. Description of the site

4.1 Lane End Cottage adjoins Corner Cottage adjoins at Whirley Low a short distance to the east of Foxt. The two properties were historically in common ownership.

4.2 The site lies close to the cross roads formed by Foxt Road, Shaw Wall Lane, Park Lane and Park Nook.

4.3 The area of land under the applicant's ownership extends to 3111 sq. m. The application site, including the existing buildings and curtilage plus the part enclosed by the proposed access and outbuilding and measures 982 sq. m.

4.4 The landscape character type is defined as "Dissected Sandstone Highland Fringe" with steep sided valleys and a rounded dissected landform. This is a small to medium scale landscape with wide and distant views across Ipstones Park. The Landscape Character Assessment identifies this area as sensitive to change and highlights an issue with run down farm buildings.

4.5 A date stone above the front door of Corner Cottage indicates that the buildings date from 1884. The date is slightly at odds with the 1st epoch OS map of 1881 which shows that both buildings were already present when the map was published. The map describes the buildings as "The Blacksmiths Arms". The buildings have variously been used as as inn, farmhouse, village shop and post office.

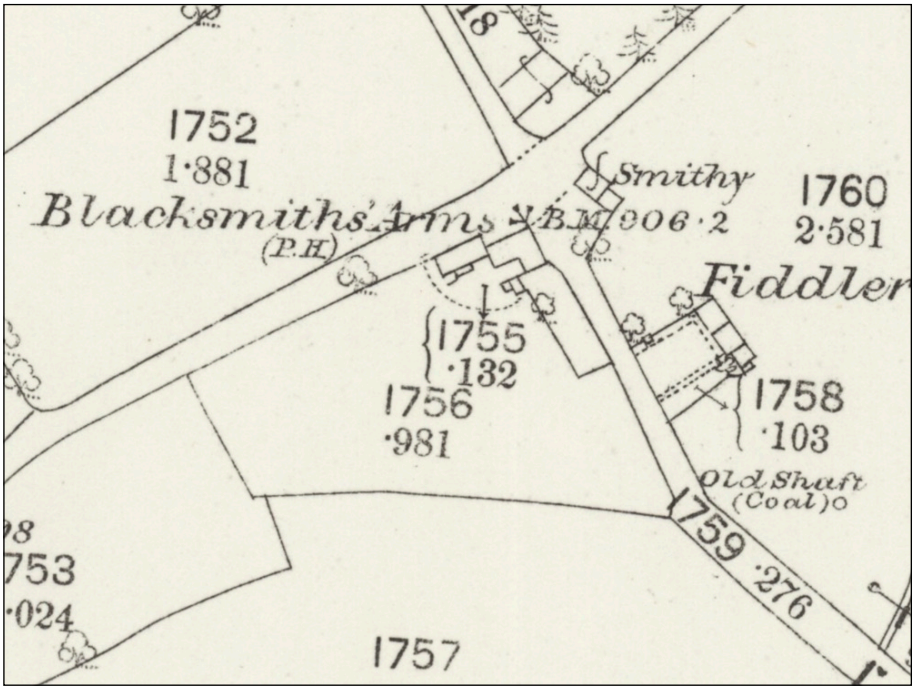


Fig. 2. Extract from 1st epoch OS map of 1881

4.6 The cottage is predominantly constructed from gritstone under a tiled roof clad in Staffordshire blue clay tiles. The section adjoining Corner Cottage is constructed from brick above a stone plinth.

4.7 The stable is clad in timber under a corrugated roof.

4.8 Footpath FP 57 follows the southern boundary of the owner controlled land

Please refer to the accompanying 1:200 Existing Block Plan for further details.

5. Description of the proposed development

Improved vehicular access.

5.1 The new vehicular access will be sited further away from the cottage where it can provide the 2.4x43m visibility splay required for a design speed of 30mph. - Manual for Streets table 7.1, paragraph 7.7.6

5.2 The accompanying access plan shows that the sight-lines remain within land under control of the owner.

5.3 The tall stone boundary wall adjoining the existing access restricts the emerging visibility and it is therefore proposed that this be reduced in height to meet the height of the adjoining section of boundary wall.

5.4 The existing vehicular access will be closed off: The drystone boundary wall on the south west side of the existing access will be extended, the stone gate post repositioned and a wooden pedestrian gate fitted.

5.5 The drystone boundary walls either side of the proposed access are relatively low. Driver eye level is taken to be 1.05m, so the sight-lines will pass over the walls. - MfS paragraph 7.6.3

5.6 The drystone walls either side of the access will be reconstructed to form a bellmouth entrance and a wooden gate fitted.

5.7 To prevent loose material entering the highway, the first 2m from the highway boundary will be surfaced in gritstone setts. The next section up to the gate will be surfaced in type 1 DoT.

5.8 To allow a vehicle to pull off the road before handing the gate, the gate will be set 5m back from the highway boundary.

5.9 The track will be formed as a pair of wheelings, also surfaced in type 1 DoT with a grass centre strip.

Carport and store.

5.10 The proposed carport and store form part of a single building.

5.11 The building will be constructed with an oak frame. The walls will be clad in oak above a low blue brick plinth and the roof will be clad in Staffordshire blue clay tiles.

5.12 The carport has two open bays and the store has two closed bays. The building will therefore provide garaging for two cars with storage space for a mini utility tractor / ride on mower, gardening tools, bicycles and wood fuel.

5.13 The dimensions of the proposed building are as follows:

length: 13.55m
width: 6.80m
eaves: 2.55m

ridge: 5.57m

5.14 The turning area in front of the building will be surfaced in Type 1 DoT.

5.15 Rainwater goods will comprise black 1/2 round gutters with round down pipes and will discharge to the existing soaraway.

Change of use

5.16 The area of land enclosed by the access and outbuilding lie outside of the existing curtilage. Since both, principally serve the dwelling, there is an implied change of use of the associated land.

5.17 The land has previously been used for equestrian purposes and for keeping a small number of sheep and is not part of an agricultural holding. The change of use is therefore from amenity grassland to domestic use.

5.18 The area of change of use measures 462 sq. m.

5.19 The public footpath lies outside of the application site and remains unaffected by the proposed development

Please refer to the 1:200 Proposed Block Plan and 1:50 Plans & Elevations for further details.

6.0 Assessment and Conclusion

6.1 The site is located in open countryside. Core Policy SS6c allows for development which meets an essential local need but is silent on the specific issues relating to this application, namely the formation of a new access, the construction of a residential outbuilding and the associated change of use. Core Policies SS1 and SS1a, do however permit sustainable development which maintains the distinctive character of the Staffordshire Moorlands and where there are no specific policies, a presumption in favour of sustainable development in accordance with policies in the National Planning Policy Framework applies. Core Design Policies DC1 and DC3 are also applicable.

6.2 Emerging Local Plan Policy SS10 relating to other rural areas is more specific and permits domestic outbuildings of an appropriate design scale and character. The emerging plan has been declared sound and although it has not yet been adopted, its policies can be afforded some weight.

6.3 The outbuilding, comprising carport and store are considered to be an appropriate design for this rural area. The outbuilding will be viewed against the backdrop of the cluster of dwellings including, Lane End Cottage, Corner Cottage and The Bungalow, each of which have a collection of outbuildings. The additional outbuilding will therefore be assimilated into its surroundings without harm to the wider landscape.

6.4 The existing access is substandard and of poor design. The new access replaces the suburban electric gates and walling with more sympathetic boundary and surface treatments, thereby enhancing the rural character of the area.

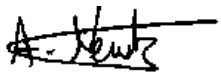
6.5 The removal of parked cars lying close to the road, the garaging of cars and housing of tractor/ride-on mower and implements reduces the domesticating impact of the development.

6.6 The area enclosed by the track will become a domestic garden. The original areas of hardstanding will be restored to grass. The additional garden area lies outside of the original domestic curtilage. Householder permitted development rights do therefore not apply and the council retains control over further development.

6.7 The public right of way remains unaffected by the proposed development.

6.8 The proposal does not raise any privacy or amenity issues.

6.9 The proposal is therefore considered by a sustainable form of development in accordance with Core Policies, SS1, SS1a, Dc1, DC3, emerging local plan policy SS10 and policies in the National Framework including section 2, sustainable development and section 12, achieving good design.



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