PLANNING STATEMENT

PROPOSED ERECTION OF GARAGE AND EXTENSION TO THE DOMESTIC CURTILAGE AT THE RICKYARD, RUE HILL, CALDON LOWE, STOKE ON TRENT, STAFFORDSHIRE ST10 3HD

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1. Introduction

1.1. This Planning Statement is prepared by AM Planning Consultants Limited on behalf of our client's Mr & Mrs Little (the `applicant's), in support of an application for the erection of a garage and extension to the domestic curtilage.

2. Background

2.1. Planning permission was granted for the dwelling in 2018, and the dwelling has now been completed. During the application process it was considered that it would be more appropriate to apply for the larger garden area and garage following completion of the dwelling to establish the best position for the garage and landscaping to screen it as well as to enhance the setting of the house and countryside.

3. Planning History

3.1. Prior Approval for the change of use of the agricultural building to a dwelling was approved on 5th December 2016 under Planning Ref. No. DET/2016/0029.

3.2. Full planning permission was granted for the erection of a dwelling under Planning Ref. No. SMD/2018/0078 dated 13th June 2018. This planning permission has been implemented.

4. Application Submission Documents

4.1. The following documents have been submitted in support of the application:

- Planning Statement
- Plans: -
    - Location
    - Proposed Site Plan with garage tree planting
    - Proposed Site Plan with garden planting
    - Proposed Garage elevations, roof and floor plan

5. The Site and Surrounding Area

5.1. The application site is set back from the carriageway of the A52 and comprised of a Dutch barn style dwelling with surrounding agricultural land. The left-hand side of the access off the A52 leads to the dwelling, with a field access to the

right. The site is located on the southern side of the A52, as you travel westwards towards Whiston. Images 1. and 2. below show the western and eastern elevations of the original Dutch Barn as you drive along the A 52.



Image 1. Looking at the eastern elevation of the original Dutch barn.



Image 2. Looking toward the western elevation of the original Dutch Barn.

5.2. There is an existing vehicle access off the A52 to the Dutch Barn which would be utilised in relation to this proposal.

5.3. To the north of the site on the opposite side of the road is Rue Hill House which is the base for Simon Clowes Transport Ltd and further north lies a quarry. To the south are open fields and as quarry.

5.4. The application site lies within the open countryside.



Image 3. Goggle Image of application site and its surroundings.

6. The Proposal

6.1. The planning application seeks planning consent for the erection of a garage and extension to the existing curtilage to enable the garage to be more screened by tree planting and the dwelling to have a garden to the east so that they can form a small lawn leading off towards the field by natural meadow planting to form a smooth transition from domestic to agricultural land.

7. Planning Policy Framework

7.1. In preparing this Planning Statement reference is made to the following national and local planning policies and guidance documents:

- Revised National Planning Policy Framework (NPPF) (Feb 2019)
- Staffordshire Moorlands Local Plan adopted September 2020
- Churnet Valley Master Plan Supplementary Planning Document

8. National Planning Policy Framework

8.1. The revised National Planning Policy Framework (NPPF) came into effect immediately in February 2019 and the following paragraphs are considered relevant to the consideration of the application and the approach authorities should take in respect to decision taking.

8.2. The relevant chapters of that document are 4, 6, 8,11, 12 and 15.

9. NPPF and Development Rational

9.1. In terms of economic, social and environmental dimensions of sustainability, this proposal offers a number of significant improvements for the area:

- The provision of garaging to ensure the vehicles are stored away to provide security and thereby reduce the potential for crime in the area.
- Provides tree planting to the front of the site and the access to enhance the biodiversity of the site and provide screening for the garage so that it assimilates into the countryside.
- A well-designed garage which will blend in with the design of the dwelling and its sustainable materials.
- Additional landscape planting to the proposed garden will also help to assimilate the dwelling into the countryside location and enhance the biodiversity of the site through the use of transitional meadow flower planting.
- The proposal will offer construction work for a local firm which will contribute positively to the economy.
- It is the most viable use of the land which is too small to use for agriculture, especially along the access.
- The proposed use will assist the maintain and enhance the health and mental wellbeing of the occupiers.
- The proposed use will enable social interaction to take place in a garden environment through the provision of adequate garden space for the size of the dwelling.
- The additional landscaping will encourage local wildlife to flourish and enhance the character of the area and the open countryside. This will also soften the development of the Dutch Barn design dwelling.
- This proposal accords with the National Planning Policy Framework when read as a whole and does not have any significant adverse impact which would demonstrably outweigh the benefits of granting planning permission.

10. Local Plan Policies

10.1. I will address the relevant policies of the recently adopted Local Plan within this section of the document.

10.2. **Policy SS1 Development Principles -** This policy is satisfied due to the fact that the proposal will contributing positively to the social, economic and environment, whilst enhancing the setting of the dwelling and the countryside.

10.3. The position of the proposed garage has been carefully considered that ensure it is not located in a prominent position with the use of matching timber materials to ensure that it assimilates into the rural character of the area.

10.4. These sections of land would provide the most efficient and effective use of the land which is not in any productive agricultural use and will incorporate landscape planting to enhance the setting of the dwelling and the biodiversity of the site.

10.5. The proposal respects the character of the area and provides secure parking for the dwelling.

10.6. **Policy SS10 - Other Rural Areas Strategy –** The proposed garage has been designed to the minimal size required by the applicant to provide secure parking garage and has been positioned so that it will not detract from the openness of the countryside. The scale and size of the extension to the domestic curtilage includes the access to the dwelling which cannot be used for agricultural purposes due to its location and size. Whilst the proposed garden to the east has also be minimise to provide a lawn and transitional meadow planting to form the transition into the field.

10.7. This is considered to enhance the landscape setting and biodiversity of the site.

10.8. **Policy SS11 - Churnet Valley Area Strategy** – This policy supported the redevelopment of the site by reinstating the original Dutch Barn design, which has been a distinct and intrinsic feature of the landscape character of the area for decades. This proposed garage reflects the materials used in the barn style dwelling whilst the extension to the domestic curtilage enables tree planting and meadow planting in a small garden area which will enhance the landscape character of the area and provide additional landscape planting to encourage the local wildlife and enhance the biodiversity of the valley.

10.9. The planting will enable a smooth transition between the open countryside and the residential property.

10.10. **Policy SD1 - Sustainable Use of Resources –** the proposal uses sustainable timber for the erection of the garage and the change of use of the land will utilise areas of land which are either not in agricultural use or difficult to farm due to the proximity to the dwelling.

10.11. **Policy DC1 Design Considerations -**The design of the garage reflects the rural character and appearance of the approved dwelling to safeguard the rural character of the area satisfying this policy**.**

10.12. The proposed addition to the domestic curtilage will enhance the setting of the dwelling whilst ensuring that the proposal assimilates into the rural character of the area.

10.13. **Policy DC3 - Landscape and Settlement Setting –** This policy is satisfied for the reason set out above and the proposal would not be detrimental to the character of the local and wider landscape or adverse to the setting of the National Park.

10.14. **Policy NE1 - Biodiversity and Geological Resources -** This policy is satisfied due to the proposal incorporating of transitional meadow planting and tree planting to introduction of landscape planting to encourage and enhance the local wildlife and biodiversity of the site.

11. Conclusion

11.1. This proposal will enable the applicants to park their cars securely in the double garage, and enhance the setting of the dwelling through tree planting along the roadside boundary and the formation of a small lawned area which drifts into a transitional meadow planting area to ensure the dwelling can assimilate into the countryside.

11.2. The additional garden area will enable them to plant vegetables for their own use and enjoy the flowers in the garden whilst developing their health and mental well-being.

11.3. The proposal accords with the provisions of NPPF taken as a whole and there is no adverse impact from the proposal, which would significantly and demonstrably outweigh the benefits of granting planning permission.