

DELEGATED DECISION REPORT

SMD/2021/0480
Valid 20/07/2021

44 GRANGE ROAD
BIDDULPH

DEMOLITION OF EXISTING
BUILDING AND
CONSTRUCTION OF NEW
REPLACEMENT BUILDING

(FULL - MINOR)

MAIN ISSUES

Whether or not the proposal amounts to inappropriate development in the Green Belt
The impact on the character, appearance and amenities of the area.

DESCRIPTION OF SITE

The site is in the open countryside a short distance to the north-east of Biddulph and comprises an open field to the rear of a row of houses which face Grange Road to the west. The site also includes a gap between the row of houses and a pub car park to the south. Open land also lies to the south and to the east. To the north there are houses which face Hurst Road further to the north. The field belongs to one of the houses which faces Grange Road. The site is in the Green Belt.

PROPOSAL

This is a full planning application for the replacement of a small untidy timber and metal storage building (with cement roof) adjacent to the rear boundary of No.42 Grange Road (which is the neighbouring property to No.44 which is the property the site is within) with a larger timber storage building (stained dark grey) with “bracken” metal sheeted roof. It would be sited in the same position and have the same height and width but would be in the form of the existing building but elongated. The current building has 13.5 sq.m. The new building would be 19 sq.m. It would be elongated towards the south-west but also placed slightly further away from the rear boundary of No.42, towards the south-east. A short Design and Access Statement has been submitted.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS10 Other Rural Areas Strategy
DC1 – Design Considerations

NPPF (Revised February 2019)

Sections 12 (Design) and 13 (Green Belts).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 14.9.21

Neighbour consultation period ends: 14.9.21

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

United Utilities

Standard response regarding the hierarchy of surface water drainage measures.

OFFICER COMMENTS

The site is in the Green Belt and Policy SS10, the strategy for the countryside, requires strict control over inappropriate development in the Green Belt. The NPPF in Section 13 lists the forms of development in the Green Belt which are deemed to not be inappropriate and which are therefore by definition not harmful to the openness of the Green Belt. The replacement of a building is listed, providing it is not “materially larger” than the existing and which remains in the same use. The new building is intended for storage purposes just like the existing (likely to be a mix of domestic and “horticultural” as described in the forms). It would have the same height, width and form but would be elongated so that it would be 30% larger. I do not consider that this would amount to a “materially larger” structure to the extent that the openness of the Green Belt would be affected. I therefore consider the proposal would not amount to inappropriate development and would not therefore be harmful to the Green Belt.

With regard to the impact on the appearance and amenities of the area, the existing building is very well screened from the road and nearest public footpath (a short distance to the south and from the pub car park) due to the backland location and also the amount of tree and vegetation screening along field boundaries in this area. The increase in size would not lead it to be more harmfully prominent in the area and the proposed materials and colours of materials would also not harm the character and appearance of the area. Due to the size of the property which includes a residential dwelling and curtilage and also a large field, it is realistic to expect that some form of storage would be needed for equipment to maintain the land and there appears to be no other storage buildings within the field. The

amenities of No.42 are protected by a larger outbuilding within their property next to the rear boundary which would screen the proposed building. The proposed building would also be moved away from the boundary trees alongside the rear boundaries of Nos. 42 and 44.

With regard to the drainage consultation comments, the application forms confirm that soakaways will be used for surface water drainage and this accords with the "drainage hierarchy".

CONCLUSION

The proposed building would not amount to inappropriate development in the Green Belt and would not harm the character, appearance and amenities of the area. It would therefore comply with the Local Plan and NPPF.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Chris Johnston

Recommendation Date: 14th September 2021

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council