

Planning Statement

Erection of detached garage with office above and
formation / alterations to existing driveway
Brow Nook Farm, School Lane, Freehay
For Mr. L. Bagnall

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1.0 INTRODUCTION

- 1.1. Hewitt & Carr Services have been instructed by Mr. L. Bagnall to prepare a Planning Statement to accompany a planning application for the erection of a detached garage building with home office above on land within the domestic curtilage of Brow Nook Farm, School Lane, Freehay.
- 1.2. The proposed building will occupy a footprint of 58 square metres and stand to a ridge height of 6.1 metres. It will comprise of a triple garage at ground floor, with a home office within the roofspace above. A series of rooflights will provide means of light to this upper floor area. The building will be orientated so that its garage doors and rooflights will face away from the carriageway.
- 1.3. The application also proposes the diversion of the existing driveway serving the site and the wider farmyard, with a new spur provided to serve the farmhouse and detached outbuilding, and the existing access diverted towards the northeastern side of the existing agricultural building so that the agricultural / equestrian uses on the site will have a separate access route.

2.0 SITE DESCRIPTION

- 2.1. The application site lies within the rural area and comprises of an existing detached two storey farmhouse and its associated curtilage. To the northwest of the farmhouse lies an area of hardstanding upon which a residential caravan has been sited and which has been confirmed to be lawful under application SMD/2020/0493.
- 2.2. To the northwest of the caravan are a range of portal framed buildings, with a yard area and manege to the southwest. A parking area, with amenity space and garden shed are located immediately to the southeast of the caravan and are enclosed by a mature hedgerow which also wraps around to the northeast.
- 2.3. The garden to the farmhouse extends to the northeast of the existing property, leading up to the existing vehicular access that connects with School Lane to the east. Further garden land extends to the northeast, north and west of the driveway, beyond which lies a band of mature trees that provide a strong degree of enclosure to the site.

3.0 PLANNING POLICY

- 3.1. The development plan for this area comprises the Staffordshire Moorlands Local Plan (2020) of which the following policies are considered to be of relevance to the determination of the application:
- 3.2. Policy SS10 of the Local Plan relates to the 'Other Rural Areas Strategy' and confirms that these areas will provide only for development which has an

essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The policy goes on to state that housing requirements will be met, inter-alia, by:

- Allowing extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred

3.3. Policy DC1 of the Local Plan relates to 'Design Considerations' and states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should:

1. be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area
2. be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance
3. create, where appropriate, attractive, active, functional, accessible and safe public and private environments which incorporate public spaces, green infrastructure including making provision for networks of multi-functional new and existing green space (both public and private), landscaping, public art, 'designing out crime' initiatives and the principles of Active Design
4. incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the impact of the development
5. protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution
6. promote the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage, where appropriate
7. provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use
8. require new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links

9. ensure that existing drainage, waste water and sewerage infrastructure capacity is available, and where necessary enhanced, to enable the development to proceed
10. ensure, where appropriate, equality of access and use for all sections of the community
11. be served by high speed broadband (>30mbps) unless it can be demonstrated through consultation with Next Generation Access Network providers that this would not be possible, practical or economically viable. In all circumstances during construction of the site sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date.

4.0 OTHER MATERIAL CONSIDERATIONS

National Planning Policy Framework

- 4.1. The National Planning Policy Framework (NPPF) seeks to secure the delivery of sustainable development and sets out guidance, inter-alia, in respect of securing high quality design and ensuring highway safety. The content of the NPPF has been taken into consideration in the preparation of this application.

5.0 PLANNING ASSESSMENT

- 5.1. The application site is located within the rural area wherein policy SS10 of the Local Plan allows for the erection of domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.
- 5.2. The parcel of land upon which the detached garage is to be located lies to the northeast of the existing farmhouse and comprises an area of lawn that extends up to and beyond the existing vehicular access to the site. The existing dwelling is a two storey structure and has an elongated form with a subservient extension projecting of it to the rear towards the proposed garage. The frontage of the site with School Lane is enclosed by a brick wall with mature hedgerow behind which provides a well defined degree of enclosure to the site.
- 5.3. In preparing this application the project team has been mindful of a previous application on the site for the erection of a four-bay detached garage with accommodation above, located on a parcel of land to the northwest of the current application site that was refused by the Local Authority, and subsequently dismissed at appeal (LPA Reference: SMD/2013/0017). In determining that appeal the Planning Inspector concluded that the building would be located some distance from the existing house and would appear solitary and not integrated within the cluster of buildings on the site. Concern

was also raised that the building was a substantial structure that would appear prominent in views along School Lane.

- 5.4. To address the concerns raised by the Planning Inspector the building has been relocated so that it lies immediately to the northeast of the existing farmhouse, rather than being physically isolated from it like the previously refused scheme. Consequently, the building will have a much closer relationship with the existing cluster of buildings on the site, thereby reducing its prominence within the local area. The scale and massing of the building has also been reduced, with the building having a simplified gabled roof design. It also encompasses a reduced footprint compared to the previously refused scheme.
- 5.5. The footprint of the building is also subservient to the footprint of the heavily extended farmhouse and as a consequence the primacy of the existing dwelling within the site will be preserved. The building incorporates a gabled roof to reflect that of the host dwelling and is to be constructed from facing brickwork with a Staffordshire Blue tiled roof above.
- 5.6. On approach to the site from the northeast along School Lane, the proposed building will be seen against the backdrop of the existing farmhouse and the adjacent cluster of buildings. It will have a close physical association to the existing cluster of buildings including the farmhouse and will not appear isolated or incongruous within its surroundings. On approach to the site from the southwest along School Lane, the existing farmhouse will largely screen the development until alongside, and consequently the development will not give rise to any significant harm to the character and appearance of the surrounding area.
- 5.7. The submitted proposal has therefore responded constructively to the concerns raised in the previous appeal and is considered to constitute an appropriate form of development in the rural area that accords with policies SS10 and DC1 of the Local Plan.

Residential Amenity

- 5.8. There are no immediate neighbouring residential occupiers to this site, and consequently the proposed detached outbuilding will not derive any material loss of amenity to neighbouring properties. No breach of the space about dwellings standards will be derived, and as a consequence the proposal meets the relevant provisions of policy DC1 of the Local Plan.

Highway Safety

- 5.9. The application site benefits from an established means of vehicular access off School Lane, which is located towards the northeast end of the site. The driveway currently runs through the middle of the domestic curtilage of the property leading to a cluster of agricultural and equestrian buildings, along with a residential caravan (SMD/2020/0493 refers).

- 5.10. The application proposes to divert the driveway further to the northwest so that the equestrian / agricultural buildings have their own dedicated access. A new vehicular access to serve the dwelling and the new outbuilding is proposed as a spur off the existing driveway. These works will not derive any material adverse harm to the character and appearance of the area and do not necessitate any alterations to the existing site access off School Lane. The proposal will therefore derive no material harm to highway safety. The proposal is consequently in accordance with the provisions of paragraph 111 of the NPPF.

6.0 CONCLUSION

- 6.1. For the reasons set out within the Planning Assessment above it is concluded that the proposed outbuilding is of an appropriate scale and design and will not have a detrimental impact on the existing dwelling or the character of the rural area. The revised siting of the building has furthermore served to address the concerns raised by the Planning Inspector in the previous appeal on the site. The proposal will furthermore not give rise to any material harm to residential amenity or highway safety.
- 6.2. The proposed development is therefore in accordance with the requirements of policies SS10 and DC1 of the Staffordshire Moorlands Local Plan and guidance contained within the National Planning Policy Framework.