

DELEGATED DECISION REPORT

SMD/2022/0147
Valid 24/03/2022

LAND ADJACENT
BRANDON HOUSE FARM
TOWN END ROAD
FOXT

PROPOSED GARDEN STORE
AND GREENHOUSE.

(FULL - HOUSEHOLDER)

MAIN ISSUES

The impact on the character and appearance of a Conservation Area.
The impact on residential amenity.

DESCRIPTION OF SITE

The site is close to the middle of Foxt village and comprises a field or paddock with stone boundary walls on the west side of Town End Road, a country lane. Brandon House Farmhouse lies to the south and there are traditional rural dwellings to the other side of the lane to the east. On the other side of the road to the north are more modern dwellings. There is another field to the west of the site. The site is in a recently designated Conservation Area.

PROPOSAL

This is a full planning application for a timber shed and greenhouse for domestic purposes in connection with a new dwelling approved for the plot. The works to the dwelling have “commenced” but there is no evident works as yet above ground level. The shed would have footprint dimensions of 5.8 x 3.8 metres and would have a Staffs Blue tiled pitched roof and the greenhouse would have a footprint of 3.6 x 2.7 metres. These would be placed a close distance apart in the south-west corner of the plot as shown in an amended site plan, presumably in the area to be used as the rear garden as it is on the opposite side of the dwelling to the road which provides the access to the site. The original siting of the shed was to the north-west of the dwelling, adjacent to the side boundary shared with the paddock to the north. A full householder planning application was initially submitted but as the dwelling has not been completed and therefore not occupied as a dwelling, the proposal cannot be deemed to be “householder” development and a full planning application was submitted instead.

A Heritage Statement has also been submitted as the site is in a Conservation Area.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations
DC2 – The Historic Environment

NPPF (Revised July 2021)

Sections 12 (Design) and 16 (Historic Environment).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There have been a number of applications for a dwelling on the site and the most recent approval was given in 10.9.21 (SMD/2021/0156) although an earlier approval for a dwelling has been “implemented”.

CONSULTATIONS

Publicity

Site Notice expiry date: 19.5.22

Neighbour consultation period ends: 19.5.22

Press Advert: 6.4.22

Public Comments

Two letters of objection has been received from local residents who consider the shed is excessive in terms of size and height for its intended purpose.

Parish Council Comments

None

OFFICER COMMENTS

The structures are not untypical of those found in rear gardens of residential properties. The greenhouse has a standard greenhouse size, design and materials. The shed could be described as being larger and higher than average for a domestic shed but not in relation to other detached outbuildings found commonly at residential properties such as garages. It is not harmfully excessive in terms of height and size. It would be placed with the gable facing the wall of a larger existing brick and tile outbuilding belonging to Brandon House Farmhouse, the neighbouring property to the south and would appear from outside of the site to be placed next to it. The greenhouse would be placed a short distance from the shed and also close to the neighbouring side boundary. The buildings being placed close together close to the existing brick outbuilding would help provide screening and seen together would not harm the character and appearance of the Conservation Area.

The siting of the shed is preferable to the original siting which would have been in a more exposed location and more visible from surrounding roads.

The shed and greenhouse would stand alongside the neighbours garage and would not be placed close enough to the windows of the neighbouring dwelling to cause any problems in relation to light provision and privacy enjoyed at that property.

A condition would be applied to ensure the structures are not provided until after the completion of the dwelling to avoid these appearing as isolated buildings in an open field and ensure they are used for domestic purposes.

CONCLUSION / PLANNING BALANCE

The proposal would not lead to any harm to the character and appearance of the Conservation Area or the amenities of the area in general and would therefore comply with the Local Plan and the government planning guidance in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 26.5.22

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council