

DELEGATED DECISION REPORT

SMD/2021/0348
Valid 26/07/2021

BARNFIELDS TOWN END
LANE
SWINSCOE

PROPOSED NEW SEPARATE
GARAGE BLOCK AND
STABLE BLOCK

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The site is located in the centre of the small hamlet settlement of Swinscoe. The application site comprises of a converted barn made of stone and slate tiles, a small domestic garden plot immediately to the front of the site and, a large hobby farm that sprawls to the north of Swinscoe. Access is taken from Town End Lane.

PROPOSAL

Planning permission is sought for a detached double garage and a stable block that will sit within the open fields, outside of the domestic curtilage of the property.

The garage will be made of stone cladding and accommodate storage space on the first floor. It will be located ninety degrees to the main dwelling. It will feature a gable roof with two timber doors.

The stable block will be located outside of the curtilage of the property. It be timber constructed and will serves the occupier's horses.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/1984/0182	Site for bungalow and garage	27/06/1984 refused
SMD/1997/0149	Conversion of barn to form semi-bungalow	21/05/1987 refused
SMD/2013/0186	Use of converted barn as a single family dwelling	14/03/2013 approved

CONSULTATIONS

Publicity

Site Notice expiry date: 27/08/21
Neighbour consultation period ends: 18/08/21
Press Advert: N/A

Public Comments

Neighbour comments	No representatives received
Peak and Northern Footpaths Society	No objection subject to the PROW being unaffected
Staffordshire County Council Highways	No objection
Severn Trent waters	No objection subject to informatives

OFFICER COMMENTS

Principle of Development

The application site is located within 'Other Rural Area' within the hamlet settlement of Swinscoe whereby policy SS10 of the Local Plan (2020) is applicable. Policy SS10 states that these rural areas will provide only for development that 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.

Part (1) of policy SS10 seeks to meet housing requirements and specific need 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.

Referring to the stable, the proposed stable block is rural in nature and as such is intrinsically appropriate to a countryside setting, as such representing appropriate development within the countryside. To ensure the proper use of the stable, a

condition will be applied to conserve the quality of the countryside for only private use only.

Design

Paragraph 127 of the NPPF (2019) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Amended plans were negotiated and submitted by the Agent as there were concerns with the position, scale and bulk of the garage in relation to the main dwelling in the original proposal. The amended proposal seeks a reduction in footprint so that the width and length of the garage is less than that of the dwelling, positioned closer to the property at a 90 degree angle to form a typical farmstead layout with a lower ridge height as the first level appears urban and top heavy especially in comparison to the converted barn. In addition, the materials of the garage were amended from timber to stone cladding to be in keeping with the converted barn. The re-amended plan is the final plan which is to be assessed.

Following amendments, the garage is considered to be subservient and ancillary with the dwelling it will serve. It does not compromise on the setting of the converted barn and therefore, is considered to be visually acceptable.

It is recognised that the footprint of the garage does partially set outside of the domestic curtilage. However, it is considered that it is acceptable to utilise the small partial of undeveloped land outside the curtilage to ensure the garage forms a typical farmstead layout with the converted barn. A condition will be added to ensure that the garage is associated only with the domestic curtilage to avoid encroachment from the fields beyond the existing domestic use.

Referring to the design of the stable, the design, appearance, scale, massing and proportion are typical of a stable building in the open countryside – namely a low profile building constructed of timber with single ply membrane roof sheeting. The design and appearance of the structure on this basis is seen to act sympathetic in its countryside setting and not detract from the visual amenity of the immediate or wider surroundings. The materials of the structure are those characteristically found within open countryside locations and those commonly associated with buildings of such nature. Nevertheless, to further safeguard the siting of this structure, materials for the external walls and roofing are to be submitted to the LPA to ensure a satisfactory external appearance.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Impact to neighbouring amenity

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

There are no neighbouring properties within 150m of the applicant's dwelling. The use of the garage is for vehicle storage and additional storage only. While it is considered that the garage could be used as additional living accommodation in the future, the harm is not considered adverse for neighbours subject to its use for ancillary purpose not for commercial use. A condition will be added to any decision of this effect.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The development would not increase bedroom numbers. Within the site there is parking and turning space to comply with standards and the development would not reduce this provision. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : **Approve subject to condition**

Case Officer: Lisa Li

Recommendation Date: 27/05/22

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council