

DELEGATED DECISION REPORT

SMD/2022/0215
Valid 15/06/2022

**LAND TO THE REAR, 150,
BAGNALL ROAD, MILTON,
STAFFORDSHIRE, ST2 7LW**

**EXTENSION TO
GARAGE/STORE
(RETROSPECTIVE)**

(FULL - MINOR)

MAIN ISSUES

- Whether the proposal comprises an exception to inappropriate development in the Green Belt.
- Impact on the character and appearance of the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety

DESCRIPTION OF SITE

The application site is located in the North Staffordshire Green Belt. The site is land behind a row of existing residential properties that front onto Bagnall Road. The properties fall within the boundary of Stoke City Council; however, the land is within Staffordshire Moorlands District. The application falls to be assessed in terms of policy SS9 of the SMDC Local Plan and national planning advice relating to development in Green Belts, Chapter 13 Protecting Green Belt Land within the NPPF (2021).

Historically there has been buildings on site, initially used as garaging, then workshop/storage of equipment associated to the family building business and latterly for storage of tools/equipment associated to the family's classic cars and as a dry store for food/bedding associated to the horses using the adjoining land, together with the hardstanding on this site. Google Earth evidences little change to what is on site, clearly showing the extent of buildings and hardstanding from 2006 to date.

It is only recently that the owner refurbished the building due to the condition of the building (roof leaking and spoiling the stored bedding/feed). The applicant has constructed an extension to the shed he uses as a garage/workshop, store for his vintage cars and storage for the bedding and feed associated to the horses and land.

The application is retrospective and comprises a single storey brick and profiled green metal sheeting extension, connected to the existing adjacent building's monopitch roof. The extension doubles the floorspace of this original building. The scale, material finish and design reflects the use and character of the existing storage building, it effectively mirrors the old building and roller shutter doors will be inserted into the front elevation. The roof pitch is shallow and no higher than the original building.

The buildings are accessed from Bagnall Road via the driveway that serves the applicants residential property.

The site is screened from public view by the mature treelined field boundary and the extension is viewed against the backdrop of the existing storage buildings. The extension is visible by the occupants of the residential properties that back onto the field, but it is set at a distance from these properties, amongst the existing buildings (which they have always seen) and the topography falls away, so the building sits below the neighbour's sightline.

For the purposes of planning policy consideration, the application site is located within the Bagnall and Stanley Ward. The property is in the Green Belt, but not located within a Conservation Area and there are no Listed Buildings/structures or protected trees which need to be considered.

PROPOSAL

This is a retrospective application. Full planning permission is sought for the extension to the storage building.

The building is not within the curtilage of 150 Bagnall Road, it is not an ancillary building to the residential property and does not benefit from any Class E Permitted Development rights as outlined within the Town and Country Planning (General Permitted Development) Order 1995 as amended.

The single storey dual pitched roofed extension encloses an open plan storage area. This building is physically linked to the adjoining buildings. The material finish matches/complements the other storage sheds.

The refurbishment is partially completed and is proposed to be finished with roller shutter doors, this is to keep the building watertight, but also to provide security, as tools, vehicles and equipment are stored alongside the hay, tack, and fodder.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS9 Smaller Villages Area Strategy
DC1 Design Considerations

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections
12: Achieving well-designed places
13: Protecting Green Belt Land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 15 July 2022

Neighbour consultation period ends: 14 July 2022

Public Comments

A letter is submitted from occupants of 157 Bagnall Road, it confirms this is an extension to an existing building and agrees with its purpose and appearance.

One letter of objection has been received stating:

- The description of development is disingenuous, the development is a new building. There is a new roof, concrete floor and looks industrial in its appearance.
- A substantial area of hardstanding has been constructed in front of the building, which requires planning permission.
- The building may have been used for commercial purposes, and specifically vehicle repairs, which have affected my amenity both inside and outside the house.
- Vehicle lights travelling away from the building and back up the access road point directly into my lounge windows.
- The development is inappropriate development in the green belt and no very special circumstances have been presented.

One letter of support has been received stating:

- The building is very much in keeping with the original building (that was looking in need of some major repairs).
- I was pleased to hear that one of the main intended uses was to store animal feed safely and securely, as we have noticed an increase in vermin in our area (both rats and mice), also seeing them 1st hand near the feed and classic cars.
- The use to store Mr Millington's classic and historical vehicles, protecting them from damage caused by mice and rats is very much welcomed

Town / Parish Comments

No objection.

Stoke City Council (neighbouring authority)

No comments received during the determination period.

OFFICER COMMENTS

Principle of Development – Green Belt

The Framework identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. It goes on to state that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

The Framework states that the construction of new buildings should be regarded as inappropriate development in the Green Belt, subject to a number of exceptions. The applicant contends that the proposal would meet one of the exceptions, namely c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Policy SS9, states that proposals for development in the Green Belt will be determined in accordance with relevant national policy. However, the policy recognises that there is a preference to re-use or redevelopment existing buildings and that appropriate development can meet community, social or economic need.

In relation to exception c), the Framework and Policy SS9 do not provide a definition of what constitutes a disproportionate addition over and above the size of the original building.

The original complex of buildings have historically evolved, the extension does not increase the cumulative floor area more than 50%, when taken as a whole. When considering solely the floorspace created by the extension in relation to the original brick building, it has effectively doubled it. The apex is the original height of the building, and this tapers down to the eaves to the front of the extension. Given that all the buildings are inherently linked, it is considered that the extension does not amount to a disproportionate addition when assessed against the buildings as a whole.

When considering what constitutes a disproportionate addition it is also necessary to consider the layout, scale, bulk, massing and built form of the extension already built relative to the size of the original building. In this instance the site is currently not visually or spatially open and free from buildings - the extension sits within and is partially shielded by the massing of the existing buildings or viewed against them as a backdrop.

On balance, the proposal would not result in a disproportionate addition over and above the size of the original building.

Accordingly, I conclude that the proposal would meet exception c) of Paragraph 149 of the Framework and would not conflict with Policy SS9 of the SMLP. As such, it would not be inappropriate development in the Green Belt, having regard to the Framework and any relevant development plan policies.

Design & Visual Impact

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.

Paragraph 130 of the NPPF (2021) 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.

The neighbour considers that the building is entirely new, however the extension incorporates the original brick, sandwiched in between existing buildings and uses corrugated steel and metal doors giving a non-domestic finish, harmonising with the other storage buildings on site. The extension in terms of materials, scale, and mass, accords with the aims of Policy DC1 in the Local Plan and the NPPF (2021).

Amenity

Policy DC1 seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The site is within a rural setting. There has for many years been a complex of buildings located in this site which are visible from rear rooms of some neighbouring properties. The comments of the neighbouring property are noted. Concerns are raised about the use of the extended building, the effect of lights when using the access to exit the site and the impact on the amenity of the neighbour. However the proposal does not involve a commercial use of the building and the planning statement sets out clearly the intended use of the building, including uses which the applicant states have continued on the land for many years. A commercial use of the building would not be appropriate given the relationship to the neighbour, particularly the access and therefore it is recommended that a condition be imposed restricting the use of the building to that specified by the applicant. The uses will be specific and to be only be carried out by the owner of 150 Baganll Road.

In terms of the location of the building, given the separation distance (nearly 50m) and topography and presence of the adjoining buildings, the increased massing will not be detrimental to the amenity and enjoyment of neighbouring properties. The extension of the existing building will comply with policy DC1 of the Local Plan (2020) and the NPPF (2021).

Highway Safety and Parking

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

The use of the site is accessed down a private drive with substantial area for parking, there are no highway issues arising from the development. A large area of hardstanding can be found to the front of the collection of buildings, which appears to have been present when viewed against aerial photograph held by the Council. The proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Policy T1 of the Local Plan.

CONCLUSION / PLANNING BALANCE

The extension will not result in disproportionate additions over and above the size of the original building.

For the reasons outlined above, it is recommended that planning permission is approved subject to conditions.

OFFICER RECOMMENDATION:

Conditional Approval

Case Officer: P. Twigg

Recommendation Date: 19/7/2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council