

DELEGATED DECISION REPORT

SMD/2022/0024
Valid 24/01/2022

UPPER MOOR END
STONEY LANE
CAULDON

RETROSPECTIVE EXTENSION
TO EXISTING TIMBER FRAME
LAMBING SHED FOR HOME
WORKING USE.

(FULL - MINOR)

MAIN ISSUES

- Design
- Countryside

DESCRIPTION OF SITE

The site is situated within Upper Moor End farmyard. There is an existing building approved under SMD/2019/0775 as a timber framed open-front lambing shed. The site is rural, with some residential terraces nearby, but the area is predominantly pasture land.

PROPOSAL

Retrospective planning permission is sought for the extension of the timber framed lambing shed to create a home office by addition of a further 3m width. The office extension is timber, accessed through French doors on the front elevation and a small window on the side north west elevation. A sustainable heat source/log burner and flue pipe have also been installed to provide heat to the small office.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
E1 New Employment Development
H1 New Housing Development
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 7 – Ensuring the vitality of town centres; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment;

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1979/1060 - Construction of vehicular access APPROVED 01/01/1801

SMD/1988/0575 – Land at Moorend Stoney Lane Caudon Waterhouses – Site for retirement bungalow REFUSED 15/02/1989

SMD/2010/0582 - Change of use of outbuilding to form ground floor family room, first floor master bedroom and en-suite. WITHDRAWN

SMD/2010/1114 - Change of use of outbuilding to form ground floor family room, first floor master bedroom and en-suite. APPROVED 04/02/2011

SMD/2018/0472 - Retrospective application to change the use of surrounding agricultural land to extend the existing yard area- creation of earth bund with appropriate landscaping (engineering operation), re-routing the highway access drive, removal of the existing ren WND 25/09/2018

SMD/2019/0123 - Proposed siting of 2 holiday caravans and new highway access drive REFUSED 26/07/2019

SMD/2019/0189 - Proposed erection of one open sided lambing shed and creation of new access – WDN

SMD/2019/0775 - Proposed new open fronted agricultural building for use as a lambing shed – approved

SMD/2021/0264 - 2 no. proposed Shepherd's huts for use as holiday lets – approved

CONSULTATIONS

Publicity

Site Notice expiry date: 12/04/2022

Neighbour consultation period ends: 17/02/2022

Press Advert: 02/03/2022

Public Comments

None Received

Town / Parish Comments

Waterhouses Parish Council - Not Object

Comments: the parish council of Waterhouses has no objection to this application

Ramblers Association

Neither - Footpath Waterhouses 58 runs very close to where development may take place. This path must be kept safe for the public to use during and after development.

Peak & Northern Footpaths Society

None Received

OFFICER COMMENTS

Principle of Development

The site is considered to be in open countryside under LP Policy SS 10, which states 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 and enhances the countryside.

The development involves the construction of a home office which is essentially a domestic outbuilding which will be located outside of the domestic curtilage. Policy SS10 allows 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. Normally such a building outside the curtilage would be discouraged as it would lead to creeping encroachment and domestication which would be detrimental to the rural character of the area. However, in this case, given that it is attached to an existing building, and design of the development it is not considered that this is the case. This point will be returned to in the design section.

Policy SS10 also aims to sustain rural economies by inter alia

- Enabling the limited expansion or development of business for employment uses where a rural location can be justified
- Supporting the diversification of existing farm enterprises
- Supporting the development of appropriate ICT and new means of communications to enable homeworking and small businesses reliant on e-technology;

It also aims to Enhance and conserve the quality of the countryside by:

- Limiting uses which generate a substantial number of regular trips in areas that
- are not well served by public transport;

It has not been argued that the development is required for the diversification of a farm enterprise but it is understood that the applicant does undertake some sheep farming activities, (previous approvals have been granted for a lambing shed). Although it is understood that this is not his main employment, such livestock activities would undoubtedly generate a degree of paperwork. Moreover the proposed office will allow the applicant to work from home and is therefore an employment use and it could be argued that the rural location is justified by the applicant's place of residence, as it will reduce the need to travel in an area not well served by public transport (another aim of SS10). Although SS10 only refers to homeworking in the context of improvements to communications infrastructure, it is clear that this is intended to support sustainable rural economies by allowing flexible working and reducing the need to travel. Accordingly it is considered that the proposal complies with the general thrust of SS10 and is acceptable in principle.

However, it is considered that conditions should be imposed to restrict the use of the office and to ensure that it remains ancillary to the main dwelling to ensure that these sustainability benefits are realised.

Design

LP Policy DC 1 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.

SMDC Design Guide (SPD) paragraph 5.5 states that all extensions should harmonise with the parent building. Any extensions should respect the dominance of the original building and be subordinate to it, in terms of size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help.

LP Policy DC 3 will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by restricting development which would lead to prominent intrusion into the countryside.

Section 12 Paragraph 130(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

The proposed home office extension utilised material similar to that of the existing lambing shed, as to appear cohesive with the existing building. As such the building itself does not appear to be intrusive on the countryside and complies with the relevant policy.

A flue pipe forms part of the proposal in order for the office to be heated by a stove. This introduces a 'residential' non-agricultural 'tell-tale' to the appearance of the building but it is not especially conspicuous. The building is far enough from any neighbours that it would be unlikely to cause smoke nuisance.

Amenity

Section 12 Paragraph 130(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

The proposed home office is a sufficient distance from any nearby residences as to not lead to any amenity issues.

Highway Safety

The proposal will not lead to any highway safety issues given that it is for the use of the occupant of the existing property.

The proposal does not appear to affect the accessibility or quality of the nearby footpath.

CONCLUSION / PLANNING BALANCE

In terms of physical size and presence the building extension is minor and brings no significant additional impact. In public views, but for the addition of the flue, the extended building retains the outward appearance of the original. The French doors are somewhat incongruous but face into the farm yard and will have little if any public visibility. The 'office' occupies a relatively small proportion of the overall farm building and on this limited scale can be accepted as a reasonable use of the space without being at odds with or undermining in planning terms the farm status of the site and the building as a whole. The proposal is in line with the general thrust of Policy SS10 which seeks to support rural enterprise and sustainable patterns of rural development through homeworking and reducing the need to travel provided that there is no adverse effect of the rural character of the area. Accordingly the proposal complies with the relevant policies and is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank c/o Rachel Robinson

Recommendation Date: 19th October 2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council