

DELEGATED DECISION REPORT

SMD/2021/0846
Valid 22/12/2021

ELLASTONE HOUSE
ELLASTONE ROAD
WINKHILL

PARTIAL RETROSPECTIVE
APPLICATION FOR
EXTERNAL CLADDING OF
OUTBUILDINGS

(FULL - MINOR)

MAIN ISSUES

- Impact on character and appearance of the building / area

DESCRIPTION OF SITE

The application site relates to an 'L' shaped building that is located on Land off Ellastone Road. The building is currently being used for domestic purposes associated with Ellastone House. Prior to the works undertaken by the applicant the building had the appearance of an agricultural building.

The use of the building is subject to a separate application ref SMD/2021/0848.

PROPOSAL

Consent is sought for the regularisation of unauthorised works to the building in the form of cladding the walls and roof and inserting two windows on the front elevation.

The cladding is blue slate profile sheeting to the walls and anthracite grey sheeting to the roof. The windows are white upvc.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport
DC 3 Landscape and Settlement Setting
SS 10 Other Rural Areas Strategy

National Planning Policy Framework
Section 15

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0848- Certificate of lawfulness for an existing use: the outbuildings to ellastone house are currently being used as a domestic garage and workshop, ancillary to the main house- Refused

CONSULTATIONS

Publicity

Site Notice expiry date: 03.02.22
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

None received within consultation period

Town / Parish Comments

No comments received.

OFFICER COMMENTS

Principle of Development

Policy SS10 allows for development in the countryside and on green belt land and requires development to enhance and conserve the quality of the countryside.

As the development relates to an existing building the principle of altering the building is acceptable subject to an assessment of its design and materials.

Design and impact on landscape character

Paragraph 174 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by:

b) recognising the intrinsic character and beauty of the countryside

Policy SS10 states that the Local Plan gives priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape;

Policy DC 3 of the Local Plan states that the Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by:

1. Resisting development which would lead to prominent intrusion into the countryside or have a significant adverse impact on the character or the setting of a settlement or important views into and out of the settlement as identified in the Landscape and Settlement Character evidence.
2. Supporting development which respects and enhances local landscape character and which reinforces and enhances the setting of the settlement as identified in the Landscape and Settlement Character evidence;
4. Supporting opportunities to positively manage the landscape and use sustainable building techniques and materials which are sympathetic to the landscape

The application site lies within the gritstone highland fringe. The landscape and settlement character assessment 2008 states that within this fringe the colour of prefabricated agricultural buildings should be determined taking careful account of position, predominant tones of adjacent vegetation, local materials and sky, so as to minimise the visual impact of the development.

The original building was constructed with a mixture of stone and a pale coloured stone/brick. The roof was light grey roof sheeting. These neutral tones preserved the character of the landscape as the building would blend in with the landscape and therefore when viewed from short and long distance views the building was not prominent nor did it intrude on the landscape.

The materials that have been used are box profile metal cladding sheets in Slate Blue to the walls and box profile metal cladding sheets in Anthracite Grey to the roof.

From short and long distance views the dark colour of the cladding to the walls and roof has resulted in the building dominating the landscape as the colours are a stark contrast to the neutral environment it sits on. The building is situated on land that is fairly open and therefore there is no natural screening from the roadside or when viewed from a long distance. As such it is considered to lead to the building becoming a prominent intrusion in the countryside.

The use of the building is subject to a second application for a lawful development certificate. The applicants consider that the building has a domestic use. The certificate was refused as there was insufficient evidence submitted demonstrating a domestic use for a minimum of 10 years from the date of the application. As such the use of the building for domestic purposes is unauthorised.

The landscape and settlement character assessment also identifies the following key planning and management issues.

- Urbanisation of improved commuter dwellings and settlements.

The application includes the regularisation of two unauthorised windows that have been inserted on the front of the building. It is considered that these windows introduce a domestic style addition to what is considered by the council to be an

agricultural building. As the character appraisal considers the urbanised of commuter dwellings to be an issue it is considered that the insertion of these windows is harmful to the character of the building and the surrounding area.

Amenity

The nature of the development means that no neighbours are affected by the development.

CONCLUSION / PLANNING BALANCE

The use of inappropriate materials and the insertion of the windows has results in a building that is considered to be out of keeping with the area and it now results in a prominent addition that is an intrusion on the countryside.

It is for the above reasons and having regard to all material considerations and matters raised I recommend accordingly.

OFFICER RECOMMENDATION :

That planning consent is refused

Case Officer: Rebecca Bowers

Recommendation Date: 02.11.2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council