

DELEGATED DECISION REPORT

SMD/2022/0505
Valid 21/09/2022

**ARCHBURY LODGE,
ASHBOURNE ROAD,
WHISTON,
STAFFORDSHIRE, ST10
2HU**

**PROPOSED STABLES AND
STORE (FULL -
HOUSEHOLDER)**

MAIN ISSUES

- **Principle of Development**
- **Design Considerations**
- **Impact upon Residential Amenity**
- **Highway Safety**

DESCRIPTION OF SITE

The application site lies within the countryside as defined by the Local Plan policies map. The site relates to a two storey detached dwelling which is accessed from a shared track off Ashbourne Road. The application specifically relates to land within the curtilage of Archbury Lodge. Previous domestic outbuildings on the area of land to which the application relates have been removed and heras style fencing has been erected. A mix of vegetation of varying species and maturity are located within close proximity to the site. A larger tree is located at higher land behind a retaining wall.

PROPOSAL

This application proposes the construction of a two bay stable block and separate detached store. The proposal also includes the construction of a concrete apron to the front of the stables.

The scheme previously included an access and hardstanding to be provided off the access track, however this has been subsequently been removed from the scheme as it lay outside the red edge and domestic curtilage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS10 Other Rural Areas Strategy
SS11 Churnet Valley Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

Supplementary Planning Guidance/Documents

Staffordshire Moorlands Design Guide (2018)
Churnet Valley Masterplan SPD

National Planning Policy Framework

Section 12: Achieving Well-designed Places
Section 14: Meeting the challenge of climate change, flooding and coastal change
Section 15: Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2018/0689 – New two box stable block and external store – Approved –
08/04/19

CONSULTATIONS

Publicity

Site Notice expiry date: 11/11/22
Neighbour consultation period ends: 20/10/22
Press Advert: N/A

Public Comments

None

Town / Parish Comments

No objection

OFFICER COMMENTS

Principle of Development

The application proposes the construction of two detached buildings which lie within the curtilage of a property which is located within the countryside, as defined by the Local Plan policies map. Policy SS10 which relates to other rural areas, states that these areas will only provide 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 or enhances the countryside. SS10 confirms that this will be achieved by meeting housing requirements and specific needs by, inter alia, *“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”*.

Planning permission has previously been granted for a similar development on this parcel of land. That assessment considered the proposals under the recreational development policies of the Local Plan at that time. While such policies may be

relevant, the erection of stables can be householder development provided there are used in connection with the dwelling that they serve i.e. being ancillary. It would therefore be necessary to ensure that the use of the development remains in connection with the host dwelling which can be secured by condition as previously considered appropriate. Matters of rural diversification are therefore not necessary considerations in this instance. The development would promote recreational activities in the countryside which is supported by policy, however this is not necessarily definitive to the acceptability of these proposals as householder development.

The principle of householder development in this location is therefore deemed to be acceptable. However, this is subject to the main consideration in this regard, as to whether the development is of an appropriate scale and design which does not have a detrimental impact on the existing dwelling and the character of the rural area. Further considerations relate to whether the proposals would result in any amenity issues, whether the development would give rise to any highway safety concerns and other environmental considerations.

Design Considerations

Policy DC1 requires all development to be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area. Development should *“be of a high quality and add value to the local area”* and *“be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance”*.

Policy DC3 states that development should protect and where possible enhance local landscape. Development which would lead to a prominent intrusion into the countryside should be resisted, while development which respects and enhances local landscape character should be supported.

The Design Principles for Development SPG provides further design guidance on garage and outbuilding development at section 5 (pages 2.8 and 2.9). This states that, within rural areas, separate outbuildings are preferable. This goes on to state that they should relate well to the main dwelling in terms of siting, and the siting should allow for the building to appear subordinate, and should form a group of buildings. Buildings should be modest in size and height and use materials and roof pitch to match the existing dwelling.

The existing dwelling is a large detached two storey property, which has been significantly extended and altered. While the existing dwelling is large and is set within a large curtilage any proposal needs to be sensitively designed which is sympathetic to its landscape setting.

The application proposes the construction of a modest building of two stables and the construction of a separate store. The buildings are modest in scale and would be well screened from public vantage points by reason of the retained vegetation and proximity from Ashbourne Road.

As detailed earlier in this report, consent has been granted for the erection of a stable block and store. This proposal seeks to vary the orientation and positioning of the development, although the proposals are to be in the same general area to that previously considered acceptable. The orientation means that the stables would face onto the adjacent paddock while the store has been moved slightly closer to the boundary. In terms of siting it is not considered that any further harm would arise from the proposals.

With regard to the appearance of the buildings. The store would use constructed from black shiplap boarding and black corrugated fibre cement roofing sheets. This is considered to be acceptable. The stables would be constructed partially from reclaimed stone, with black shiplap boarding and a black corrugated fibre cement roof. It is not considered that the design of these buildings would be detrimental to the character and appearance of the countryside.

The stables proposed would now be a more robust structure compared to the timber structure previously approved, due to the partial use of stonework. As this will be a domestic outbuilding, within a residential curtilage the use of these materials is considered to be acceptable. Additionally, given the modest scale of the development it is not considered that the building would be suitable for conversion at a future date as it would not meet minimum spacing standards. In any event the development ought to be considered on its merits.

Amenity

Policy DC1 requires development to *“protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution”*.

The application site is not bound by residential properties, with the nearest residential dwelling being some distance away. The proposals therefore would not affect the amenity of nearby residential occupants. The adjacent paddock can be used for grazing, however any future recreational use of the land would require planning permission in any event. Any impact in that regard would be considered under any future application should the proposal arise.

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

Highway Safety

Policy DC1 states that development should *“provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use”*.

The scheme initially included an access from the track leading to Archbury Lodge. However, this has been removed as it fell outside of the red edge. As this is a domestic development any future horse box can be brought into the site. There is ample room within the curtilage of the property for such a vehicle to manoeuvre.

The proposed garage would not meet the depth for single garages set out in local guidance, however the application site benefits from significant off-street parking within the curtilage of the property, including existing garaging. The proposals would not impede the provision of car parking on the site.

Policy T2 states that the Council will also ensure that all legally recognised public rights of way affected by development are protected. The site is immediately adjoined by Alton 9 and Alton 66 which intersect adjacent to the site entrance. The development is clear of the designated routes of these PROW's however they could be affected during construction. The necessary informatives and/or conditions, advising the developer of their duty to not interfere with the routes, could be attached in the event of an approval.

Other Environmental Matters

The proposals are sited close to mature vegetation. The previous scheme was deemed to be acceptable in regard of protected trees, subject to the erection of protective fencing. This fencing has been erected on the site. A similar condition would therefore be considered appropriate in this instance.

A condition regarding the provision of ecological enhancements, as previously approved, would be necessary also in the interest of biodiversity net gain.

CONCLUSION / PLANNING BALANCE

For the reasons detailed in this report, it is considered that the proposed development would comply with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION: REFUSE

Case Officer: Declan Cleary

Recommendation Date: 18/11/2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council