**DELEGATED DECISION REPORT**

| | | |
|---|---|---|
| **SMD/2023/0463**<br>**Valid 13/09/2023** | **BAILEYS HILL FARM OVER THE HILL BIDDULPH MOOR** | **PROPOSED DETACHED GARAGE**<br><br>**(FULL - HOUSEHOLDER)** |

**MAIN ISSUES**

Impact on the Green Belt
Impact on the character and appearance of the area

**DESCRIPTION OF SITE**
The application concerns an area of farm yard adjacent to a rectangular, one and a half storey detached garage outbuilding, constructed from timber clad walls with a tiled roof which has recently had planning permission granted to be converted to a single dwellinghouse.

The new dwelling and adjacent yard is located within the ownership of Baileys Hill Farm, a 6 acre smallholding which lies down a short private access drive on the western side of the highway. The main dwellinghouse lies to the east of the application site whilst two outbuildings lie to the north and north east on the opposite side of the concrete yard area.

To the rear of the site is a small embankment which has been planted with a small rockery with steps leading up to it. A small timber chicken coop currently occupies the application site.

The site lies in an attractive rural area which is characterised by loose scatterings of dwellings and small farmsteads. For the purposes of the Development Plan the application site lies in the North Staffordshire Green Belt.

**PROPOSAL**
This is a full application which seeks to erect a replacement garage, of double bay proportions, adjacent to the new dwelling that is provided by converting the pre-existing garage.

The proposed garage would be built from concrete block and be timber clad. It would have a tile roof to match the adjacent building. The proposed garage would have an up and over door.

**RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

**Local Plan Development Plan Document (Adopted 2020)**

S01 Spatial Objectives

SS1 Development Principles
SS10 Other Rural Area Strategy
DC1 Design Considerations
DC3 Landscape Character

**National Planning Policy Framework**

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**
80/09478/OLDDC Change of sue to coal merchants and diesel tank. Approved.
86/00040/OLDDC Change of sue to coal merchants and diesel tank. Approved.
04/01036/FUL Detached double garage. Approved.
SMD/2022/0218 Change of Use of garage to form single dwelling. Approved.

**CONSULTATIONS**

**Publicity**
Site Notice expiry date: 19th October 2023
Neighbour consultation period ends: 19th October 2023
Press Advert: N/A

**Public Comments**
None

**Town / Parish Comments**
Biddulph Town Council: No Objection

**OFFICER COMMENTS**

**Impact on the Green Belt**

The property is in the Green Belt where development is inappropriate, and by definition harmful, unless it is provided for by one of the exceptions on the closed list at paragraph 145 of the NPPF. One of those exceptions is the extension of a building provided it does not result in a disproportionate addition over and above the size of the original.

There is no specific exception for the provision of a domestic garage building. In some circumstances where the garage or outbuilding has close proximity and association with an adjacent dwellinghouse, the garage can be considered as an extension to that dwellinghouse building.

In this case the proposed garage would be close enough to the new dwelling to be considered as an extension to it. It is assumed the garage is to serve the new dwelling and to provide replacement garaging with the loss of the pre-existing garage space that occurred with the conversion. However, the reuse of the old garage as a dwellinghouse was only permitted in the Green Belt because it was considered that it would preserve openness. However, the proposal here would add considerable building form within the yard and disproportionately add to the size of the new dwelling, almost doubling its footprint and clearly making for a disproportionate ratio of garage outbuilding (addition) to original building/habitable dwellinghouse.

The proposed development would result in a disproportionate addition over and above the size of the original building and the proposed development would be inappropriate and harmful to the Green Belt. The application does not present any considerations or circumstances that might outweigh the substantial weight that must be attributed to that harm.

**Design and Impact on Character and Appearance of the Area**

The existing garage building and the open yard within which it stands are well enclosed by the high bankside of the land to the rear and the arrangement of surrounding farm buildings. The proposed addition would be adjacent to existing building form and match it in terms of form, design and use of materials. It would appear adjacent to an existing grouping of buildings and would not cause intrusion into the landscape or harm the character and appearance of the area. There would be no conflict with policies SS10, DC1 or DC3 of the SMDC Local Plan 2020.

**CONCLUSION / PLANNING BALANCE**

The development would be inappropriate and harmful to the Green Belt. Specifically, the development would make a disproportionate addition over and above the size of the original building. There are no considerations that would amount to 'very special circumstances' and clearly outweigh the substantial weight attributed to that harm.

**OFFICER RECOMMENDATION : REFUSE**

**Case Officer: Ben Hurst**
**Recommendation Date: 08/11/2023**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**