

Planning Statement

Erection of detached garage
Stone Barn Farm, Sutherland Road, Longsdon
For Mr. & Mrs. Bateman

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1.0 INTRODUCTION

- 1.1. Hewitt & Carr Services has been instructed by Mr. & Mrs. Bateman to prepare a Planning Statement to accompany a planning application prepared by Hewitt & Carr Architects for the erection of a detached garage on land at Stone Barn Farm, Sutherland Road, Longsdon.
- 1.2. The application follows on from the recent grant of planning permission (and subsequent amendments) for the refurbishment and alteration of the existing farmhouse together with the conversion of an adjacent barn to provide additional living accommodation, and the construction of a link extension between the two (Applications SMD/2022/0166, SMD/2022/0421 and SMD/2022/0573 refer).
- 1.3. The proposed detached garage is to be located to the west of the existing farmhouse, in between its side elevation and the carriageway of Sutherland Road. The building will comprise of a double garage, occupying a footprint of 50 square metres and standing to a ridge height of 5.8 metres. It will provide space for the parking of two vehicles at ground floor, with internal stairs leading up to a storage area within the loft space.
- 1.4. The building is to be constructed from randomly coursed natural stone with a Staffordshire Blue tiled roof to match the existing farmhouse. The garage doors will be of timber construction, and are to be side hung, with the two openings separated by a central pillar.
- 1.5. The means of vehicular access to the site off Sutherland Road will be unaltered by the proposal, with ample turning and manoeuvring space available to the south of the building to enable vehicles to turn around and exit the site in a forward gear.

2.0 SITE DESCRIPTION

- 2.1. The application site lies within the North Staffordshire Green Belt and comprises a detached two storey farmhouse with a rectangular plan form that lies on the eastern side of Sutherland Road. The farmhouse lies adjacent to the northern site boundary with its long axis running east / west.
- 2.2. The existing dwelling is constructed from a mixture of coursed stone and red brick and has a Staffordshire Blue tiled roof. To the east of the farmhouse lies a two storey former agricultural building constructed from coursed stone with a Staffordshire Blue tiled roof atop. That building is currently undergoing conversion to provide additional living accommodation to serve the existing dwelling, with a link extension connecting it to the farmhouse.
- 2.3. The northern site boundary is enclosed by a drystone wall, beyond which lie open fields. A post and rail fence encloses the southern site boundary, beyond which lie further fields. Sutherland Road encloses the western boundary of the site, beyond which lies a row of residential properties (Claremont / Carfield / Laureston / Selwyn).
- 2.4. The existing dwelling is not statutorily listed, nor are there any listed buildings located in close proximity of the site. The site is not within a Conservation Area.

3.0 PLANNING POLICY

- 3.1. Paragraph 11 of the NPPF confirms that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for this area comprises the Staffordshire Moorlands Local Plan (2020) of which the following policies are considered to be of relevance to the determination of this application:
- 3.2. Policy SS1 relates to 'Development Principles' and states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering (amongst other matters):
- a healthy, safe, attractive, active, well-designed and well-maintained environment
 - development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings
- 3.3. Policy SS10 relates to the 'Other Rural Areas Strategy' and 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 or enhances the countryside. The policy allows for 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. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred. The policy also states that strict control will continue to be exercised over inappropriate development in the Green Belt allowing only for exceptions as set out in Government guidance.
- 3.4. Policy DC1 relates to 'Design Considerations' and 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. In particular, new development should (amongst other requirements):
- be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area
 - 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
 - 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

4.0 MATERIAL CONSIDERATIONS

National Planning Policy Framework (2021)

- 4.1. The National Planning Policy Framework seeks to secure the delivery of sustainable development and sets out policies, *inter-alia*, in respect of safeguarding the green belt and securing high quality design. The content of the Framework has been taken into consideration in the preparation of this application.

Sevenoaks District Council v SSE and Dawe [1997]

- 4.2. The above judgment served to confirm that an outbuilding can form part of an existing dwelling in the sense that it is a normal domestic adjunct, and thus the outbuilding should be treated as an extension to the dwelling. The content of this judgement is discussed in more detail within the Planning Assessment.

5.0 PLANNING ASSESSMENT

Principle of Development

- 5.1. The application seeks full planning permission for the erection of a detached double garage on land which forms part of the established domestic curtilage of the existing dwellinghouse on the site. The site is located within the North Staffordshire Green Belt.
- 5.2. Policy SS10(1) of the Local Plan makes provision for the erection of domestic outbuildings to existing dwellings provided that 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. As discussed in more detail below, the proposed garage is appropriate in scale and design, reflecting the character of the existing dwelling, and not having an adverse impact on the wider character of the area. The proposed detached garage is consequently held to meet the requirements of policy SS10(1) of the Local Plan.
- 5.3. Policy SS10(6) nevertheless also confirms that strict control will be exercised over inappropriate development in the Green Belt, allowing only for exceptions as defined by Government policy. Paragraph 149(c) of the National Planning Policy Framework allows for:

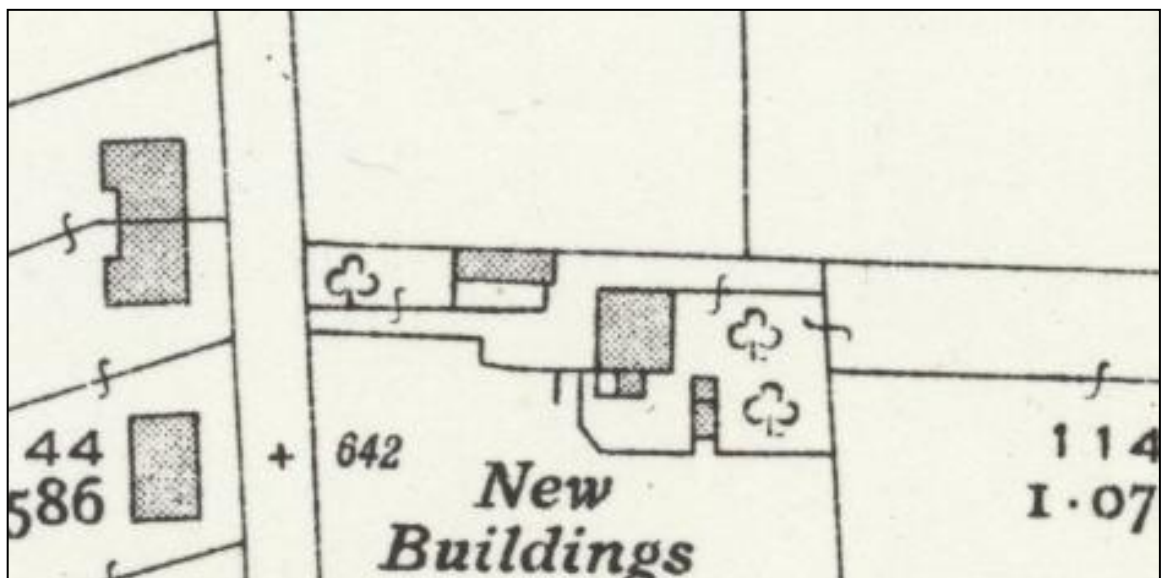
"the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building".

- 5.4. The proposed garage is considered to constitute an 'extension' to the original building despite being physically detached from it. We reach that conclusion having regard to the judgement in *Sevenoaks District Council v SSE and Dawe [1997]*. In the Sevenoaks case, a Planning Inspector had concluded that an extension to an existing domestic outbuilding constituted an appropriate form of development in the Green Belt on account of it comprising an extension to the existing dwelling. That decision had been challenged by the Local Authority. The judgment subsequently handed down by the High Court commented as follows:

*"The inspector **was fully entitled to hold that the garage was part of the dwelling, in the sense that it was a normal domestic adjunct**, and thus to treat the appeal proposal as an extension of it. The words 'extension of existing dwellings' are certainly capable, in my judgement, of having that meaning, and he was entitled to form his opinion in determining this matter in that way. **The garage is an important domestic adjunct**, just as the coal shed was in earlier days and, for example, an outside playroom often is. **The mere fact that any of these uses is physically separated from the main house does not prevent them from being part of the dwelling. It is a matter of fact and degree in every case.** For example, if the garage had been at the bottom of the garden, the inspector would doubtless have taken a different view." (our emphasis)*

- 5.5. Having regard to the above judgment we submit that the proposed detached garage can be readily held to constitute a normal domestic adjunct on account of its use, and its close physical association to the existing dwelling (3m distant). The proposal is consequently capable of constituting an appropriate form of development within the Green Belt provided it meets the provisions of paragraph 149(c) of the National Planning Policy Framework.
- 5.6. A review of historic Ordnance Survey maps serves to confirm that the main two storey form of the existing farmhouse, *including* its taller two storey side extension, constitute the original building for the purposes of assessing Green Belt policy (see the 1937 Ordnance Survey extract in Figure 1). It also confirms that the outbuilding to the southeast of the building was also an original building.

Figure 1 – Extract of 1937 Ordnance Survey (Source; National Library Scotland)



- 5.7. The only previous additions to those buildings are a front porch and an existing lean-to extension off the east elevation of the dwelling, the latter of which is to be replaced by an link extension pursuant to applications SMD/2022/0166, SMD/2022/0421 and SMD/2022/0573 which is in the process of being implemented.
- 5.8. The two original buildings have a collective volume of 731 cubic metres, with the previous additions adding 103 cubic metres. The proposed garage has a volume of 196 cubic metres which along with those previous additions represents an increase in size of 40% over and above the size of the original buildings.
- 5.9. Such an increase in size does not amount to a disproportionate addition over and above the size of the original building. The detached garage is therefore concluded to constitute an appropriate form of development within the Green Belt, in accordance with paragraph 149(c) of the NPPF and policy SS10 of the Local Plan.

Design & Layout

- 5.10. The proposed detached garage adopts a simple, traditional form and is to be constructed from a palette of materials (stone and Staffordshire blue tiled roof) that matches the adjacent farmhouse and outbuilding to which it will visually relate. Its side hung openings are traditional in appearance and a high quality finish is proposed.
- 5.11. The garage will be located between the dwellinghouse and the roadside, but will be sufficiently set back from the carriageway of Sutherland Road so as not to have an adverse visual impact. On approach from the south along Sutherland Road the development will be largely screened by the mature roadside vegetation that extends along the eastern side of the road to the south of the site. The garage will only become visible when closer to the site and will be read as part of the existing cluster of buildings on the site. On approach from the north along Sutherland Road the building will be more visible, but will nevertheless be read as a subservient structure that has a close physical relationship with the existing buildings on the site, thereby diminishing its visual impact.
- 5.12. The siting of detached outbuildings adjacent to the roadside is not an uncommon feature within the surrounding area, with numerous examples observable along Sutherland Road, including at The Firs, Lyndhurst, Southwold, Holly Grange, The Pines and Bracken Hurst. The introduction of a detached outbuilding in the location proposed will therefore not be alien or harmful to the character and appearance of the surrounding area. The proposed development is consequently held to meet the requirements of policies SS1 and DC1 of the Local Plan.

Residential Amenity

- 5.13. The nearest neighbouring occupiers lie to the west of the site on the opposite side of Sutherland Road (Carfield and Laureston). Those properties will be located 24.4 metres distant of the side elevation of the garage; a distance that far exceeds the recommended minimum distance of 11 metres as set out within the Local Authority's Space About Dwellings Standards. No harm to neighbouring residential amenity will therefore arise as a consequence of the proposed development. The submitted proposal is consequently held to meet the relevant provisions of policy DC1 of the Local Plan in this regard.

6.0 CONCLUSION

- 6.1. The proposed detached outbuilding constitutes an appropriate form of development within the Green Belt. Its proposed, scale, layout and design will be in keeping with the character and appearance of surrounding area and no harm to neighbouring residential amenity will arise.
- 6.2. The proposed development is consequently held to meet the requirements of policies SS1, SS10 and DC1 of the Staffordshire Moorlands Local Plan, and guidance contained within the National Planning Policy Framework.