

DELEGATED DECISION REPORT

SMD/2023/0572
Valid 15/11/2023

ELLASTONE HOUSE
ELLASTONE ROAD
WINKHILL

PROVISION OF
REPLACEMENT CLADDING
AND THE INSERTION OF
REPLACEMENT WINDOWS

(FULL - MINOR)

MAIN ISSUES

- Character and appearance

DESCRIPTION OF SITE

The building stands alone in a field compartment adjacent to the location of the dwelling known as Ellastone House. It shares its access from the public road via an initial section of the drive to Ellastone House. The building is single storey on an L plan layout with mono-pitch roofing and part dual pitch in sheet metal / fibre board. Walls are partly sheet clad and partly exposed blockwork. The location is visually open and prominent to its surroundings.

The existing use is described in the application form as 'Ancillary Domestic as confirmed by SMD/2023/0236'.

Existing materials are given as 'concrete block work' and profiled metal sheeting.

PROPOSAL

Walls: insulated box profile metal sheets (Slate Blue). Roof: insulated box profile metal cladding (Anthracite Grey). The proposal appears partially retrospective with some of the work apparently having taken place including the insertion of windows.

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
DC3 Landscape and Settlement Setting
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework (Dec 2023)

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 and beautiful places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic 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/2013/0080 – Occupation of a dwelling which is subject to an agricultural occupancy condition by people who do not fulfil the criteria and who have occupied the property for 19 years – approved

SMD/2021/0846 – Part retrospective application for external cladding of outbuildings – refused

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 – refused

SMD/2023/0236 – Application for a Lawful Development Certificate for Existing Use of outbuilding for domestic storage and workshop purposes – approved

CONSULTATIONS

Publicity

Site Notice expiry date: 11th Jan 2024
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

None

Town / Parish Comments

None

OFFICER COMMENTS

Principle of Development

This is an existing building found lawful under SMD/2023/0236. In principle changes to its external material finishes should be considered acceptable as should the insertion or alteration of windows and / or doors. The main issues are to consider the effect of the changes on the character and appearance of the development and its location.

It should be noted that the application red edge has been drawn to include a previously fenced enclosure of the building separating it from the surrounding field. The lawful certificate granted under SMD/2023/0236 was specific to the building alone. The lawful certificate also expressly stated that “The building is not ancillary to the main dwellinghouse, Ellastone House”.

Design

The proposed cladding is in a recessive colour finish which would help minimise or reduce the prominence of the building in the wider area compared to the pale appearance of the previous exposed block work. The consistent use of panel cladding helps establish a more unified design appearance likely to be regarded as preferable to the previous somewhat random mix of finishes. For these reasons the proposal can be found acceptable.

The windows created have a somewhat domestic appearance but are not objectionable in appearance taking into account the general storage / workshop function already accepted as the lawful use.

Amenity

No conflicts with neighbour amenity appear likely to arise as the nearest – which will have a view of the building – is Windyway Cross at higher elevation some 250m to the west.

Highway Safety

With no changes to current usage of the building there has been no consultation with SCC Highways and no issues are envisaged.

Other Matters

The building is prominent from Ellastone Road in the approach down from the south. The new windows in white against the dark cladding draw attention to the building. The development could readily be made less prominent by way of landscape screen planting for which there is ample opportunity in the adjacent land in the applicant's ownership. A condition should be attached to require this. As the development appears already to have begun this condition should require completion of the planting by the end of the next available planting season (March 2025).

CONCLUSION / PLANNING BALANCE

The adoption of a unified material finish and the use of a recessive colour finish is beneficial to the appearance of this otherwise mundane and utilitarian structure which stands conspicuously in the landscape.

Notwithstanding the red edge in the application submission nothing in this decision should be interpreted as conferring any new use status to the land surrounding the building. A condition could be added to the decision notice for the avoidance of doubt

OFFICER RECOMMENDATION : **approve**

Case Officer: Arne Swithenbank

Recommendation Date: 17th Jan 2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council