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Planning Statement (including Design & Access)

In relation to

Householder Planning Application
for the

Erection of an oak framed garage

at

Long Edge House
Pines Lane
Biddulph Park
Staffordshire
ST8 7SP

On behalf of

P A & C M Stirk

February 2024

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1.0 Introduction

1.1 Application Overview

1.1.1 This Planning Statement is submitted in support of a minor householder planning application for the erection of a new garage building at Long Edge House, Pines Lane, Biddulph Park, ST8 7SP. The application site is owned and managed by Mr & Mrs P Stirk ('The Applicants').

1.1.2 The Applicants occupy approximately 3 acres of pasture land and have a livestock shelter at Long Edge House (approved under SMD/2019/0072), which throughout the year is used to keep 12 ewes plus followers, 1 cow with calf at foot, 3 calves for rearing and up to 50 turkeys for Christmas. They also had permission under SMD/2022/0167 for a small farm storage shed.

1.1.3 The dwelling house has an existing parking area to the south and the applicants would like to erect a double garage with a rear log store to provide a carport and shelter for the domestic vehicles.

1.1.4 The proposed building will be constructed from timber oak framing and have a matching clay tile roof to the house. The sides will be clad with timber cladding to help blend the structure into the locality. The site is already sympathetically landscaped and the site will be screened by existing trees and shrubs.

1.2 Scope of Planning Application

1.2.1 The scope of this planning application submission comprises the following documents, which should be read in conjunction with this planning statement:

- Application Forms
- Full supporting planning and architectural drawings
- Planning statement (this report)

1.2.2 This report is structured as follows:

- a description of the smallholding;
- the history of activities at Long Edge House;
- the design/external appearance of the garage building and appropriate access;
- the landscaping and residential amenity of the surrounding area;

1.2.3 In terms of planning policy, this report will contain a review of the applicable national and local policies and an analysis of the planning and technical issues.

2.0 Property Description

2.1 Long Edge House is situated in Biddulph Park within the hamlet of Newtown and is surrounded by a number of neighbouring farms. The location of the application site is on the south side of the dwelling, and benefits from an appropriate level of hedgerow, tree and distance screening (see Aerial Imagery at **Appendix 1**).

2.2 According to Staffordshire Moorlands District Councils' Local Plan interactive map, it has been noted that the application site lies within the Green Belt. Therefore, the development proposal has been considered within this context to ensure this will not give rise to any harmful impacts within the Green Belt landscape. A material planning consideration is also the presence of Class E permitted development rights which, if exercised, could allow for the erection of a building within the curtilage without any planning control.

2.3 Long Edge House has an Agricultural County Parish Holding Number (37/064/0696) and is a registered holding with DEFRA that consists of 3 acres of pasture land used for the keeping of livestock.

2.4 The garage outbuilding will be constructed using traditional rural materials to enable it to preserve and enhance the current landscape.

2.5 The site benefits from existing satisfactory access from the public highway known as Pines Lane and the proposed building will be accessed off the existing parking area and will be located at grid reference SJ 907611.

3.0 The Proposed Garage Building

3.1 Scale

3.1.1 The dimensions of the modest proposed garage building measure 6.0 x 5.5m by 2.1m to the eaves level and 4.27m to the ridge. A small 4.0m x 1.5m log store will run off the rear elevation and will be unseen from outside the property. The total floor area amounts to approximately 30.7 m² which is sufficient for 2 cars.

3.1.2 Please see the accompanying elevation and floor plans (433-195p 1 to 100 A3) submitted with this application and provided at **Appendix 3**.

3.2 Design and External Appearance

3.2.1 The development will be handled sensitively to respect the visual amenity of the surrounding area and the current setting of the property. The location of the building is set within the curtilage and beyond an existing stone-walled patio area (see Photographs). Please see the accompanying site plan (ref: 2213.02 Site Plan 1 to 500 A3) provided at **Appendix 2**.

3.2.2 The external appearance and design have been chosen to blend into the rural area. The main structure will consist of an oak frame with timber roof trusses and a matching Staffordshire clay tile roof to blend with the existing dwelling. The sides and rear elevation will be clad in oak or larch weatherboarding. A small Dovecote will sit centrally on the apex of the roof to provide a feature.

3.2.3 Services are available for connection to serve the building and each side would be fitted with a run of 6in HR PVC gutter, complete with the necessary 4in fall pipes.

3.3 Access

3.3.1 Long Edge House is accessed directly off the private highway known as Pines Lane and the proposed building will be accessed from the existing parking and turning area to the south of the dwelling.

3.3.2 This access is considered satisfactory to serve this small-scale development and no improvement works are required as a result.

3.3.3 Please see the accompanying location plan (ref: 2213.02 Location Plan 1 to 1250 A3) showing the access point to Long Edge House provided at **Appendix 2**.

3.4 Landscape and residential amenity

3.4.1 The building has been sensitively placed over 8m away from the adjacent house and is suitably located and screened by the existing block of trees to the south and the bank of shrubs to the west.

Very little of the garage will be visible from the distant highway. A height of only 4.27m is not unreasonable nor is the provision of a modest double garage and log store. The Applicants also intend to plant more hedgerow to the south and west which will create another wildlife corridor and habitat.

3.4.2 It is considered that the site is located a sufficient distance away from neighbouring properties not connected with Long Edge House. The garage is screened from the property north of Long Edge by the existing dwelling and the view from the neighbour to the north west is oblique and screened by existing buildings.

3.4.3 The sensitive siting and design of the building will not give rise to any environmental issues within the vicinity. In addition, it is considered that the erection of a new garage will help to remove the cars off the driveway which will enhance the overall setting.

3.4.4 Please refer to the accompanying plans provided in the Appendices for further detail..

4.0 Planning Policy Context

4.1 Introduction

4.1.1 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises those local planning documents which have been the subject of examination in public or testing through public inquiry and are adopted having been through the due processes.

4.1.2 The application site falls within the administration boundary of Staffordshire Moorlands District Council and the statutory development plan comprises of the Staffordshire Moorlands District Council Local Plan 2014 - 2033 (Adopted September 2020).

4.1.3 In addition to the statutory Development Plan, applications should also be assessed against the National Planning Policy Framework (NPPF(2023)), which is a material consideration in any determination.

4.2 Statutory Development Plan

Staffordshire Moorlands District Council Local Plan 2014 - 2033 (Adopted September 2020)

4.2.1 This document addresses the key spatial development issues for the area and provides a strategic spatial planning policy framework to determine how the Staffordshire Moorlands district will develop physically up to 2033. Central to all of the policies contained within the Plan is the principle of sustainable development set out in Policies SD1 – SD5.

4.2.2 Key policies of relevance to the proposed garage at Long Edge House include the following:

Policy SS1 – Development Principles – The Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. The small project at Long Edge House achieves these aims.

Policy SS10 – Other Rural Areas Strategy

Policy SS10 'Other Rural Areas Strategy' covers rural areas within the countryside and the Green Belt outside of the development boundaries of the towns and larger villages and the open countryside (**Appendix 4**). It 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 Council and its partners will achieve this through the following actions:

- ***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***

The proposal is only for a small garage outbuilding that is appropriate in scale and design. Therefore, the development accords with this policy.

The policy also makes reference to the Green Belt. The site is located within the Green Belt, which is demonstrated on the Local Plan Proposals Map. The supporting text states that *“the Green Belt serves a number of purposes which are derived from Government policy in the NPPF and the former Staffordshire Structure Plan. The Green Belt keeps land open and free from development over a long period, which extends beyond the plan period, in order to give assurance that its boundaries will endure. National policy on Green Belts is set out in the NPPF and will apply to the whole of the Green Belt.”*

The erection of a small outbuilding in the green belt is not considered to impact the openness of the green belt and there are numerous examples of other similar projects that have been approved in green belt locations across the area.

Policy DC1 – Design Considerations

Policy DC1 of the Local Plan relates to ‘Design Considerations’ and states that new development should be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area. It requires that new development should (amongst other criteria):

- *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;*

In this case, the design and materials of the proposed garage outbuilding reflects that of the adjacent buildings on site and the wider locality. Indeed the neighbouring property has also had approved and erected a timber framed garage which sits sensitively into the landscape. Therefore, it can be guaranteed that this will not give rise to any adverse impacts on the character and setting of the area.

Policy DC3 – Landscape and Settlement Setting

Policy DC3 of the Local Plan relates to ‘Landscape and Settlement Setting’ and states that the Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by:

- *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;*
- *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;*

- *Supporting developments which conserve or enhance the biodiversity qualities of any natural or man-made features within the landscape, such as trees, woodlands, hedgerows, walls, watercourses or ponds;*
- *Supporting opportunities to positively manage the landscape and use sustainable building techniques and materials which are sympathetic to the landscape;*

In this case, the Applicants have proposed a modest oak framed garage and log store which sits between the house and an existing block of trees. No existing features will be removed and the site is screened from wider views by trees, hedges and existing garden shrubs. Please refer to the site plan at **Appendix 2**.

4.2.3 Taking the above policies into account, it is considered that the proposed development is appropriate in enhancing the rural economy through the construction phase, whilst also safeguarding the surrounding environment and Green Belt. The development relates to an ancillary outbuilding and it should be noted that a material planning consideration is also the presence of Class E permitted development rights which, if exercised, could allow for the erection of a building within the curtilage without any planning control.

4.3 National Planning Policy

National Planning Policy Framework (NPPF)

4.3.1 At the heart of the NPPF is a '*presumption in favour of sustainable development*', a '*golden thread*' running through the planning system in the plan-making and decision-taking process. Through the plan-making process local authorities are encouraged to positively seek opportunities to meet the development needs of their area.

4.3.2 The National Planning Policy Framework (revised December 2023) states that planning policies should support economic growth in rural areas and a prosperous rural economy. This will help to create jobs and prosperity.

4.3.3 The proposed domestic outbuilding meets the three key pillars of sustainability: economic, social and environmental. The building meets the guidance set out in the NPPF which states that planning policies should enable well-designed new buildings.

4.3.4 In terms of economic growth the government and Staffordshire Moorlands District Council are committed to securing economic development, with the planning system encouraging sustainable rural advancements. The new outbuilding will provide a number of economic benefits, including its erection which will create part time employment within the local area. In addition, there are economic benefits for the applicants through the ability to provide dry storage for vehicles thus extending their life and storage of logs which will minimise the use of other fuels such as oil.

4.3.5 Regarding social benefits, the building will support a local smallholding which will have wider social benefits.

4.3.6 From an environmental perspective, the proposed outbuilding will benefit from being seen within the context of the existing curtilage and will not appear out of place in this domestic context; therefore, this is not a greenfield development. It is best practice to locate new buildings close to existing buildings and to use similar traditional materials in order to reduce any potentially harmful impact upon the character and appearance of the countryside (previously contained in PPG7 Annex E). In this case, the chosen site complies with this best practice. It can be concluded that the siting of the proposal is acceptable in terms of the impact on the character of the countryside.

4.3.7 With regard to the Green Belt designation of Long Edge House, paragraph 152 of Chapter 13 within the new NPPF mentions inappropriate development.

The development of a modest timber framed garage is considered to be appropriate and the harm to the openness is negligible. Other similar outbuildings have been approved in green belt locations.

4.3.8 Overall, the proposed garage outbuilding aligns with national planning policy through promoting a sustainably located scheme on an existing property. The house has good access to the wider road network and would deliver economic, social and environmental benefits to the site and the wider Staffordshire Moorlands area as a whole, in line with national policy objectives. There is strong policy support for the proposal.

5.0 Planning and Technical Assessment

5.1 The proposed development seeks permission for the erection of a small garage outbuilding. We have assessed the location of the site and the principal constraints that may relate to it.

The assessment has confirmed the following:

- The location of the building falls outside the notified Flood Zones (2 & 3)
- No rights of way exist across the site
- The site does not fall within any areas of historic interest.
- There are no records of any Tree Preservation Orders on the site
- The site is located in the Green Belt

5.2 A flood risk assessment is not required. The site falls within Flood Zone 1 and as such the land is not at risk of fluvial flooding. To demonstrate the site is located in Flood Zone 1 we have provided a flood risk plan at **Appendix 6**. Drainage of the building would go to the existing dwelling drainage network.

5.3 The principle of the development is acceptable. The scheme is for the erection of a small outbuilding to serve an existing dwelling. The application accords with the local plan and the NPPF and thus planning permission should be granted without delay.

5.4 Local amenity – the amenity of local residents will not be adversely affected. The building is simply for housing of vehicles and general storage of logs, etc. No neighbouring properties will be impacted.

5.5 Ecology and biodiversity – the NPPF contains a series of policies relating to the natural environment. The application site currently consists of part of the garden with grass and shrub beds. Opportunities for wildlife on the site are considered to be limited. The applicants will plant additional shrubs to the south but the site is already well screened. Bird boxes can be fixed to the southern elevation to provide nesting sites.

5.6 Ground conditions – as previously mentioned, the site consists of an area of garden land currently down to grass, shrubs, etc. Ground conditions are entirely suitable for the construction of a new garage outbuilding. The land is free draining and does not flood.

5.7 Highways and access – the site is part of an existing smallholding with an existing access point off Pines Lane. The outbuilding will not increase volumes of traffic movements due to the nature of existing vehicles already using the property. The garage will provide 2 parking places and will help to improve the visual nature of the site.

5.8 Visual impact – the application site and surrounding vicinity already support the nature and appearance of a residential smallholding. The new outbuilding will be constructed of materials typical to the local area and will blend into the landscape, whilst having no harmful impact upon the character and appearance of the Green Belt. It is placed within the context of the existing curtilage and will only be 2.1m at the eaves and 4.27m to the roof apex.

5.9 There is already visual impact due to the need to park cars in front of the house. The new outbuilding will enable vehicles to be stored undercover within the building which will have wider landscape and visual benefits.

6.0 Conclusions

6.1 Summary and Conclusions

6.1.1 This planning statement has been prepared to support a planning application for the erection of a new garage outbuilding at Long Edge House. The scale and design of the building is shown at **Appendix 3**. The garage is required to provide covered storage of cars and logs and has been designed with a palette of materials that blend into the rural area.

6.1.2 Planning legislation requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF is a material consideration and fully supports modest growth in rural areas.

6.1.3 The proposed scheme at Long Edge House satisfies these aims and meets the policy guidance set out in the Plan for Staffordshire Moorlands District Council. The scheme meets the policy aims of Policy SS10, will utilise the existing access and will complement the existing buildings and help to provide much needed domestic storage facilities.

6.1.4 The oak framed garage will result in an excellent form of development that will have a subservient relationship to the existing house and maintain a quality space around the property.

6.1.5 This statement and the supporting plans and information demonstrate that the application positively meets the Staffordshire Moorlands development plan and local policies as well as national planning objectives and is a sustainable development. Therefore, the applicants respectfully seek permission for this development, subject to appropriate and reasonable conditions.

Appendices

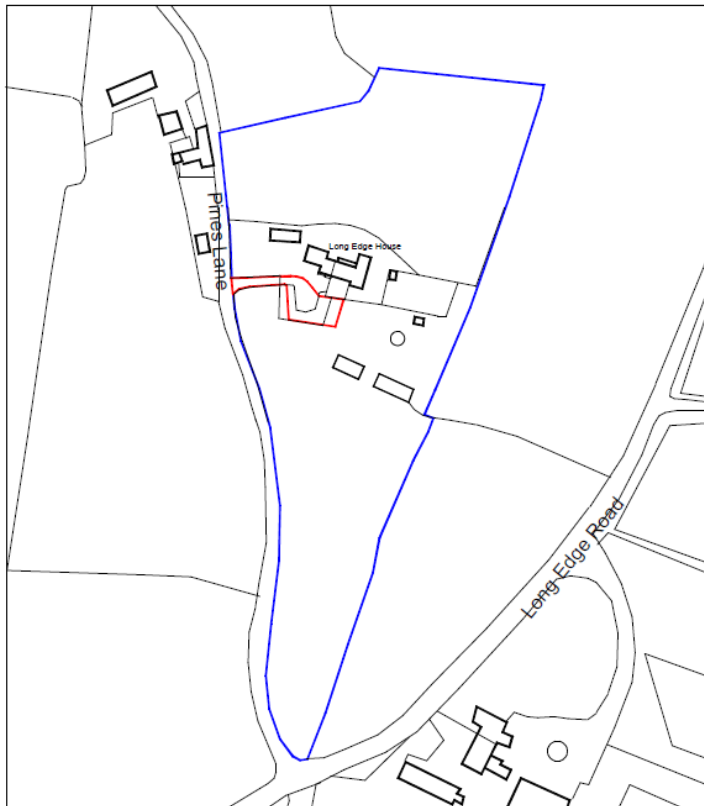
1) Aerial Image of Site



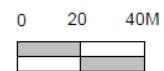
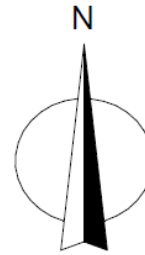
(Not to Scale)

2) Location & Site Plans

(i) Location Plan



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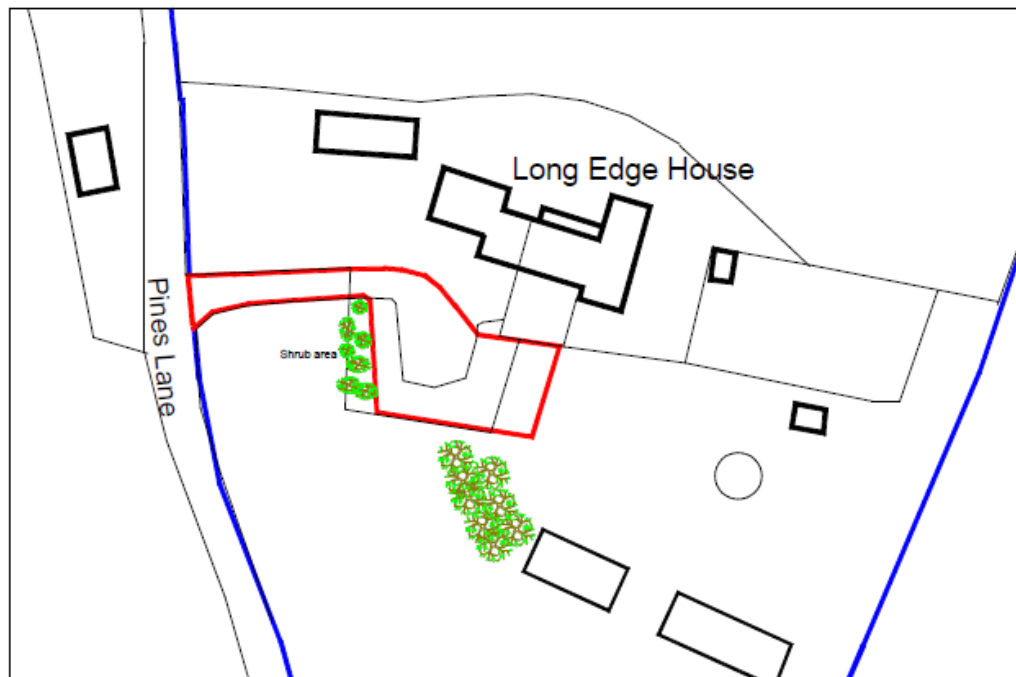


Location Plan
390759, 361102.
Long Edge House, Pines lane,
Biddulph Park, Biddulph, ST8 7SP.
Scale 1 to 1250
Date March 2024
2213-02 Location Plan 1 to 1250 A3



(Not to Scale)

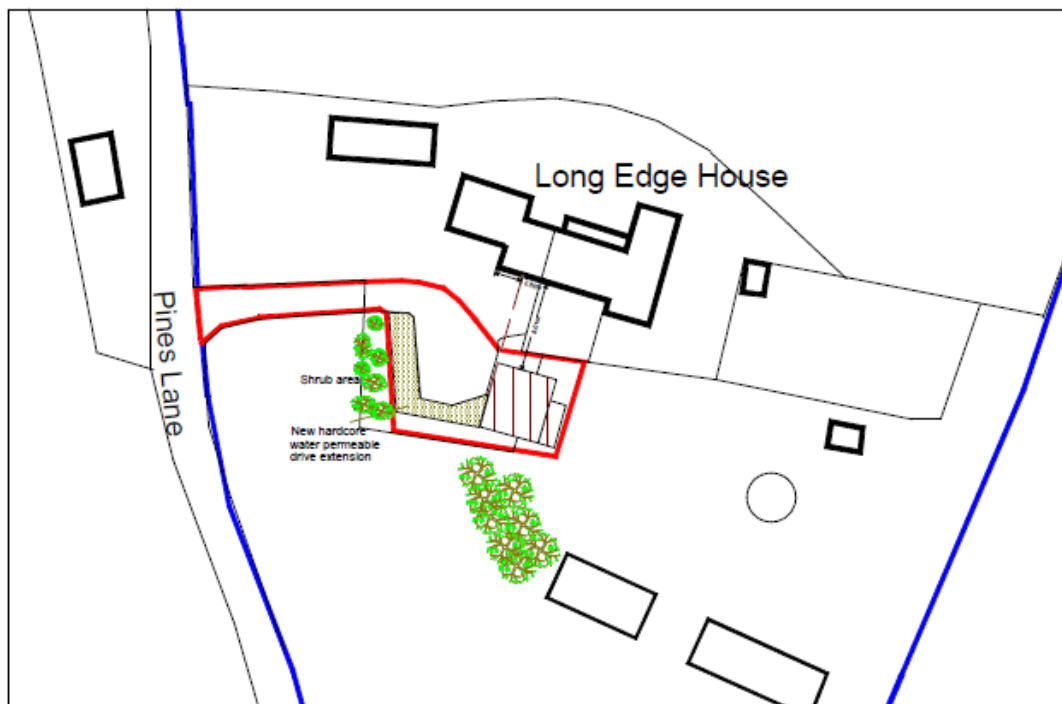
(ii) Existing and Proposed Site Plans



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Existing

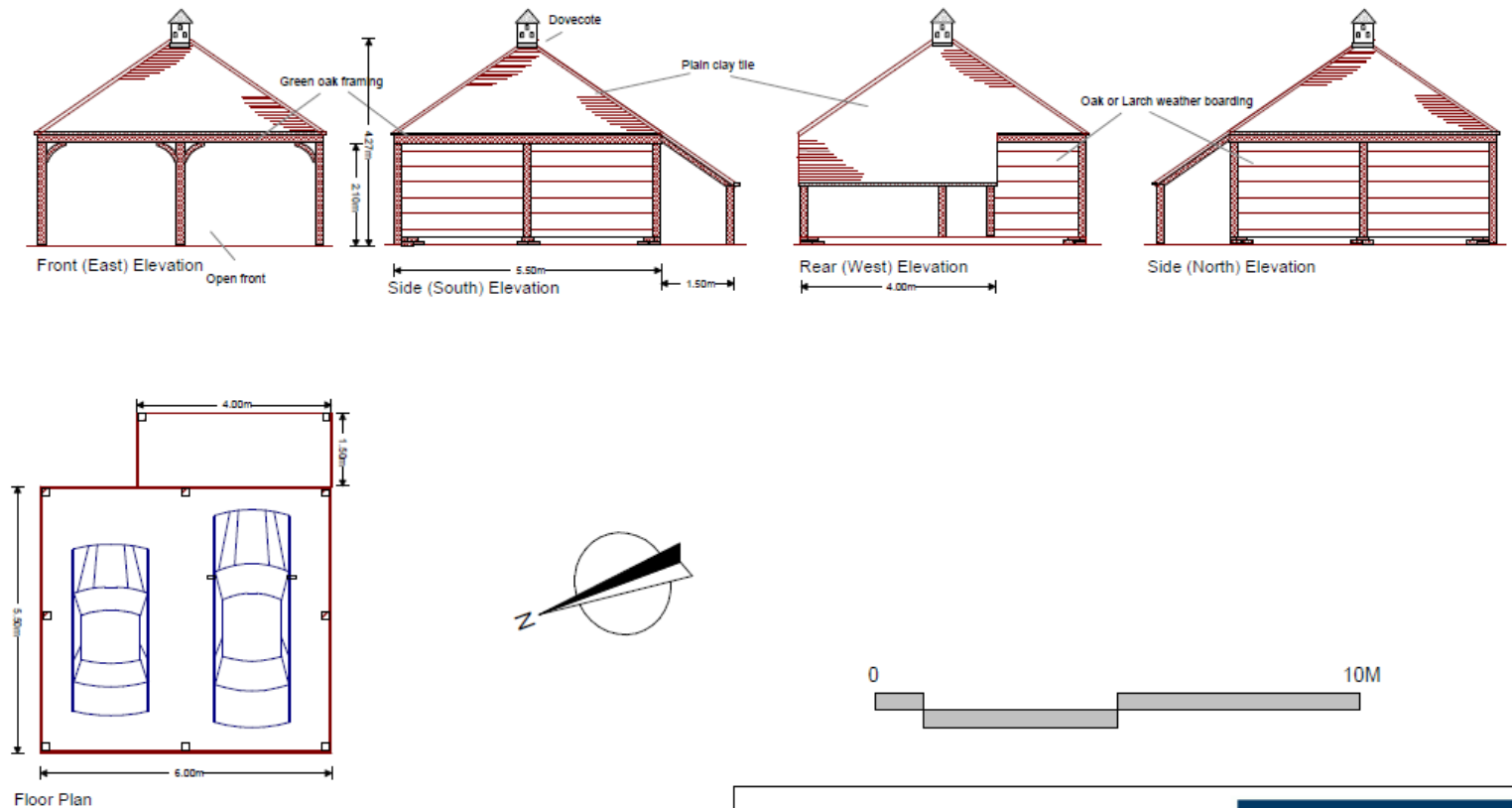
(Not to Scale)



Proposed

(Not to Scale)

3) Elevations and Floor Plan for Garage Building



New Detached Double Garage
Long Edge House, Pines lane,
Biddulph Park, Biddulph, ST8 7SP.
Scale 1 to 100
Date March 2024
433-195p 1 to 100 A3



(Not to Scale)

4) Staffordshire Moorlands District Council - Policy Information

Policy SS 10

Other Rural Areas Strategy

The other rural areas comprise the countryside and the green belt outside of the development boundaries of the towns and larger villages and the open countryside surrounding the smaller villages.

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 Council and its partners will achieve this through the following actions:

1. Meet housing requirements and specific needs by:
 - Restricting new build housing development in the countryside to that which has an essential need to be located in the countryside in accordance with Policy H 1;
 - Allowing the conversion or replacement of an existing rural building in accordance with Policy H 1;
 - 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. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred;
 - Allowing suitable development which would secure the future conservation of a heritage asset in accordance with Policy DC 2;
 - Allowing rural exceptions housing (in accordance with Policies H 1 and H 3);
 - Allowing community facilities where that need cannot be met in a settlement within the hierarchy. In such cases the development should be in a sustainable location close to an existing serviced settlement.
2. Sustain the rural economy by:
 - Enabling the limited expansion or development of business for employment uses where a rural location can be justified
 - Supporting the diversification of existing farm enterprises
 - Supporting the development of appropriate ICT and new means of communications to enable homeworking and small businesses reliant on e-technology;

3. Enhance and conserve the quality of the countryside by:

- Giving 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;
- Limiting uses which generate a substantial number of regular trips in areas that are not well served by public transport;
- Ensuring renewable energy schemes are of an appropriate scale, type and location;
- Recognising and conserving the special quality of the landscape in the Peak District National Park (in accordance with Policy DC 3);
- Encouraging measures which protect and enhance the biodiversity, geological resources and heritage of the District.

4. Regenerate underused major developed areas in the countryside including:

- Bolton Copperworks, Froghall and Anzio Camp, Blackshaw Moor (in accordance with policies DSR 5 and DSR 6).
- Development of these areas shall be complementary to and not undermine the role of the towns and larger villages nor shall it undermine wider strategic objectives. It shall also avoid or minimise environmental impacts and congestion and safeguard and enhance natural and cultural assets.
- Facilitating the appropriate redevelopment of other major developed areas where the proposed development brings positive benefits to the area and any resultant environmental or highways concerns could be adequately addressed and minimised. Such proposals will be expected to provide supporting information that demonstrates clearly that the redevelopment will complement the overall development strategy for the District.

5. Enhance tourist opportunities by:

- Supporting sustainable tourism developments and measures in the Churnet Valley in accordance with Policy SS 11 and the Churnet Valley Masterplan SPD;
- Allowing for small-scale tourism developments in other areas (in accordance with policy E 4);
- Establishing strong linkages between recreational and tourist resources;
- Recognising and developing the close linkages to the Peak District National Park.

6. Maintain the Green Belt within Staffordshire Moorlands. Strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.

5) National Planning Policy

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

11. Making effective use of land

123. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land⁴⁹.

6) Site Photographs



1. View of side of house and site for garage / carport



2. Site for new garage and existing driveway / parking



3. View from highway looking back towards Long Edge – Garage Building will be tucked behind the high hedge and trees (red arrow denotes the location)



4. View from highway – site of new garage will be totally screened behind existing trees and shrubs (blue arrow denotes the location)

7) Flood Risk Assessment Report & Plan



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
390745/361114

Created
29 Feb 2024 10:18

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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