

DELEGATED DECISION REPORT

SMD/2024/0102
Valid 29/02/2024

LONG EDGE HOUSE PINES
LANE
BIDDULPH PARK
BIDDULPH

ERECTION OF OAK FRAMED
GARAGE WITH REAR LOG
STORE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development (Green Belt);
- Design and visual impact;
- Highways/parking;
- Public Right of Way;

DESCRIPTION OF SITE

Long Edge House is situated in Biddulph Park within the hamlet of Newtown and is surrounded by a number of neighbouring farms. To the west of the main dwellinghouse, there is a converted holiday let, previously used as a garage. The site lies within the Green Belt. Long Edge House also has 3 acres of pasture land used for the keeping of livestock located south of the domestic curtilage.

PROPOSAL

The proposal is for the construction of an oak framed garage with log store to the rear. The garage will be open to the front and measure 6m wide and 5.5m long (external measurement). The proposed garage will be accessed via the existing vehicle access off Pines Lane and sit in front of the dwellinghouse.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 Settlement Hierarchy
DC1 Design Considerations
T1 Development and Sustainable Transport
SS6c – Other rural areas

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Section 2: Achieving sustainable development
Section 9: Promoting Sustainable Transport
Section 12: Achieving Well-Designed Places
Section 13: Protecting Green belt land
Section 15: Conserving and Enhancing the Natural Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1985/0422 Extensions to form lobby and study with bedroom over and porch Approved

SMD/2020/0077 Proposed bay window extension Refused

SMD/2020/0292 Change of use of garage to holiday let accommodation Approve

SMD/2022/0167 Erection of farm storage building Approve

CONSULTATIONS

Publicity

Site Notice expiry date: 27/03/24

Neighbour consultation period ends: 27/03/24

Public Comments: No representations received.

Biddulph Town Council: Recommended approval subject to non-contravention of the green belt.

County Highways: No objection

OFFICER COMMENTS

Principle of Development

The proposal is for development in the Green Belt where it will be inappropriate, and by definition harmful, unless it is provided for by one of the exceptions in the closed list at paragraph 145 of the NPPF. One of those exceptions, relevant to this application, is criterion g: "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."

The Council has taken the approach to consider the application in reference to Planning court case Warwick District Council v Secretary of State (Aug 2022). The case assessed whether a separate building could be considered as an extension of a building and therefore, fall within exception set out in paragraph 145 (g) of the National Planning Policy Framework. The proposal in question was a garden room/home office 20m from the host cottage. It was concluded that garage was of modest scale and that it could can be considered as an extension as *there is a tenable reading of the content and purpose of the building that is detached. The building would be used for purposes clearly related to the occupation of the dwelling. It would be in the same location on the site, relatively close to the dwelling and within a group of buildings closely associated with it.*

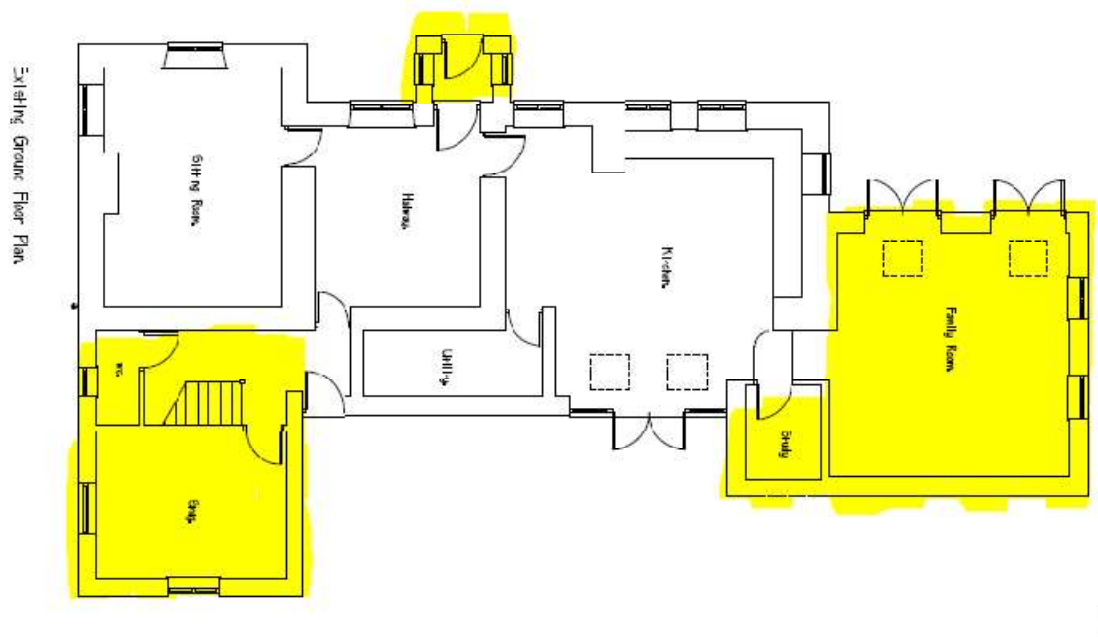
The first part of the framework 145(g) is whether there is a tenable reading of the building with the dwelling to be considered as an extension. There is a visual relationship between the garage as it sits within the curtilage of the host dwelling approx. 8m to the front of the dwelling. The garage with log store will be a domestic adjunct to the dwelling used for incidental purposes and therefore, meets the exception that it is an extension to the dwelling.

The second part of framework 145(g), is whether the building will result in disproportionate additions over and above the size of the original building. Under a previous planning application for a bay window to the rear of the dwelling, the case officer's noted that '*an additional 18m² may have been present as of 1948 giving an original building plan area for planning purposes of 96m². The 1985 approved extension and porch added 29m² and the 'family room' to the west has added c.30m². These pre-existing post 1948 extensions amount to an increase of some 60% in plan area over the apparent original building. Even increases in excess of 30% above the original may commonly be found disproportionate and this is more certainly the case once in excess of 50% which it is considered evidently the situation here.*' Having reviewed the historic Council plans against the floor plans submitted under the previously refused application, I would not dispute these calculations. The garage

and log store would equate an additional 36m² and as such would be just short of a 100% increase against the original dwelling.

The Council's rule of thumb guide of 30 percent with respect to additions to buildings in the Green Belt, noted above, is not enshrined in policy; however, it is a useful numerical factor to consider the matters of proportionality which in this instance would equate to double the footprint of the original dwelling. This would arguably be considered disproportionate to the scale of the original dwelling and as such, contrary to Green Belt policy.

Notwithstanding the calculations, the proportionality of the garage against the original could be considered in other ways. The screenshot below illustrates the extent of works already made- all highlighted are considered additions.



In comparison, the garage would be marginally larger than the footprint of the 'family room' (5.8m by 5.3m) which makes up three thirds of the original dwelling. The annotated floorplan shows that the original dwelling has already had a number additions over time and arguably, a further addition with the same footprint as the 'family room' would exacerbate the scale of the original dwelling further that I would consider as disproportionate.

Openness

Openness is an essential characteristic of the Green Belt, and it has a spatial aspect as well as a visual aspect. 'Open' can mean the absence of development in spatial terms, and it follows that openness can be harmed even when development is not readily visible from the public realm.

The site is in a rural area, characterised by a loose scattering of plots along or around narrow lanes generally of single vehicle width. Due to the topography of the area, the

property is sited on a raised plot that overlooks open countryside to the east and south of the site. While the garage will sit behind scrubs and hedges, one of the sides will be exposed to the open views to southern part of the site visible from Pines Lane. This is arguably limited, however, the views of the garage could be seen at some distance. Therefore, the further bulk and mass would be of limited impact in visual terms.

I therefore conclude that the proposed development would fail to preserve the openness of the Green Belt, even though to a limited extent. It conflicts with Policy SS10 and the fundamental aims of the Framework.

Design and visual impact

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings.

The outbuilding in its own right, is a large and ornate timber structure that is a sympathetic addition closely associated with the host dwelling. It is visible from the road, however, the building is domestic adjunct that is readable with the dwelling to not appear out of keeping.

It would accord with Policy DC1 of the Local Plan.

Highways/parking

There are no concerns with parking standards and highway safety as the proposal is not considered to alter the current highway arrangements.

CONCLUSION / PLANNING BALANCE

The proposal would not meet the exceptions set out in the NPPF. The proposal is disproportionate to the size of the original dwelling and would affect the openness of the Green Belt. Accordingly, the application is to be considered not to be in accordance with the NPPF and the Local Plan.

OFFICER RECOMMENDATION : Refuse

Case Officer: Lisa Li

Recommendation Date: 24/04/24

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council