

DELEGATED DECISION REPORT

SMD/2024/0110
Valid 04/03/2024

BUTTERLANDS
EQUESTRIAN CENTRE
BUTTERLANDS FARM TOP
ROAD
BIDDULPH MOOR

RETROSPECTIVE
APPLICATION FOR CHANGE
OF USE OF A DETACHED
OUTBUILDING INTO SELF
CONTAINED ANCILLARY
ACCOMMODATION

(FULL - MINOR)

MAIN ISSUES

- Impact on the Green Belt and Character and Appearance of the Area

DESCRIPTION OF SITE

Butterlands Farm lies on the western side of Top Road, Biddulph Moor. It comprises of a stone and tile dwellinghouse with an attached two storey barn set at right angles on the front elevation, which has been converted into a separate self-contained dwelling. A range of single span portal framed buildings, which are used in conjunction with an established and well used equestrian centre, lie to the south set around a central courtyard area. The application building comprises of a detached stone and tile outbuilding which lies within the rear garden, to the north east of the principal farmhouse.

The application site lies within a very open and exposed ridge top location which is characterised by loose spattering of dwellings and farmsteads. For the purposes of the Development Plan the application site lies outside the village development boundary within the North Staffordshire Green Belt where more restrictive planning policies apply.

PROPOSAL

This application seeks retrospective consent for the conversion of the detached outbuilding into self-contained ancillary accommodation. The unit provides a kitchen, living room and shower at ground floor with a bedroom on a mezzanine level above approximately 1/3 of the unit. All services are provided and these are shared with the main dwellinghouse. Access to the unit is via the existing access to the farmhouse which is provided off Top Road. The application merely seeks retrospective consent to authorise the existing use of the building and no changes to its external treatment are proposed as part of this application.

The application seeks to regularise the use of an existing outbuilding for ancillary domestic purposes. The outbuilding was converted during 2016 and the use has been ongoing since its completing in 2017.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area
DC1 Design Considerations
DC3 Landscape Character
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 29/04/2024
Neighbour consultation period ends: 29/04/2024
Press Advert: N/A

Public Comments

One comment has been received from a person that lives locally, but some distance from the property, they comment that the development should be conditioned so as not to provide independent dwelling in the countryside.

Town / Parish Comments

Biddulph Town Council

No Objection

Waste Collection

No issues

Staffordshire County Council Highways

No objection subject to the accommodation remaining part of the existing dwellinghouse.

OFFICER COMMENT

Impact on the Green Belt

In the Green Belt development is inappropriate and harmful unless it is provided for by one of the exceptions that appear on the closed lists at paragraphs 154 and 155 of the NPPF. One such exception is the reuse of a building providing it is permanent and substantial construction and the development preserves openness and does not conflict with any of the purposes of the Green Belt. The reuse of the building, which is considered to be of permanent and substantial construction, in this case, provides additional living accommodation within the dwelling's curtilage without any enlargement or alteration it shares the same areas of parking and amenity space. In

these respects it preserves openness and does not conflict with the purposes of the Green Belt. The development is not inappropriate and harmful to the Green Belt. In the other rural areas policy SS10 makes general provision for householder development to meet the needs of a householder providing it relates well to the original dwelling and respects its scale, character and appearance. In these respects the development must comply with policy DC1 and the SMDC Design Guide.

Policies SS10 and H1 of the Local Plan provide support for the conversion of existing buildings to residential use, provided that the building is worthy in physical, architectural and character terms for conversion. Where the policies are primarily concerned with the provision of dwellings in the rural areas, the proposal in this case would not introduce a new house it would provide additional living accommodation for an existing dwelling to be used as part of the same household and residential planning unit.

However, with some observation of the principles advocated by the policy, the simple stone outbuilding has a full pitch tiled roof and is of permanent and substantial construction with an obviously subordinate relationship to the adjacent dwelling. In these respects the building is worthy in physical, architectural and character terms for conversion.

Design and Impact on Character and Appearance of the Area

The building is a small stone and tile farm outbuilding with obvious proximity and relationship with the existing farmhouse. The relationship between the two is characteristic of a remote moorland farm location, not unusual within the landscape setting. The conversion has retained original stone and tile with no obvious alteration or enlargement all openings appear to be original. The impact of the development on the landscape character and that of the area is neutral with the building retaining a subordinate arrangement and relationship with the dwelling, not inappropriate for an annexe or ancillary building. The development is not intrusive in the landscape and does not harm the character and appearance of the area. There would be no conflict with policies DC1 or DC3 of the Local Plan in these regards.

CONCLUSION / PLANNING BALANCE

The development has made an appropriate repurposing of a small outbuilding to the rear of the farm house within its curtilage and planning unit. There is no harm to the character and appearance of the area. There is no conflict with the Local Plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 29/04/2024

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council