

DELEGATED DECISION REPORT

SMD/2024/0236
Valid 16/05/2024

BAILEYS HILL FARM OVER
THE HILL
BIDDULPH MOOR

DETACHED GARGE
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the Green Belt
- Impact on the character and appearance of the area

DESCRIPTION OF SITE

The application concerns an area of farm yard adjacent to a rectangular, one and a half storey, detached garage outbuilding, constructed from timber clad walls with a tiled roof which has recently had planning permission granted to be converted to a single dwellinghouse.

The new dwelling and adjacent yard is located within the ownership of Baileys Hill Farm, a 6 acre smallholding which lies down a short private access drive on the western side of the highway. The main dwellinghouse lies to the east of the application site whilst two outbuildings lie to the north and north east on the opposite side of the concrete yard area.

To the rear of the site is a small embankment which has been planted with a small rockery with steps leading up to it. A small timber chicken coop currently occupies the application site.

The site lies in an attractive rural area which is characterised by loose scatterings of dwellings and small farmsteads. For the purposes of the Development Plan the application site lies in the North Staffordshire Green Belt.

PROPOSAL

This is a full third attempt application which seeks to erect a replacement garage, of single bay proportions, adjacent to the new dwelling that is provided by converting the pre-existing garage (the previous application proposed the erection of a double bay garage).

With this application the dimensions of the proposed garage have been yet further reduced and the applicant points to a chicken coup that would be removed to make room for the garage.

The proposed garage would be built from concrete block and be timber clad. It would have a tile roof to match the adjacent building. The proposed garage would have an up and over door.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area Strategy
DC1 Design Considerations
DC3 Landscape Character

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

80/09478/OLDDC Change of use to coal merchants and diesel tank. Approved.
86/00040/OLDDC Change of use to coal merchants and diesel tank. Approved.
04/01036/FUL Detached double garage. Approved.
SMD/2022/0218 Change of Use of garage to form single dwelling. Approved.
SMD/2023/0463 Detached Double Garage to serve new dwelling. Refused.
SMD/2023/0656 Detached Double Garage to serve new dwelling. Refused.

CONSULTATIONS

Biddulph Town Council: Awaited

SCC Highways: No objection. The garage, that would be located within an area previously allocated as garden and parking, would provide the minimum dimensions necessary for a standard compliant garage parking space.

Publicity

Site Notice expiry date: A non-statutory site notice advertising same (or similar development) has been displayed without response on two recently previous occasions. There are no near neighbours to the development and it will not be apparent from public vantage.

Consultation period expired: 19/07/2024

Press Advert: N/A

Public Comments

None

OFFICER COMMENTS

Impact on the Green Belt

The property is in the Green Belt where development is inappropriate, and by definition harmful, unless it is provided for by one of the exceptions on the closed list at paragraph 145 of the NPPF. One of those exceptions is the extension of a building provided it does not result in a disproportionate addition over and above the size of the original.

There is no specific exception for the provision of a domestic garage building. In some circumstances where the garage or outbuilding has close proximity and association with an adjacent dwellinghouse, the garage can be considered as an extension to that dwellinghouse building.

In this case the proposed garage would be close enough to the new dwelling to be considered as an extension to it. The garage is to serve the new dwelling and to make out building provision. With further reduction in the dimensions, the proposal here would add just 40% to the footprint of the original building.

Additionally, the new garage would take the place of a similarly sized chicken coop on site that would be removed, and it would be enclosed by other pre existing buildings, the steep embankment of the ground to the south, and boundary enclosure to the west. This would limit the garages impact on openness from a visual aspect, and it is under this combination of factors that the development can be accepted as an extension to a building that would not result in disproportionate size increase over and above the size of the original.

The proposed development would not be inappropriate and harmful to the Green Belt.

Design and Impact on Character and Appearance of the Area

The existing garage building and the open yard within which it stands are well enclosed by the high bankside of the land to the rear and the arrangement of surrounding farm buildings. The proposed addition would be adjacent to existing building form and match it in terms of form, design and use of materials. It would appear adjacent to an existing grouping of buildings and would not cause intrusion into the landscape or harm the character and appearance of the area. There would be no conflict with policies SS10, DC1 or DC3 of the SMDC Local Plan 2020.

CONCLUSION / PLANNING BALANCE

The development would not be inappropriate and harmful to the Green Belt. Specifically, the development would not make for a disproportionate addition over and above the size of the original building.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 22nd July 2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

