

DELEGATED DECISION REPORT

SMD/2024/0408
Valid 12/09/2024

**MEADOW VIEW OSTLERS
LANE
CHEDDLETON**

**DETACHED SINGLE STOREY
GENERAL PURPOSE PITCHED
ROOF
(RECTANGULAR PLAN)
OUTBUILDING. LOCATED IN
THE SOUTH EASTERN
CORNER OF 'MEADOW VIEW'
GARDEN**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Setting of a Listed Building
- Design, character and appearance
- Development in the Green Belt

DESCRIPTION OF SITE

The site consists of a semi-detached stone farm cottage, which historically formed part of the neighbouring Heath House Farm estate, which is Grade II Listed. Over the time the former estate has been sub-divided and a number of former agricultural buildings and stables have been converted into residential units. The application site is not listed and is considered separated from the Listed Building and therefore not encompassed by a curtilage listing. A large fir hedge provides a visual screen between the site and the neighbouring Listed Building. The site is located within the Green Belt.

PROPOSAL

The application seeks permission for a detached outbuilding, finished in reclaimed Cheshire brick with stone heads and sills, and cast iron rainwater goods. The building is to have a pitched plain tile roof approximately 3.72 metres to the ridge, and 2.57 metres to the eaves, with two rooflights in the rear elevation roof slope. The building will be approximately 5.5 metres by 3.72 metres, and replace an existing timber garden shed. The front elevation will have two uPVC windows to match the associated dwellinghouse, and the rear elevation will have a personnel door.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

- SS1 Development Principles
- SS2 Settlement Hierarchy

SS10 Other Rural Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135, 154.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places, 13 – Protecting Green Belt land.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/1982/0870. (OLD REFERENCE:82/11593/OLDDC). DESCRIPTION: Conversion of derelict building to form living accommodation for agricultural worker. DECISION: APPROVED.
- SMD/2000/1062. (OLD REFERENCE: 00/01192/FUL). DESCRIPTION: Change of use/conversion of redundant farm building to form dwelling and extension to porch. DECISION: APPROVED.
- SMD/2001/0167. (OLD REFERENCE: 01/00082/LBC). DESCRIPTION: Listed building consent for part conversion of farm buildings to residential use and extension to form porch. DECISION: APPROVED.
- SMD/2003/1217. (OLD REFERENCE: 03/00902/FUL). DESCRIPTION: Conversion of farm building to games room. DECISION: APPROVED.
- SMD/2010/1050. (OLD REFERENCE: 10/00893/FUL). DESCRIPTION: Replacement outbuilding (games room). DECISION: APPROVED.
- SMD/2017/0308. DESCRIPTION: Erection of dwelling following demolition of garage/store. DECISION: APPROVED.
- SMD/2017/0320. DESCRIPTION: Listed Building Consent for the erection of dwelling following demolition of garage/store. DECISION: APPROVED - Listed Building Application.
- DOC/2017/0090. DESCRIPTION: Discharge of conditions 2, 3, 4, 5 relating to application ref SMD/2017/0320. DECISION: DOC PART.
- SMD/2018/0128. DESCRIPTION: Change of use of a single dwelling into two self-contained dwellings. DECISION: APPROVED.

- SMD/2019/0588. DESCRIPTION: Erection of detached garage. DECISION: APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 11/10/2024.

Neighbour consultation period ends: 03/10/2024.

Press Advert: N/A

Public Comments

One comment of support received. No objections.

Cheddleton Parish Comments

No objection

Staffordshire County Council Highways

No comments received.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. The site is in the Green Belt, and where inappropriate development is deemed harmful. The paragraphs 154 and 155 NPPF set out exceptions to this rule, however none of the exceptions listed include detached outbuildings. However, SMD/2019/0588 granted permission for a detached garage on the same site, approximately 5 metres by 6 metres, to a height of 4.25 metres. This was granted under the very special circumstances as the host dwelling has intact Permitted Development Rights, and a full planning application was received which exceeded the limits for Class E permitted development, but was considered to be of a higher quality of development than what could be achieved under PDR. Therefore the application was granted permission. This detached garage was never realised. However the Council accepts that a 5 metres by 6 metres single storey structure would be acceptable on this site in this location in the Green Belt. Therefore, this structure, approximately 5.5 metres by 3.72 metres, is also considered acceptable development.

Policy SS10 of the SMDC Local Plan allows for the development of additional domestic outbuildings provided they are of appropriate scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The proposed development is considered to be of a high quality of design,

utilising traditional design cues and materials, and therefore the proposal is acceptable in principle.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and 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, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that within rural areas, a detached outbuilding is preferable, and should relate well and appear subordinate to the host dwelling. While the building materials do not match that of the host dwelling, the red brick and stone heads and sills are traditional high quality materials, and match that of the neighbouring red brick GII Listed Georgian farmhouse, as well as the traditional red brick farm buildings. Overall, the development is considered to be of a high quality of design and materials and acceptable in this regard.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The site is bounded by The Granary to the north, Heath House farmhouse to the east, and The Bungalow to the south. The proposed development would have no amenity impact on The Granary, The Bungalow or Heath House Farmhouse due to the limited scale, nature and siting of the proposed development. The modest single storey structure would be against a dense fir hedge the other side of the property to the neighbouring semi, and therefore have no impact in terms of overshadowing or overbearing effect. There is a good degree of separation between The Bungalow and the site, which site to the north of The Bungalow, and so the proposal would not have a negative impact on neighbour amenity, and therefore complies with Policy DC1.

Highway Safety

Paragraph 104 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street

parking. The proposed development would not remove parking availability, nor add additional accommodation. The proposed development is therefore compliant with Policy T1 and the NPPF.

Heritage

Policy DC2 seeks to preserve and enhance heritage assets and their setting, and ensure that proposals contribute positively to the character of the built and historic environment. In this case, it is not considered that the proposed development would impact the setting of a Listed Building due to the degree of separation, high quality of design of the proposal, and visual screening between the site and the Listed Building.

CONCLUSION / PLANNING BALANCE

On balance, and in light of the above, the proposed development is recommended for approval as it is of high quality design, and acceptable in the Green Belt under very special circumstances as a previous permission for an unbuild development have accepted that a detached outbuilding on this site in this location would be considered acceptable in the Green Belt.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 06/11/2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council