

DELEGATED DECISION REPORT

SMD/2024/0436
Valid 24/10/2024

**UNIT 2 CHILDERPLAY
ROAD
KNYPERSLEY**

**PROPOSED EXTENSION TO
EXISTING WORKSHOP UNIT
TO CREATE 2 ADDITIONAL
VEHICLE MAINTENANCE
BAYS**

(FULL - MINOR)

MAIN ISSUES

- Impact on Green Belt
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The site is located off Tunstall Road, Knypersley and is flanked to the north west by Spring Bank Nursing Home and to the south-west by an existing garage. To the rear of the site is a van sales business. The site occupied a roughly rectangular plot comprising of two storage containers and a temporary building used by Moorland Self Drive, van rental agency. Off-road parking is to the front of the buildings for 6 vehicles within the red line.

It sits within the designated Green Belt land.

PROPOSAL

Planning permission is sought to extend the existing industrial unit to be positioned towards the rear of the site along the western elevation. The proposed extension would measure 10.5m length by 10m width by 5.6m height to ridge. It would provide a large vehicle bay maintenance area. The building would be a steel framed construction with a hipped roof and facing brickwork up to a height of 2.4m with PVC metal cladding covering the remaining areas of the elevations and the roof. The materials and colour will be matching of the existing building.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy

DC1 – Design Considerations

T1- Development and Sustainable Transport

Supplementary guidance

Amenity space for residential care and nursing homes (April 1996)

National Planning Policy Framework
Section 12: Achieving well-designed places
GB Section 13 – Protecting Greenbelt Land

SITE HISTORY

SMD/1998/0597	Retention/ relocation of 2.4m fence lighting and temporary office building	Approved
SMD/2001/0150	Permanent building for vehicle leasing business (Amended plans received - revised siting)	Approved
SMD/2005/1049	Erection of building for storage of machinery and vehicle maintenance with ancillary van sales.	Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 5/12/24

Neighbour consultation period ends: 21/11/24

Public Comments

Neighbour comments

Biddulph Town Council Comments

Staffordshire County Council Highways

Waste Services

Coal Authority

No representatives received

No objection subject to meeting
Green Belt Policy in the NPPF

No objection subject to condition
ensuring parking is provided as per
revised plan 0296 001 P1

No objection

The site falls within the development
high risk area, however, raised no
objection

OFFICER COMMENTS

Impact on the Green Belt

The application site is located in the Open Countryside and Green Belt whereby policy SS10 of the Local Plan (2020) and Section 13 of the NPPF is applicable. Policy SS10 Part 2 allows limited expansion or development of business for employment uses where a rural location can be justified however, this could be read against Part 6 which seeks to 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.

Under Section 13 of the NPPF paragraph 154 sets out a number of exceptions. The relevant criterion for this application are the following:

(c) 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

(g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

When considering the scheme against criterion C, the building was first approved in 2005 and has not been altered since being built. The proposed extension will add 105sqm additional footprint, almost half the footprint of the original and create a cumulative volume of 41.5%. The national guidance does not define what is disproportionate and is up to Council's interpretation on whether the extension is too large in comparison with the original. The case officer is of the opinion that the extension would add considerable bulk to the original building owing to its matching height and width however, remains as an ancillary addition by its length and openings compared to the original that serves as the main hub of the business. Therefore, there is enough visual distinction to argue that the extension is not disproportionate by virtue of its scale and appearance and as such, meets this exception.

Notwithstanding criterion c, the extension would replace the temporary structures on hardstanding which is defined as previously developed land. The case officer is of the opinion that it would accord with criterion g.

Design

Paragraph 130 of the NPPF (2021) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

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. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

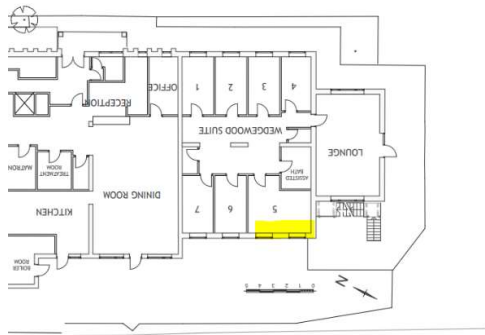
The proposed extension would match the appearance of the host building in character, material, scale and type. The simple addition would also not appear out of keeping with the wider surrounding area which is made up of fabricated buildings within an industrial estate. Therefore, the scheme is considered to be visually acceptable and would accord with Policy DC1.

Impact to neighbouring amenity

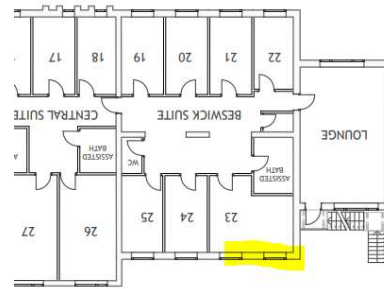
Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

While the site is located within an industrial estate, Spring Bank Nursing home sits behind the proposal to the north west of the site boundary. According to the floor

plans of this nursing home (taken from ref 2015/0267), the proposal will mostly affect the ground and upper floor lounge and, apartment 23 and 5. For reference, this is as follows:



Ground floor



Upper floor

There were initial concerns that the proposed extension would impact the residents living at apartment 23 and no.5 in terms of outlook and precedence. The height of the proposed extension would obstruct the views of these two apartments and lounges.

According to the Council's supplementary planning guidance (April 06), Amenity space for residential care and nursing homes it states '*all bedrooms and communal rooms, such as lounges and dining rooms will be expected to have a pleasant and interesting outlook. To achieve this, it is considered that an unobstructed view of at least 6.1m will be required.*' The proposal would be set back 10m from the nursing home. Therefore, the scheme would be within the acceptable distance allowed under this guidance.

When considering the impact of no.5 and ground floor lounge, the outlook and daylight are already hindered by the shrubs and trees and, existing temporary buildings that fronts the windows that serve these rooms. Therefore, the impact of the proposed extension would not be as detrimental than what is existing.

As for the upper floor, affecting no.25 and the lounge, the extension will block the outlook of these serving windows as it will be the same height as the nursing home. However, the lounge has a north-facing secondary window that won't be affected by the extension and one of the two windows of no.25 is already affected by the adjacent building known as unit 7 to the west of the site boundary. The extension will have a degree of impact to these two rooms but if offset by the position of the windows to consider the impact not to be unduly harmful.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

County Highways was consulted. The Highway officer initial comments noted that there may be an issue with parking in the area as at the time of visit, there was a hand written sign on the opposite side of the road advising against parking. The officer wanted clarity on where the 6 parking spaces were as this was not shown on the proposed plan. The agent provided an amended parking plan showing the parking spaces. Following this, the Highway officer raised no object as the submitted revised drawing shows that parking can be provided for the proposed development.

The proposal would comply policy T1 based on the response from County Highways in the interest of highway safety and free flow of traffic.

CONCLUSION

The proposal would be in accordance with Green Belt Policy, would not adversely affect the amenities of the neighbouring properties nor impact on the character of the surrounding area. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 25/02/25

X



Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council