

DELEGATED DECISION REPORT

SMD/2024/0548
Valid 17/01/2025

HENRIDDING FARM CLAY
LAKE
ENDON

PROPOSED
RECONSTRUCTION OF
CATTERY BUILDING TO FORM
ANNEX TO MAIN DWELLING
TOGETHER WITH AN
INTEGRAL REDUCED SCALE
CATTERY UNIT.

(FULL - MINOR)

MAIN ISSUES

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

DESCRIPTION OF SITE

Henridding Farm is situated in a rural area with the nearest neighbouring property some considerable distance away. The site is in the Green Belt to the northwest of the village of Endon. The site is accessed via a single farm track that has access with Broad Lane and is enclosed and surrounded by intimate mature tree line and hedgerow.

The dwelling is large, benefitting from previous extension and conversion of attached shippon, it is within ample curtilage and planning unit. Adjacent to the dwelling, in proximity, there is a concrete block cattery unit with a mono pitch sheet roof. Observation on the site visit indicate that the building is not currently in use to house cats but is currently used to store some firewood and for other purposes incidental to the dwellinghouse.

PROPOSAL

The replacement of a functional cattery unit that is located adjacent to the applicant's dwellinghouse within its curtilage and the same residential planning unit. The replacement building would provide ancillary, annexed accommodation for the applicant's father who would occupy the living accommodation as part of the same household and dwellinghouse.

The replacement building would occupy the same footprint, it would not be materially larger in terms of height or volume. It would, however, represent architectural improvement with a full pitch tiled roof and quality building details. It would be faced in render to match the adjacent dwelling. The submitted plans show that a small part of the building would provide a limited cattery function that would be separated internally from the living accommodation with its own independent access from the exterior.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport
NE1 Ecology/Biodiversity

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 6th March 2025
Neighbour consultation period ends: 6th March 2025
Press Advert: N/A

Public Comments

No Objection

Town / Parish Comments

Endon with Stanley PC: No objection to principle. The design principles of the application for the replacement building are generally deemed acceptable with the building not posing any visual impact on neighbours or the wider area, car parking arrangements for the residence are accommodated within the site boundary and the use as an annex for the sole purpose of the applicant's family is supported. A concern is raised is in respect to no drainage provisions being demonstrated for the proposal, as an understanding should be sought to establish how this increase in use, along with the current levels of discharge of waste from the wider site works and complies with the consent to discharge. This is to ensure the system in place, with the changes proposed will have no impact extending beyond the applicant's boundaries.

Waste Collection

No issues

Staffordshire County Council Highways

Application is to reconstruct cattery building and convert part of it to provide annex to the main dwelling.

Building will be in same location as existing. Proposal will be slightly larger and provide anexe ancillary accommodation and a reduced scale cattery.

Access to the site is existing and will not be altered by this proposal. There appear to be two access points to the site although the red line does not connect to the highway, Clay Lake.

Red line does connect to Broad Lane. This access is existing and appears to be in current and regular use. Visibility is restricted by vegetation in both directions. This would benefit from maintenance but the proposal is ancillary to the main use of the house and will not significantly intensify use of the access.

Proposal is in a large overall site with adequate space for any car parking. Current records show that there were no Personal Injury Collisions on Broad Lane or Clay Lake within 50m either side of either of the access points in the previous five years. Access is existing and in current use. Proposal is unlikely to have a severe effect on the highway.

Environmental Health

No objection – suggested informative relative to animal licensing and condition relative to unexpected contamination.

OFFICER COMMENTS

Impact on the Green Belt

The site is within the Green Belt where development is inappropriate and, by definition, harmful to the Green Belt, unless it is provided for by one of the exceptions that appear in the closed lists at Chapter 13 of the NPPF.

The listed exceptions include:

g) partial or complete redevelopment of previously developed land, which would not cause substantial harm to the openness of the Green Belt.

The proposed ancillary living accommodation would be provided within a building that would replace the existing cattery building. The replacement building would occupy the same footprint as the cattery unit, its height and volume would not be materially larger. The cattery unit is provided within the curtilage and planning unit of the dwellinghouse, while it has been designed and used commercially to board customer's pets, it is currently used for household storage, purposes that are incidental or ancillary to the dwellinghouse.

The replacement building would amount to a partial redevelopment of previously developed land, which would not cause substantial harm to the openness of the Green Belt.

The development, therefore, is provided for by one of the exceptions listed in the NPPF and it would not be inappropriate in, or harmful to, the Green Belt.

Design and Impact on the Character and Appearance of the Area

The existing building is of functional appearance and design – painted concrete block and a mono pitch sheet roof, its elevations are dominated by the provision of steel mesh pens at each end of the building. The building has no merits in those regards, and it does not make positive or valuable contribution to the character and appearance of the area.

The replacement building would have a full pitch tiled roof, a low eaves height, well-spaced windows with design continuity. It would represent an improved design and an architecturally and proportionally more pleasing building. The building would be faced in render and its facing materials would tie in and match with those of the adjacent dwellinghouse.

In any event the building would not be prominent or intrusive within the landscape, the site and the existing building is enclosed and screened by mature tree line and hedgerow.

There would be no conflict with Local Plan Policy DC1, the SMDC Design Guide or the terms of the NPPF in these regards.

Highway Safety

A replacement building to be used for purposes ancillary to the existing dwelling and household, it should not increase parking demands or vehicular use of the access. Parking is consumed and provided sufficiently within the dwelling's ample curtilage. There would be no adverse impact on highway safety.

Ecology and Protected Species

The building has not been surveyed by an ecologist for bats. However, the building has a relatively low profile, and its roof consists of single corrugated sheet – there is no internal loft or roof space, soffit or eaves space. The walls are cemented and painted concrete block. The building is apparently of very low potential for bat habitat, it does not provide obvious gaps or shelter that would be attractive to bats. Moreover, the building has recent and ongoing use as a housing for domestic cats which would be deterrent to bats and birds.

It is considered that, in this case and in these circumstances, appropriate informative could be attached to a planning permission in the absence of predetermination survey.

Other Considerations

The Parish Council raise a concern in respect of foul drainage provisions. The application form indicates that the building would drain to the existing septic tank in the applicant's ownership. Occupation of the building by a single member of the existing household should not increase use and demands on the preexisting system. The existing septic tank arrangements will continue to fall under the building and environmental regulations that apply to such systems.

CONCLUSION / PLANNING BALANCE

The development would not be inappropriate in the Green Belt or harmful to the Green Belt it would provide a replacement building or redevelopment that would occupy the same footprint and would not be materially larger in terms of its height or volume. There would be no harm to the character and appearance of the area, the replacement

building would represent design improvement and introduce a more proportionally and architecturally pleasing building form.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 26/03/2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council