

DELEGATED DECISION REPORT

SMD/2025/0089
Valid 17/02/2025

MANOR FARM PARK LANE
ENDON

PROPOSED NEW DETACHED
GARAGE TO NORTH OF
EXISTING HOUSE

(FULL - HOUSEHOLDER)

MAIN ISSUES

Whether or not the proposal amounts to inappropriate development in the Green Belt
The impact on the setting of a listed building
The impact on character and appearance of the area.
The impact on residential amenities.

DESCRIPTION OF SITE

The site is located in the open countryside about half a kilometre to the east of Endon village and is in the Green Belt. It comprises a stone-built large detached residence which is Grade II listed. This is on the north side of Park Lane, a country lane, which also provides access to the site via a gated entrance. There are neighbouring dwellings to the west and east which appear to be converted outbuildings once belonging to the site. The group of buildings, a former farm, is surrounded by open land. Caldun Canal runs a short distance to the north.

PROPOSAL

This is a full Householder Planning Application and accompanying Listed Building Consent application for a detached domestic garage to be placed in front of the house, on a part of the current parking area adjacent to the east side boundary of the site. It would have a standard sized double garage footprint and with a pitched roof above standard height eaves. The footprint has dimensions of 6.6m x 6.1m. The eaves height is 2.4m and the ridge height is 4.9m. It would comprise reclaimed red bricks and a timber frame for the walls and salvaged or second hand Staffs Blue clay tiles for the roof. This is shown on amended plans which replace the original plans submitted for a garage with entirely timber clad walls and with a slightly lower and less steep roof and which also included rooflights. Also included is a timber frame lean-to open wood store to be attached to the south-facing side wall (facing the house). The proposed garage is a replacement for a double garage approved in 2014 next to the west side boundary of the site, which was never built.

A final set of amended plans was received on 29th April 2025 to include an elevation drawing in the context of the primary frontage of the house and also to make a “few minor tweaks” to the timber jointing.

Although full planning permission is required for the proposed garage building, due to the proposed building not being attached to the listed dwellinghouse or any

curtilage structure, the separate Listed Building Consent is not actually required for the proposal.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted Sep 2020)

SS10 Other Rural Areas Strategy
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework (Feb 2025)

Sections 12 (Design), 13 (Green Belts) and 16 (Historic Environment).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There have been numerous permissions and listed buildings consent applications approved for the property from 1980 onwards for householder works including for a detached double garage in 2014 which was never implemented.

CONSULTATIONS

Publicity

Site Notice expiry date: 29.4.25
Neighbour consultation period ends: 29.4.25.
Press Advert: N/A.

Public Comments

None.

Town / Parish Council Comments

None.

Local Highways Authority

No objection.

Conservation Officer

The officer objected to the original plans commenting that due to the timber clad elevations and squat form of the building, this would have resulted in a moderate degree of harm to the setting of the listed building. However, in response to the final amended plans (received on 29.4.25), no objection was raised subject to conditions and the officer commented as follows:

Following previous conservation comments (dated 24/03/25), the proposed garage has been altered to brick infill panels in between oak frame and engineering brick plinth. In addition, the proposed rooflights have been removed. Overall, the amendments have addressed previous conservation objections. Although the proposed brick would not match the stone of the principal house, there are historic brick buildings within the vicinity of the site and there is precedent in the locality for later additions and ancillary buildings being constructed in brick walling. Therefore, the proposed amendments have removed the heritage harm previously identified. As previously mentioned, as this is freestanding structure not attached to the principal building, Listed Building Consent is not required.

OFFICER COMMENTS

The site is in the countryside (those areas deemed to be outside of the Development Boundaries which are drawn around the towns and large villages as shown in the Local Plan) and is also in the Green Belt. The Strategy for the Countryside, Policy SS10 states there will be strict control over inappropriate development in the Green Belt. Paras 154 and 155 list the forms of development which are exceptionally, not inappropriate in the Green Belt. It does not specifically include new domestic detached outbuildings. However, it does include enlargements of existing buildings providing they are not disproportionate in relation to the original building. There have been appeal cases where detached outbuildings within residential curtilages have been deemed to amount to an “enlargement” of the main dwelling on site and ultimately due to their limited size have been deemed to be a non-disproportionate enlargement in relation to the original size and form of the dwelling. I take a similar view with this proposal. The proposed garage is close to the house and within its residential curtilage and there does not appear to be have been any significant extensions to the original stone farmhouse other than perhaps a small flat-roofed (or mono-pitch roof with parapets) part-stone part-brick single-storey side addition. Furthermore, no previous outbuildings have been added to the site. Due to the size, height and dimensions of the proposed garage building, I do not consider this would represent a disproportionate enlargement of the original farmhouse, even cumulative with the side extension to the house. I therefore consider that the proposed garage would not be inappropriate development in the Green Belt and is therefore acceptable in principle.

The scale of the building is not excessive for a double garage and its overall volume, eaves height and ridge height also respect the dimensions of the main house and it would appear subservient to it. It would not interrupt the view of the primary elevation of the house, which faces north. There is in any case a considerable distance separating the primary elevation of the house from public highways or footpaths. It would also be well screened from the lane to the south by the presence of the house and its part-brick side extension, so that only the roof would be easily visible from the lane. The brick materials would not affect the setting of the listed house because there are other brick buildings including the side extension to the house and also a much larger brick building at the neighbouring property to the west which may have historically formed part of the farmstead. From the lane, the garage would be seen beyond the very visible south-facing brick wall of the side extension to the house and would be in its line of sight. Overall, on the basis of the amended plans which include the change of materials for the walls and retain the originally proposed traditional Staffs Blue roof tiles (without the interruption of roof-lights), with the safeguard of

conditions (which include the submission of further details of the materials and eaves, verge, ridge and garage door detailing, for prior approval) the proposed development would not harm the setting of the listed building or the visual amenities of the area in general.

The Conservation Officer approves of the amended plans with the safeguard of conditions and considers the use of brick in a timber frame to be appropriate given the materials of surrounding building, which include a large brick outbuilding converted into a dwelling, brick extension to the main dwelling and also brick chimney stacks on the main dwelling which are also prominent. This is a sufficient improvement on the original fully timber clad design which is contrary to the Council's Design Guide and which the officer deemed to amount to a moderate degree of harm to the setting of the listed building. The amended plans have removed any heritage harm

With regard to residential amenity, the garage building would be close to the south-facing wall of a neighbouring separate dwelling to the east. However, light to the south-facing wall of this dwelling is already affected by the presence of a high stone boundary wall and a row of much higher boundary trees (which would not be harmed by the proposed building). The proposed garage, particularly due to the roof sloping away from the neighbouring property, would not lead to any significant light loss to the neighbouring property and due to the absence of windows on the proposed garage, would also not affect neighbour privacy. The overall residential amenities of the area would not be affected.

CONCLUSION / PLANNING BALANCE

The proposal is not inappropriate development in the Green Belt and would not harm the setting of the listed building or the overall visual or residential amenities of the area and would therefore comply with the Council's Local Plan and the government planning guidance contained in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE FULL PLANNING APPLICATION

Case Officer: Chris Johnston

Recommendation Date: 7.5.25

X *J Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council