

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

21st June 2024

Application No:	SMD/2024/0148	
Location	Paddock House, Cheadle Equestrian Centre, Eaves Lane, Cheadle, ST10 1RB	
Proposal	Alterations and extension to existing dwellinghouse, extension of domestic curtilage and retention of detached garage	
Applicant	J Thompson	
Agent	Sammons Architectural Ltd	
Parish/ward	Cheadle	Date registered: 26 th April 2024
If you have a question about this report please contact: Benjamin Hurst tel: 07738506367 benjamin.hurst@staffsmoorlands.gov.uk		

REFERRAL

The application is before committee because members determined the previous application and approved the provision of the existing dwellinghouse for the applicant.

1. SUMMARY OF RECOMMENDATION

REFUSE

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The application relates to an existing dwellinghouse that has been recently provided (SMD/2021/0586) in the open countryside outside of the Cheadle settlement boundary. Members, accepted that the applicant's business case and functional need had demonstrated an 'essential need' for a second dwelling to be provided on the equestrian site for the accommodation of the applicant and owner of the equestrian centre. The first established dwelling, Stable Cottage, to the south east of the equestrian site, currently occupied by the applicant's parents, was considered to be unsuitable for this function.

2.2 The existing dwellinghouse, the subject of this application, is on a site adjacent to Cheadle Equestrian Centre, 300m to the south east of the Cheadle settlement boundary. The site has access with a private drive that connects with Eaves Lane. The house is within a larger area of ownership belonging to the applicant, which includes grass fields, an outdoor equestrian exercise area, an indoor equestrian arena, a stable block, a 2-storey dwelling (Stable Cottage) with garage, and various other buildings and storage areas associated with the equine use.

2.3 The existing dwelling faces north east directly toward the access drive that coincides with public footpath Cheadle No 6. The dwelling has an overall footprint of just 79 sq. metres and a floor area of 120 sq. metres. The dwelling appears as a red brick cottage that has a well-balanced double fronted cottage with a central entrance. The first floor and ground floor windows have matching sizing and proportions with vertical orientation. The existing dwelling has an 'L' shaped footprint formed by a two storey main axis with a single storey off shot at the rear. It is constructed from facing brickwork under a Staffordshire Blue plain tile roof and provides an open plan kitchen, dining room and lounge, entrance hall, office, boot room and shower room at ground floor with 2 bedrooms and bathroom above.

3. THE APPLICATION AND DESCRIPTION OF THE PROPOSAL

3.1 The application proposes the enlargement and alteration of the existing dwelling with the addition of a two storey side extension and a single storey flat roof extension to the rear. Additionally, the dwelling's curtilage has already been extended considerably to the south west, up to the edge of the equestrian facility and its manege, to accommodate a detached garage to the side of the dwellinghouse - the application seeks to regularise this development retrospectively. It is of note that this would also require the regularisation of a breach of a landscaping condition on the planning permission (condition 7, SMD/2021/0586) for the existing dwelling which required the defined curtilage to be enclosed with planted hedgerow within the first planting season following occupation.

3.2 The two storey addition would extend 4m from the side wall of the existing dwelling, adding around 40% to the width of the dwelling. The single storey addition at the rear would fill the corner alcove adjacent to the existing ground floor gabled projection, squaring out the dwelling's L shaped footprint. At ground floor a new office space, utility room and sun room would be added, with the existing office reassigned as a play room. At first floor a new third bedroom would be added (3.7m x 5m internal dimension) with existing floor space altered to provide an ensuite and dressing area, family bathroom and two smaller double bedrooms.

3.3 The two storey addition would be built from matching facing brick and roof tile and present within its front elevation a centrally positioned window at ground and first floor level. The front of the two storey addition would be set back by 0.3m and this would bring about a recess and a marginally subordinate roof ridge to that of the existing dwelling. The garage at the side of the dwelling is double fronted, 5m wide, and 12m long. It has been constructed from concrete panels and has a profile sheet roof.

3.4 Details of the application scheme can be viewed at:

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=178286>

4. RELEVANT PLANNING HISTORY

85/14412/OLDDC Full conversion to permanent instructor's accommodation in the form of a two storey three bedroom dwelling. Approved (Stable Cottage).

SMD/2019/0088 Erection of a rural workers dwelling. Refused and Dismissed at Appeal.

SMD/2021/0296 Erection of a rural workers dwelling. Refused.

SMD/2021/0586 Erection of a rural workers dwelling. Approved.

DOC/2022/0017 Discharge of conditions relative to ground investigations and scheme of landscaping. Approved.

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 The Development Plan comprises of:

- The Local Plan Development Document (adopted Sep 2020)

Adopted Staffordshire Moorlands Local Plan - Sep 2020

5.2 The following Local Plan policies are relevant to the application:-

- SS1 Development Principles
- SS10 Other Rural Area Strategy
- H1 New Housing Development
- DC1 Design Considerations
- DC3 Landscape and Settlement Setting
- NE1 Biodiversity and Geological Resources
- T1 Sustainable Transport

Staffordshire Moorlands Design Guide

National Planning Policy Framework (NPPF).

6. CONSULTATIONS

A site notice was posted and displayed on the 31st May, to expire on the 5th June.

Public response to consultation

6.1 No response to date

Cheadle Town Council

6.2 No response to date

SCC Highway Authority

Site Visit Conducted on: 09-May-2024

6.3 No Objection/Acceptance. Eaves Lane is a rural lane with multiple residential properties served off it. One additional dwelling off an an existing access track will not have a severe effect on the highway. Proposed alterations to the property will have no effect on the highway. Current records show that there were no Personal Injury Collisions on Eaves Lane within 50m either side of the access point in the previous five years.

Coal Authority

6.4 The current application does not appear to be accompanied by a Coal Mining Risk Assessment. However, we are aware that a Rotary Borehole Site Investigation Report (18 January 2022, prepared by Geoinvestigate Limited) was submitted to address coal mining legacy related conditions attached to planning permission SMD/2021/0586. The previously submitted report indicated that boreholes drilled within the original application site did not encounter any coal seams, broken ground, or voids that could be indicative of mine workings. Based on these results, the report author was satisfied that no special foundations or ground treatments were required in respect of shallow coal mining legacy. We note the close proximity of the extensions and garage to the positions of the boreholes referenced in the aforementioned report. As such, it may be considered reasonable to extrapolate similar ground conditions beneath the additional built development. We also note that despite the relatively large footprint of the garage building, this is of a prefabricated concrete panel construction with uPVC roof. We assume that it will not have required significant foundations given its relatively lightweight construction. Taking the above factors into account and acknowledging that changes of use of land and householder development fall on our published exemptions list, the Coal Authority's Planning & Development Team wishes to raise NO OBJECTION to this planning application.

Severn Trent Water

6.5 No Objection. Having reviewed our statutory sewer records, they do not currently demonstrate any public sewers on the property. However, due to a change in Legislation that came into force October 2011, there could be unmapped assets on the property that will enjoy the same protection as all our mapped assets.

7. OFFICER COMMENT AND PLANNING BALANCE

Principle of Development

7.1 In the 'other rural areas' of countryside, outside of the settlement boundaries of the towns and villages, Local Plan Strategy SS10 applies. To meet housing requirements and specific needs the strategy makes provision for extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.

7.2 In this case, the existing dwelling has been exceptionally provided in the countryside with the grant of a recent planning permission (SMD/2021/0586) to accord with the exceptions provided at Local Plan Area Strategy SS10 and Housing

Policy H1. Before, the planning permission was granted and members accepted that the dwelling would meet the essential need of a rural worker, there was acknowledgement that an overly large dwelling of poor design and proportions would be harmful to the character and appearance of the rural area. A previous application (SMD/2021/0296), for a larger dwelling, was considered by members and refused by the Council because the design, scale, massing, and position of the dwelling would make it a visually prominent feature that would be seen across open countryside, with an urbanising effect when seen in combination with the existing equestrian development beyond.

7.3 That larger dwelling would have had significant scale and massing and appeared disproportionately wide. The revised application for the dwelling that was approved by the Council reduced the width of the front elevation from 12m to 9.6m and the depth of the single storey outrigger at the rear was truncated both in terms of its width (1.1m less) and its length (reduced by 1.5m). The result was to provide a dwelling with much improved proportions with a well-balanced double fronted cottage with a central entrance. The planning permission for the existing dwelling was also approved with a carefully defined curtilage, providing parking and an area of garden to the rear. Tight curtilage with hedgerow boundary to define the dwelling's sense of place on the land and prevent it from sprawling and merging with other development on the land to the south.

7.4 Overall the existing dwelling provides a total floor area of 120 sq. metres. Although the floor plan identifies just two bedrooms, room sizes are generous and the largest of the bedrooms could be easily subdivided to form two smaller double bedrooms. Also, it is of note, that on the ground floor in addition to a lounge, dining area and kitchen the existing dwelling also provides a separate office/study room (effectively an additional bedroom) and a boot room and shower utility space. The point here is that as a family dwelling the property is not overtly constrained and provides generous living space for the changing needs of a family. Particularly, that the existing workers dwelling is the second dwelling provided at the Equestrian Centre and on the applicant's land ownership. The proposal to extend the dwelling would actually make it significantly larger than the dwelling that was proposed under refused planning application SMD/2021/0296 and would essentially undo the size reduction and design improvements that were achieved with the revised resubmission and approval of planning permission SMD/2021/0586.

7.5 With the grant of the existing planning permission, it was determined that the size, design and site arrangement of the existing dwelling were constrained to appropriately and ably meet those specific needs relative to an existing equestrian site that already had a dwellinghouse within its ownership. The existing dwellinghouse already has a floor area of 120 sqm and provides the accommodation equivalent to a sizeable 3 or 4 bedroom dwellinghouse. A neatly defined curtilage to be enclosed with hedgerow boundary and provide parking and a rear garden was approved to prevent the development from sprawling toward and being open to the adjacent equestrian development. The development already carried out, and that which is proposed, has and would have, disproportionately harmful impacts on the character of the rural area and landscape when considered against those needs. In these regards there is conflict with policies SS10, H1, DC1 and DC3 of the Staffordshire Moorlands Local Plan and the terms of the NPPF.

Design and Visual Impact (Character and Appearance)

7.6 It has previously been determined by members that a larger dwelling in this location would be harmful to the character and appearance of the area because the design, scale, massing, and position would make it a visually prominent feature that would be seen across open countryside, with an urbanising effect when seen in combination with the existing buildings beyond. The applicant addressed this objection by reducing the scale and massing of the dwelling and that smaller dwelling was ultimately approved and constructed.

7.7 This application proposes to extend the existing dwelling by more than 40%, which would make it larger than the dwelling proposed under application SMD/2021/0296, which had been considered by members and refused by the Council. The proposed side extension would not fit within the dwelling's approved red edged development site and curtilage. The applicant has already, without planning permission, extended and opened the curtilage to the south east to install a large detached concrete garage in this space.

7.8 Local Plan strategy SS10 only supports dwelling extensions and outbuildings that are appropriate in scale and design and do not have a detrimental impact on the character of the rural area. Supplementary Local Plan design policy DC1 requires all development to be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area. Development should 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, landscaping, character and appearance. Local Plan landscape policy DC 3 requires the Council to protect and, where possible, enhance local landscape and the setting of settlements by resisting development which would lead to prominent intrusion into the countryside or have a significant adverse impact on the character or the setting of a settlement.

7.9 Due to the dwelling's position relative to public footpath no 6 to the north of the site, the development is most visible in views from the north. With its proximity to the adjacent equestrian development to the south east, the existing site is particularly vulnerable to an urbanising impact where there is a danger of development sprawling and merging with each other to increase the overall impact within the rural location.

7.10 With this proposal the application seeks to regularise development already carried out - extension of the curtilage and the erection of a garage, and a breach of a landscaping condition that required hedgerow planting to define the curtilage boundary. However, because the dwelling now has an extended open curtilage to the south east and a defining hedgerow boundary has not been planted, a large detached garage has been built in this space. The effect of this, when seen with the existing equestrian development and Stable Cottage beyond, has had an urbanising effect on the landscape that detracts from its character and appearance. The large side extension that is proposed to enlarge the dwelling and take its form and bulk outside of the approved curtilage and development site would exacerbate that harm. The proposed extension would result in an excessively wide front elevation that

would detract from, and relate poorly to, the well-proportioned and balanced double fronted cottage elevation of the existing dwelling. The existing dwelling is a visually prominent feature when viewed from the public footpath to the north. The development that has been carried out and is proposed, because of its design, scale, massing and positioning adjacent to equestrian development, is, and would be, harmful to the character and appearance of the rural area. In these regards there is conflict with policies SS10 (other rural area strategy), DC1 (design) and DC3 (landscape and settlement setting) of the Staffordshire Moorlands Local Plan September 2020 (SMLP) and with the NPPF.

7.11 For these reasons, the proposed development would adversely affect the character and appearance of the area. It would therefore conflict with policies DC1 (design) and DC3 (landscape and settlement setting) of the Staffordshire Moorlands Local Plan and with the NPPF, in this regard.

Conclusion and Planning Balance

7.12 The existing dwelling has been provided in a rural countryside location as an exception to meet the needs of a rural worker. The size, design and site arrangement of the existing dwelling were carefully considered and constrained to appropriately and ably meet those specific needs relative to an existing equestrian site that already had a dwellinghouse within its ownership. The existing dwellinghouse already has a floor area of 120 sqm and provides the accommodation equivalent to a sizeable 3 or 4 bedroom dwellinghouse. A neatly defined curtilage to be enclosed with hedgerow boundary and provide parking and a rear garden was approved to prevent the development from sprawling toward and being open to the adjacent equestrian development. The development already carried out, and that which is proposed, has and would have, disproportionately harmful impacts on the character of the rural area and landscape when considered against those needs. In these regards there is conflict with policies SS10, H1, DC1 and DC3 of the Staffordshire Moorlands Local Plan and the terms of the NPPF.

7.13 The application seeks to regularise development already carried out, extension of the curtilage and the erection of a garage, and a breach of a landscaping condition that required hedgerow planting to define the curtilage boundary. However, the dwelling's extended open curtilage to the south east; a failure to instate hedgerow boundary and comply with the outstanding planning condition; and the erection of the large detached garage in this space has, when seen with the existing equestrian development and Stable Cottage beyond, had an urbanising effect on the landscape that detracts from its character and appearance. The large side extension that is proposed to enlarge the dwelling and take its form and bulk outside of the approved curtilage and development site would exacerbate that harm. The proposed extension would result in an excessively wide front elevation that would detract from, and relate poorly to, the well-proportioned and balanced double fronted cottage elevation of the existing dwelling. The existing dwelling is a visually prominent feature when viewed from the public footpath to the north. The development that has been carried out and is proposed, because of its design, scale, massing and positioning adjacent to equestrian development, is, and would be, harmful to the character and appearance of the rural area. In these regards there is conflict with policies SS10 (other rural area strategy), DC1 (design)

and DC3 (landscape and settlement setting) of the Staffordshire Moorlands Local Plan September 2020 (SMLP) and with the NPPF.

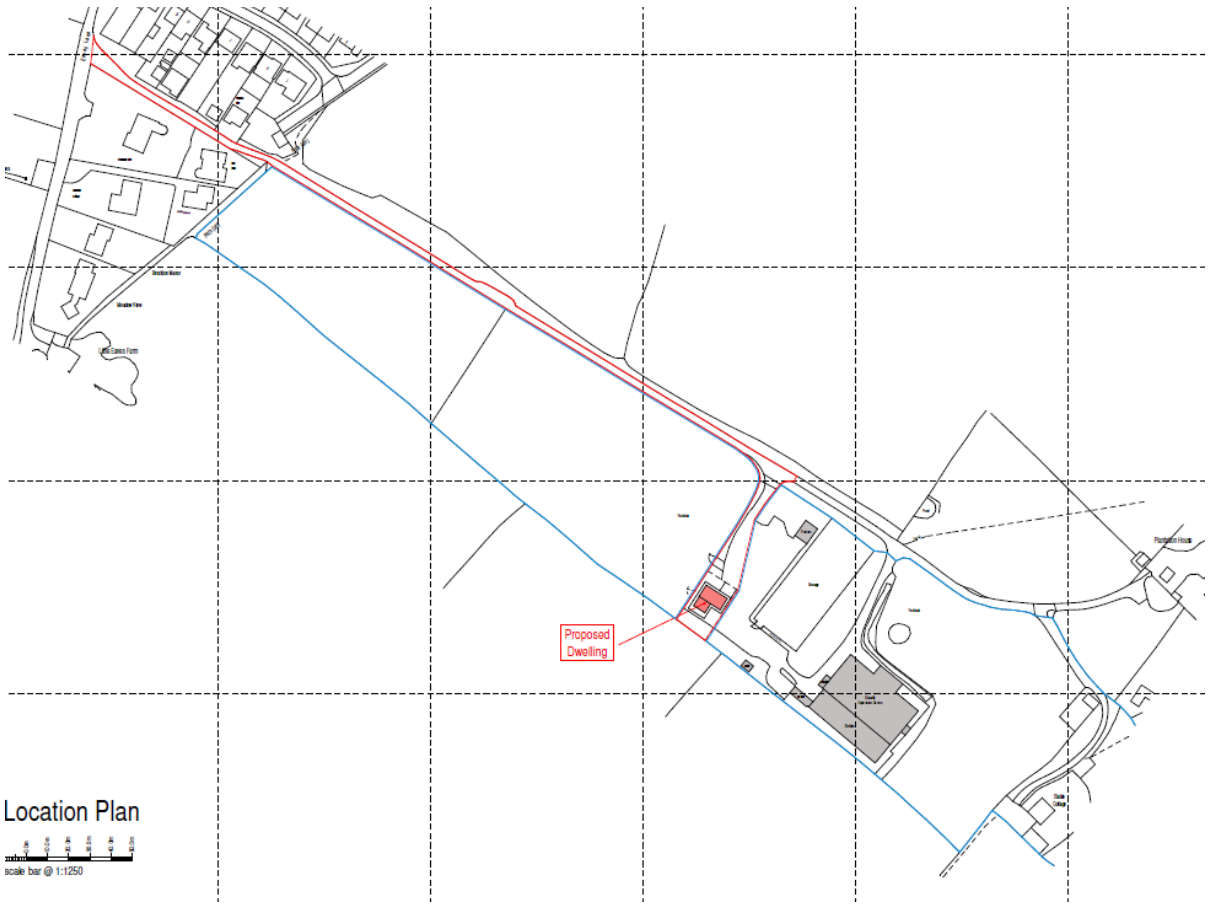
8. RECOMMENDATION

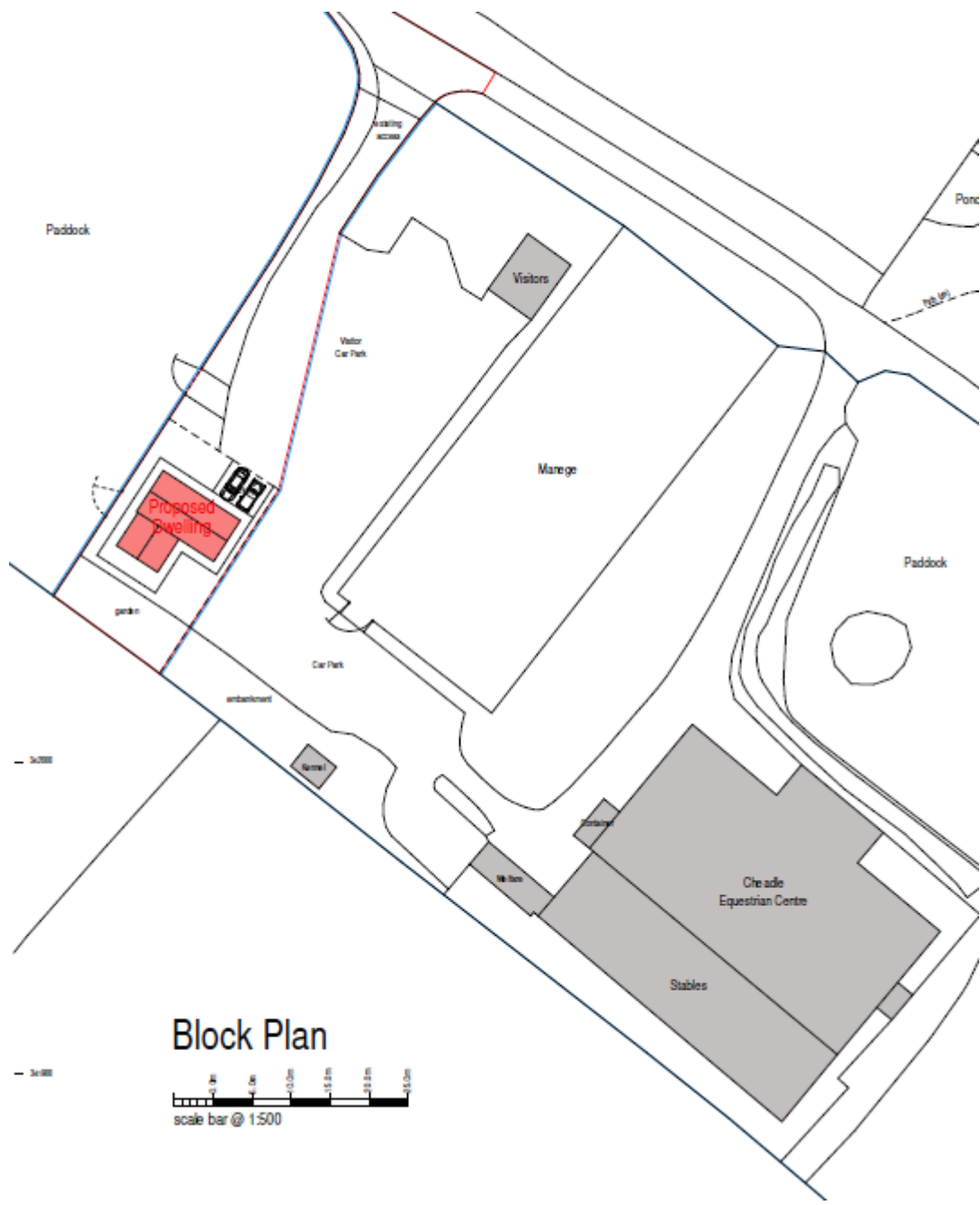
A. That planning permission be REFUSED for the following reason(s):

1. The dwelling's extended open curtilage to the south east; a failure to instate hedgerow boundary and comply with the outstanding planning condition; and the erection of the large detached garage in this space has, when seen with the existing equestrian development and Stable Cottage beyond, had an urbanising effect on the landscape that detracts from its character and appearance. The large side extension that is proposed to enlarge the dwelling and take its form and bulk outside of the approved curtilage and development site would exacerbate that harm. The proposed extension would result in an excessively wide front elevation that would detract from, and relate poorly to, the well-proportioned and balanced double fronted cottage elevation of the existing dwelling. The existing dwelling is a visually prominent feature when viewed from the public footpath to the north. The development that has been carried out and is proposed, because of its design, scale, massing and positioning adjacent to equestrian development, is, and would be, harmful to the character and appearance of the rural area. In these regards there is conflict with policies SS10 (other rural area strategy), DC1 (design) and DC3 (landscape and settlement setting) of the Staffordshire Moorlands Local Plan September 2020 (SMLP) and with the NPPF.

2. The existing dwelling has been provided in a rural countryside location as an exception to meet the needs of a rural worker. The size, design and site arrangement of the existing dwelling were carefully considered and constrained to appropriately and ably meet those specific needs relative to an existing equestrian site that already had a dwellinghouse within its ownership. The development already carried out and that which is proposed has, and would have, disproportionately harmful impacts on the character of the rural area and landscape when considered against those needs. In these regards there is conflict with policies SS10, H1, DC1 and DC3 of the Staffordshire Moorlands Local Plan and the terms of the NPPF.

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/in formatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's Decision.





Block Plan

