

Appeal Decision

Site visit made on 31 January 2107

by Louise Nurser BA (Hons) Dip UP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 13 February 2017

Appeal Ref: APP/B3410/D/16/3161523

Yew Tree Farmhouse, Dagdale Lane, Dagdale, ST14 5BJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Michael Pattinson against the decision of East Staffordshire Borough Council.
 - The application Ref P/2016/00940, dated 6 July 2016, was refused by notice dated 30 September 2016.
 - The development proposed is outbuilding for use as storage in connection with the residential dwelling.
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Decision

1. The appeal is allowed and planning permission is granted for outbuilding for use as storage in connection with the residential dwelling at Yew Tree Farmhouse, Dagdale Lane, Dagdale, ST14 5BJ in accordance with the terms of the application, Ref P/2016/00940, dated 6 July 2016 , and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plan: 1328 YT 001.
 - 3) No development shall take place until samples of all external facing materials have been submitted to and approved by the local planning authority in writing. The relevant works shall be carried out in accordance with the approved sample details.
 - 4) The building hereby permitted shall not be utilised at any time other than for purposes ancillary to the residential use of the dwelling known as Yew Tree Farmhouse.

Main Issue

2. The effect of the proposed development on the character and appearance of the rural area.

Reasons

3. The rural hamlet of Dagdale is accessed from a narrow hedged lane, set within the open countryside. A number of the houses within the hamlet, including Hazel Dale which is the immediate neighbour to Yew Tree Farmhouse, have sizeable storage buildings associated with them that are larger than would
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normally be found within the grounds of a suburban domestic house but appear consistent with the rural agrarian nature of the settlement. Yew Tree Farmhouse is an imposing brick built property with a number of outbuildings, including a storage building which appears to be in a dilapidated state, which sits behind the farmhouse and large wood shed set within a large site. The proposal would replace this existing building by one that would be higher by around 2m, shorter by around 5 m, and wider by around 3 m, and would be used to store engines to enable the occupants of the property to follow their hobby of maintaining and restoring large engines.

4. However, whilst the proposed building would be of slightly different proportions it would be of a similar scale, and would be consistent with the rural character of the area. As such, in the particular circumstances of this case, the proposed development which would replace an existing building within the large curtilage of Yew Tree Farmhouse would be in keeping with the character and appearance of the wider area and would not appear overly dominant. Therefore, in the context of development outside settlement boundaries, the proposed development would be broadly consistent with Policies DP3 and SP24 of the East Staffordshire Local Plan (LP) adopted 2015. These require development of curtilage buildings to be of a high quality design and to reflect the local character and form. As such, I conclude that the proposed development would be appropriate in the countryside and would therefore accord with Policy SP8 of the LP.

Conditions

5. I have imposed conditions relating to the commencement of development and the details of the approved plans for the avoidance of doubt and in the interests of proper planning. A condition requiring that samples of materials be approved is necessary to ensure a satisfactory appearance. The Council has suggested that were the appeal to be allowed that a condition be imposed to ensure that the use of the building remains ancillary to the farmhouse, so as to avoid inappropriate development outside of settlements. In the interests of clarity I have made a minor alteration to this condition. However, its use would be consistent with the objective of Policy SP8 of the LP.

Conclusion

6. For the reasons given above the appeal should be allowed.

L. Nurser

INSPECTOR