DELEGATED REPORT

Recommendation Made: 22 November 2011

Reference:- 11/00829/FUL **Parish:- Cadeby Parish Council**

Applicant:- Mr & Mrs R Jackson
Sutton Ridge House
Sutton Lane
Cadeby
Nuneaton

Location:- Sutton Ridge House Sutton Lane Cadeby Nuneaton Leicestershire

Proposal:- ERECTION OF ANCILLARY STORAGE BUILDING

Introduction:-

Full planning permission is sought for the erection of a single storey detached store building to provide storage for logs and a mower. The store is set to be constructed in horizontal timber weatherboarding, and plain clay roof tiles.

During the course of the application, the applicant has provided additional information regarding the use and need for an additional storage building and has also explored the possibility of siting the building in a number of alternative locations within the site.

The applicant has confirmed that there will be no additional hardstanding or external lighting as part of the proposal.

The site at Sutton Ridge House, formerly, 'Three Ashes' with a former agricultural holding, with grounds totalling 2.75 hectares. To the south of the dwelling lies a stable and storage building approved under application ref: 07/00582/FUL. The site lies outside of the settlement boundary of Cadeby, as defined by the adopted Hinckley and Bosworth Local Plan.

The application is accompanied by a Design and Access Statement which states that due to planning permission to create a private lake it will be necessary to store additional equipment. The proposal is considered to relate to the existing built form and the principle is considered to remain acceptable and compatible with the rural location.

Planning History

10/00373/EXT	Extension of time of planning permission 07/00396/FUL for the excavation of a private lake	Approved	28.06.10
07/01448/FUL	Extensions and alterations (amended scheme).	Approved	31.01.08
07/00584/FUL	Re-submission of planning permission 07/00066/FUL extensions and alterations to dwelling	Approved	13.07.07
07/00396/FUL	Excavation of private lake	Approved	22.05.07
07/00583/FUL	Erection of summerhouse	Approved	13.07.07
07/00582/FUL	Erection of stable block and storage building	Approved	13.07.07

07/00067/FUL	Erection of replacement garage	Approved	07.03.07
07/00066/FUL	Re-submission of 06/00949/FUL extensions and alterations to dwelling	Approved	07.03.07
07/00065/FUL	Erection of stable block to replace existing agricultural buildings	Approved	07.03.07
06/00949/FUL	Extensions and alterations to dwelling	Approved	05.10.06
06/00448/FUL	Extensions and alterations to dwelling and replacement garage	Refused	24.05.06

Consultations:-

No comments/objections have been received from:-

Head of Community Services (Land Drainage)
Head of Community Services (Pollution)

Site notice displayed and neighbours notified.

At the time of writing the report comments have not been received from:-

Cadeby Parish Council

Development Plan Policies:-

Central Government Guidance

Planning Policy Statement 1 (PPS1): Delivering Sustainable Development.

Planning Policy Statement 7 (PPS7): Sustainable Development in Rural Areas.

Local Development Framework: Core Strategy (2009)

None relevant

Hinckley & Bosworth Local Plan (2001)

The site is outside of the settlement boundary of Cadeby, as defined in the adopted Hinckley and Bosworth Local Plan.

Policy NE5: Development in the Countryside

Policy BE1: Design and Siting of Development

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact upon the character and appearance of the countryside and other matters.

Principle of Development

The site is located outside of the settlement boundary of Cadeby, as defined in the Adopted Hinckley and Bosworth Local Plan Proposals Map, and is therefore within an area designated as countryside. The building is to be sited outside of the residential curtilage of the dwelling house.

Historically the area of land was occupied by a collection of former agricultural buildings relating to chicken

farming, however subsequent planning approvals for the erection of storage building and stables have since been implemented. The stables and store are located outside of the defined residential curtilage, and the proposed outbuilding would be located there also.

Planning Policy Statement 1 (PPS1) requires new residential development to be located in sustainable locations.

Planning Police Statement 7 (PPS7) advises development outside existing settlements should be strictly controlled in order to protect the countryside for its own sake. Paragraph 19 is supportive of the replacement of suitably located existing buildings of permanent design and construction in the countryside for economic development purposes but paragraph 20 makes it clear that the replacement of non-residential buildings with residential development in the countryside should be treated as new housing development which requires special justification

Saved Local Plan Policy NE5 states that the countryside will be protected for its own sake and planning permission will be granted for built and other forms of development provided that the development is either:-

a) important to the local economy and cannot be provided with or adjacent to an existing settlement; or
b) for the change of use, re-use or extension of existing buildings, particularly those of historic value; or
c) for sport and recreation purposes.

It is accepted that some forms of development can be appropriate in a countryside location and help to sustain a healthy rural economy. For example, development that can be shown to be for the operational requirements of agriculture, horticulture, forestry, recreation, public utilities or tourism.

The purpose of the building is to store the logs used as the primary source of heating for the dwelling, and also for the storage of additional equipment relating to fish stocks including a rigid dingy. It is therefore considered that the use of the building would not fall into any of the criteria as set out in Policy NE5.

In summary, the proposed building is to be used for residential purposes ancillary to the occupation of Sutton Ridge, but is located on land outside the residential curtilage and is therefore in an inappropriate and unsustainable location in the countryside. As a result the development is considered to constitute an inappropriate and unacceptable form of development without justification and in an un-sustainable location, meaning it is contrary to Saved Local Plan Policy NE5 and the overarching intentions of PPS1 and PPS7.

Siting, Design and Impact upon the Character and Appearance of the Countryside

Notwithstanding the fact that the site is located within the countryside, the development is appraised against all development plan criteria.

The siting of any new building in the countryside is important in view of the visual impact it can have on the landscape. The additional justification provided with the application states that building has been sited to the south of the dwelling to ensure sufficient distance from it due to recent spates of arson within the surrounding villages.

The possibility of siting the buildings elsewhere within the site has also been explored; the applicant states that the building cannot be sited closer to the existing store as access is needed to gain entry to the field to the rear; that it cannot be located to the east of the existing stables as this is the only vehicular access between the house and the stables; and that the area to the south of the stables is not suitable as it is needed for a turning circle. The possibility of locating the proposed building close to the main dwelling was also explored but no viable site could be located as the north east corner is currently sealed off for security purposes.

It is considered that the proposed store building has been located in close proximity to an existing store and stables to create a grouping of buildings, however by virtue of its proposed residential uses is unjustified and represents inappropriate and unnecessary residential development in this location. The building appearance is such that it is of a attractive design that is typical of a residential curtilage building.

In summary, the proposed building is of a design akin to, and will be used for, residential purposes ancillary to the occupation of Sutton Ridge, located on land outside the residential curtilage and therefore would be in an

unsustainable and inappropriate location within the countryside.

Other Matters

The proposal does not impact upon any residential nor is it considered to be impact upon highway safety.

Conclusion

In conclusion, it is considered that the proposed development would constitute an unacceptable form of development without justification in an un-sustainable location, by virtue of the site being located outside of the defined residential boundary and within the countryside. The development fails to meet the criteria for development in Saved Local Plan Policy NE5 and overarching intentions of PPS1 and PPS7.

Accordingly it is recommended that the application be refused on the following reason:-

RECOMMENDATION:- REFUSE, for the following reasons:-

Reasons :-

1 In the opinion of the local planning authority, the siting of the proposed outbuilding, by virtue of its location being outside of the residential curtilage and within the countryside, constitutes an inappropriate form of development with no special overriding justification and is therefore contrary to national planning guidance contained within Planning Policy Statements 1 and 7, and to Saved Policies NE5 and BE1 of the adopted Hinckley and Bosworth Local Plan.

Contact Officer:- Ebbony Mattley Ext 5691