



<u>Committee and date</u>
South Planning Committee (Bridgnorth)
12 th October 2010

<u>Item/Paper</u>
13
Public

Development Management Report

Application Number: 10/03198/FUL

Parish: Sutton Maddock

Grid Ref: 371788 - 302606

Proposal: The refurbishment of existing outbuilding to form dog kennels, including the provision of a pitched roof and the erection of a 2m high boundary wall to front of property (retrospective)

Site Address: Longwood Bridgnorth Road Norton Shifnal Shropshire

Applicant: Mr C. Callow

Case Officer: Ms Lisa Harris **email:** planningdmne@shropshire.gov.uk

1.0 THE PROPOSAL

- 1.1 This application is for retrospective planning permission for the erection of a front boundary wall and for the increase in height of an outbuilding, which is currently being altered for use as dog kennels. The agent has advised that the kennels are for the applicant's own dogs and are not for commercial use.
- 1.2 The kennel building the subject of this application is long and narrow and previously had a flat roof. It measures approximately 19.4 metres in length by four metres in width, with a narrower area offset towards the front of the building. It has been increased in height, with the addition of a dual pitched roof, to just over three metres. The building is constructed of part brick and part painted block with a red concrete tiled roof. Mesh dog runs some 5.5 metres long have been erected to the garden side of the building up to eaves height, serving each of the six kennels within the building.
- 1.3 The boundary wall brick wall to the site frontage adjacent to the A442 highway is two metres in height with splayed walls at the two entrances/exits to the site, which terminate in posts/piers and double gates. The wall is interspersed with brick piers at approximately four metre intervals.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The site comprises a large rectangular plot which contains a detached house and a number of outbuildings and a garage block. The applicant also owns agricultural land to the rear and side of the site. There are no other nearby dwellings. The area is subject to Green Belt status.

3.0 RECOMMENDATIONS

3.1 That permission be granted

4.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

4.1 Sutton Maddock Parish Council have raised an objection to the development contrary to the officer recommendation for approval.

5.0 RELEVANT PLANNING HISTORY

5.1 **BR/APP/FUL/03/0706** Erection of a detached single storey building in the rear garden to house a swimming pool. Approved 20th October 2003

BR/APP/FUL/03/0434 Erection of a detached single storey building in the rear garden to house a swimming pool. Approved 23rd July 2003

6.0 CONSULTEE RESPONSES

6.1 Sutton Maddock Parish Council – object on grounds that the wall constitutes overdevelopment, is an incongruous feature; adverse impact on street scene, rural character, and the Green Belt.
Public Protection – no objection

7.0 PUBLIC REPRESENTATIONS

7.1 None

8.0 PLANNING POLICY

8.1 **Central Government Guidance:**
PPS1 – Delivering Sustainable Development
PPG2 – Green Belt

8.2 **Local Plan:**
S3 – Green Belt
D1 – Design and Amenity

9.0 THE MAIN ISSUES

1. Principle of Development
2. Design, Scale and Character/Impact on Green Belt
3. Highway Safety

10.0 OFFICER APPRAISAL

10.1 Principle of Development

10.1.1 The principle of the development is acceptable provided it meets the requirements of policies D1 and S3 of the adopted Bridgnorth Local Plan. D1 states that all new development should be of a high standard of design and not harm the character and appearance of the surrounding area. Also it should be in scale and character with the site and its surroundings. Policy S3 states that within the Green Belt planning permission will not be given for new buildings, except in very special circumstances, but does allow for the small scale extension or alteration of existing buildings. The reuse of buildings can be acceptable provided such development must not reduce the openness of the Green Belt.

10.2 Design, Scale and Character/ Impact on Green Belt

10.2.1 The alterations to the outbuilding to the rear garden of the site involve replacing a flat roof with a dual pitched roof finished in concrete tiles and internal alterations to convert the building into dog kennels. Planning permission is required as the building exceeds two and a half metres in height and is positioned within two metres of the site boundary. The alterations to this building are considered acceptable in terms of design and scale and it will appear in character with its surroundings.

10.2.2 The boundary wall fronting onto the A442 requires planning permission as it lies adjacent to the highway and exceeds one metre in height. It has been constructed in a soft red facing brick with buff coloured coping and piers to a height of two metres. It was constructed along the line of and has replaced the previous fence, albeit with two splayed vehicular entrances/exits with electric double gates set back. The wall has been constructed in a stretcher bond with piers projecting out slightly and spaced approximately every four metres.

10.2.3 This length of wall can appear stark and monotonous and it is the view of the Parish Council, as set out above, that this structure as constructed is indeed harmful to its rural setting. My view, in this case, however, is that the expanse of red brick walling has been broken up by the piers in buff brick and is finished with matching buff brick coping. On balance it is considered that whilst the wall is prominent in the street scene; its appearance along this stretch of classified road does not form an unduly obtrusive feature. Furthermore, the mature leylandii hedge immediately behind provides a backdrop to the wall which reduces its impact to some degree. The development, given its limited size is not considered to reduce the openness of the Green Belt.

10.4 Highway Safety

10.4.1 The Council's Highways Officers states that subject to the kennels not being used for the commercial boarding of dogs, then this part of the development will not have any affect upon vehicle movements and therefore, he raises no objection. With regards the front boundary wall, this does not create a highway danger nor have any affect on the use of the highway. The wall has encroached onto the highway verge by approximately one metre; however, as the development does not create a highway danger, no objections are raised on highway grounds.

11.0 CONCLUSION

11.1 It is considered that on balance the development is acceptable in terms of its impact on visual amenities and does not reduce the openness of the Green Belt.

HUMAN RIGHTS

Article 8 give the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

Environment Appraisal

In the report

Risk Management Appraisal

Not applicable

Community / Consultations Appraisal

In the report

Member Champion

Councillor Malcolm Price

Local Member

Councillor Michael Wood

Appendices

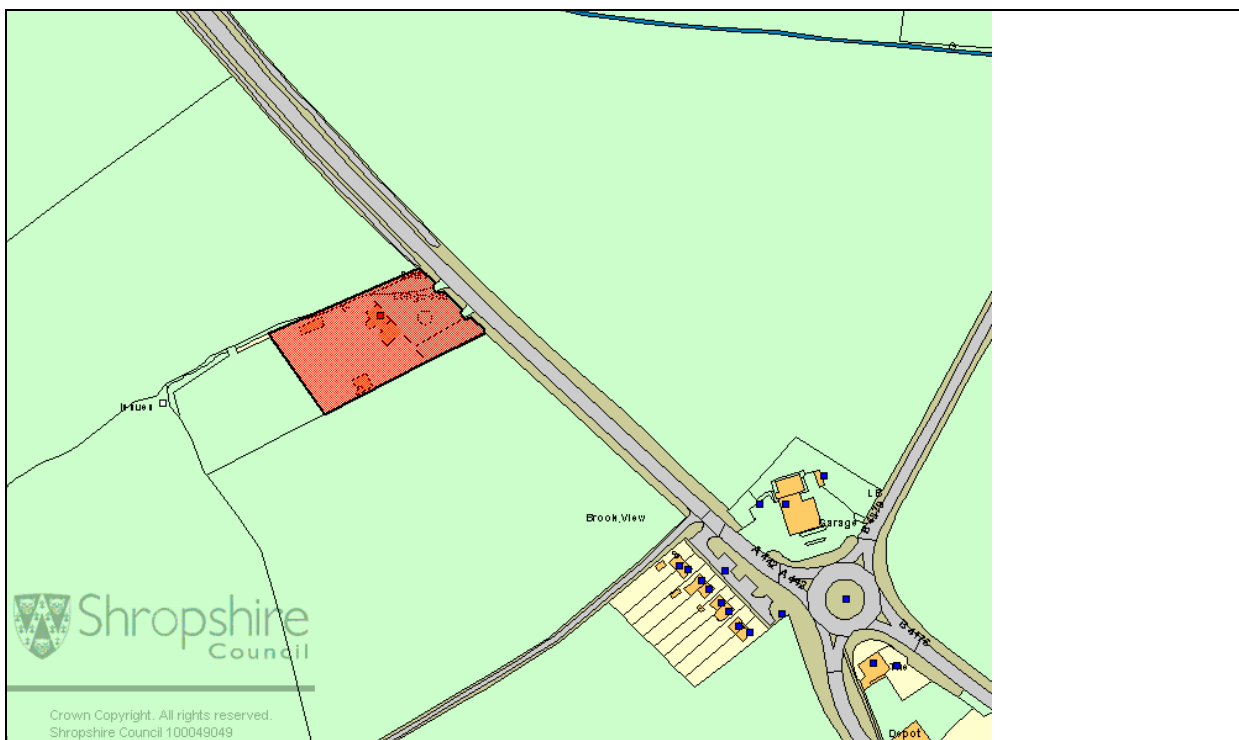
Reason for Approval

It is considered that on balance the development is acceptable in terms of its impact on visual amenities and does not reduce the openness of the Green Belt.

Conditions

1. The kennels shall be for private use only in association with the adjacent dwelling (Longwood) and shall not be used for any commercial purpose.

Reason: To define the permission for the avoidance of any doubt and to safeguard the planning policies for the area.



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