

WIGNALLS

Chartered Surveyors, Planning
Consultants & Land Agents

RETROSPECTIVE PLANNING APPLICATION FOR THE ERECTION OF A STEEL FRAMED BUILDING USED ANCILLARY TO DWELLINGHOUSE

at

Rosedale, Marsh Road, Hesketh Bank, PR4 6XT

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1.0 INTRODUCTION

1.1 This retrospective planning application is in respect of the erection of a steel framed building used ancillary to the dwellinghouse at Rosedale, Marsh Road, Hesketh Bank, PR4 6XT (the Site) on behalf of Mr. P. Wignall (the Applicant).

1.2 The Applicant, Mr. P. Wignall purchased Rosedale (the Site) in March 2021. The development was undertaken to provide ancillary storage for the Applicants personal possessions, which include but are not limited to:

- Lawnmower
- Jet ski
- Cars
- Motorbikes
- Other household items

Prior to the development, the Applicant did not have enough storage space for his possessions. It is important to have undercover storage for the items listed above due to the adverse weather often experienced in the UK. If stored outside, these items would not only affect visual amenity but would also depreciate much faster due to the weather elements. The development is shown more clearly on the Site Location Plan at **Appendix 1**.

1.3 The Applicant constructed the steel framed building at Rosedale believing to be doing so in accordance with his permitted development rights under the Town & Country Planning (General Permitted Development) Order 2015 (GPDO). Unfortunately, the Applicant misinterpreted the legislation and built an outbuilding slightly larger than is permitted, given the buildings design.

1.3 The Site has an extensive rear garden and curtilage extending to circa 0.32 acres (1,284.48m²).

As stated above, the Site has one existing outbuilding/garage which extends to 7.00m x 6.60m (46.20m²). The development extends to 5.90m x 13.71 (80.89m²). The development can be seen more clearly on the Elevation drawings contained at **Appendix 2**.

2.0 PLANNING HISTORY

- 2.1 No pre-application advice was sought prior to the development.
- 2.2 An informal search on West Lancashire Borough Councils planning register has yielded the following results associated with the subject property:

Planning Reference	Description	Decision
2021/0914/FUL	Single storey rear extension	Unknown

3.0 THE DEVELOPMENT

- 3.1 The Applicant erected a steel framed building within the curtilage of Rosedale believing to be within his permitted development rights under the GPDO. Due to the buildings design, it does not comply with the GPDO. The requirement for the building has arisen due to the need for storage of the Applicant's valuable possessions as detailed earlier.
- 3.2 The development provides a secure, weatherproof storage facility for the Applicant's possessions. Some of these possessions are very valuable and need to be securely stored to prevent theft and depreciation due to the poor weather we experience in the UK.
- 3.2 The development is a mono-pitched steel frame building within 2m of the property boundary. This means that the criteria under GPDO would have required the building to be a maximum height of 2.5m. The development is in fact 3.6m at the highest point, which is lower than the existing garage building it is adjacent to. The elevation drawings at **Appendix 2** do not account for the part of the steel frame concreted underground. The eaves of the building extend to 2.5m.
- 3.3 The Floor Area of the development extends to 80.89m², which is well within the parameters of the GPDO (up to 50% of the curtilage of the dwelling).
- 3.4 The development is sited adjacent to the existing garage/outbuilding and an existing high hedgerow, with both assisting in screening the development from visual receptors. The proposed trellis screening will also assist in screening the development to the west. Please see **Appendix 1** for the Site Location Plan relating to the development. Consequently, any impact on privacy or residential amenity is minimal.
- 3.5 The development is accessed via the existing access at Rosedale. Furthermore, no external lighting will be required to assist the development.
- 3.6 The dimensions of the development are as follows:
- Length: 13.70m
Width: 5.90m
Height: 2.50m - 3.60m (monopitch roof)
GEA: 80.89m²

Please see **Appendix 3** for the Floor Plan of the development and **Appendix 4** for CAD 3D View.

- 3.7 The design of the building is in keeping with modern outbuildings commonly found within residential curtilages. The steel frame is clad in dark green juniper box profile sheeting to the walls and roof. The dark green colour assists in blending the development into the surrounding environment. In order to further mitigate any visual impact as a result of the development, the Applicant will install trellis screening, which also serves an additional purpose in the form of attracting birds and other wildlife.

4.0 PLANNING POLICY

4.1 Relevant planning policy is found within the National Planning Policy Framework (NPPF):

- Protecting Green Belt land
- Achieving well-designed places
- Promoting healthy and safe communities

4.2 The Site is located within West Lancashire and is designated under the following policies under the current adopted West Lancashire Borough Council Local Plan 2012-2027:

- Green Belt
- EN2.5 - Coastal Zone
- GN3 - Criteria for Sustainable Development

4.3 National Planning Policy Framework

4.3.1 Presumption in Favour of Sustainable Development

At the heart of the NPPF is a presumption in favour of sustainable development, outlined in paragraphs 10 & 11 of the framework which states that "*at the heart of the Framework is a presumption in favour of sustainable development*".

4.3.2 Protecting Green Belt land

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

4.3.2 Achieving well-designed places

Paragraph 130 states that: Planning policies and decisions should ensure that developments inter alia:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

4.3.3 Promoting healthy and safe communities

To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

4.4 West Lancashire Local Plan 2012-2027

4.4.1 SP1 – A Sustainable Development framework for West Lancashire

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved, unless material considerations indicate otherwise.

4.4.3 GN3 – Criteria for Sustainable Development

Development will be assessed against the following criteria, in addition to meeting other policy requirements within the Local Plan.

1. Design / Setting Proposals for development should:

i. Be of high quality design and have regard to the West Lancashire Design Guide SPD;

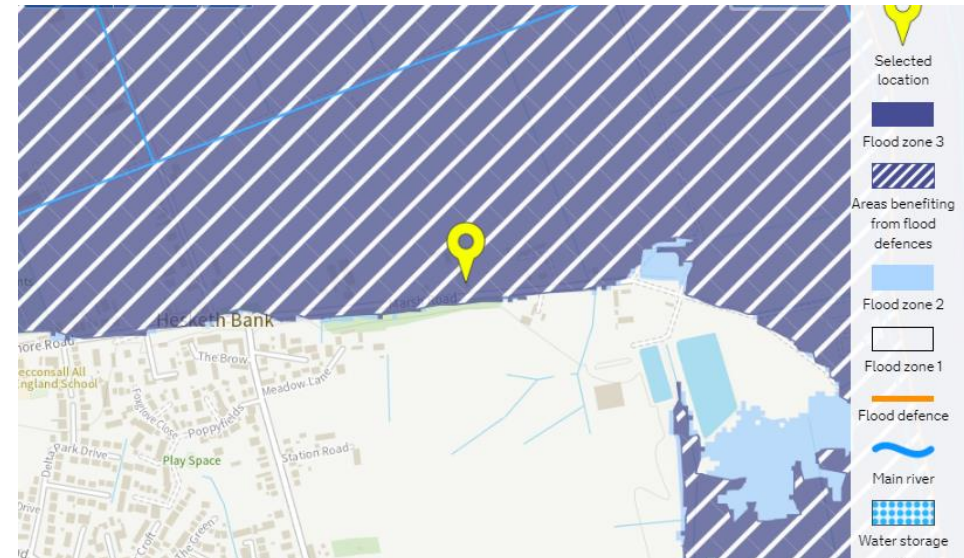
ii. Have regard to the historic character of the local landscape and / or townscape;

iii. Retain or create reasonable levels of privacy, amenity and sufficient garden / outdoor space for occupiers of the proposed and neighbouring properties;

iv. Have regard to visual amenity and complement or enhance any attractive attributes and / or local distinctiveness within its surroundings through sensitive design, including appropriate siting, orientation, scale, materials, landscaping, boundary treatment, detailing and use of art features where appropriate;

5.0 FLOOD RISK

- 5.1 The Proposal lies within an area designated as Flood Risk Zone 3 as per the 'GOV.UK flood map for planning' but within an area benefitting from flood defences.
- 5.2 Flood Zone 3 is described as being land with a 1% or greater probability of flooding from rivers or 0.5% or greater probability of flooding from the sea.
- 5.3 The development would be considered as 'Less Vulnerable' with regards to the flood risk vulnerability classification.
- 5.4 The buildings floor has been raised and provides an impermeable surface. The building has been designed so to keep as much water out as possible and to ensure there is access to all spaces to enable drying and cleaning.
- 5.5 The sequential test can only apply to the Applicants property ownership. Due to previous development existing within the Application Site, it is considered that this is the best location.
- 5.6 Surface Water from the development will be directed into a soakaway along the eastern boundary of the property, allowing water to naturally filter away.
- 5.7 For the avoidance of doubt, the Proposal will not increase flood risk of any other property in the Locality.



6.0 PLANNING ANALYSIS

- 5.1 The development provides for a sustainable development which will function well for the duration of its lifespan. Sustainable development is essential, it is repeated under both National Planning Policy and the West Lancashire Borough Council Local Plan. Sustainable development can be defined as *“meeting the needs of the present without compromising the ability of future generations to meet their needs”* (Brundtland Report). Factors which are attributable to sustainable development include inter alia, being cost-effective, high-quality design and its recyclability. The development is more expensive when comparing other options (i.e. timber frame or UPVC frame), but should provide a longer life-span than those alternatives. In addition, steel is a readily recycled material, at the end of the building’s useful life, it can be disposed of effectively without undue harm to the environment.
- 5.2 Policy GN3 of West Lancashire Borough Council’s Local Plan (2012-2027) sets the criteria for sustainable development. The development accords with policy GN3 by providing high quality design and retaining ‘reasonable levels of privacy, amenity and sufficient garden space for the proposed and neighbouring properties’. The design has regard for visual amenity through its dark green colouring, which assists in blending into the surrounding environment, the proposal of trellis screening and locating the building adjacent to existing landscape features. Its siting, orientation and scale have been carefully considered to ensure any impact on visual amenity is negligible. The above accords with local and national planning policy in the form of its presumption in favour of sustainable development.
- 5.3 The development is located to the rear of the existing garage at Rosedale, this assists in screening the development from visual receptors. Furthermore, due to its proximity to the existing hedgerow and the proposed trellis screening which has the additional benefit in the form of a potential habitat for wildlife, the development is sympathetic to the surrounding built environment. In addition, located circa 20m to the north of the development is a large agricultural building in a poor state of repair, this has a much greater impact on visual amenity for local residents than the development.
- 5.5 As shown on Google Earth, built up development has existed within the footprint of the development as far back as 2000. Please see **Appendix 5**, which shows previous development within the footprint of the development from 2000, 2005 and 2007. Accordingly, the replacement of buildings within the Green Belt is acceptable, providing that the building is not materially larger than the one it replaces.
- 5.6 Due to the fallback position of the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, outbuildings can extend to 50% of an individual’s residential curtilage. In the context of the Site, the outbuilding covers 80.89m², this is a small proportion of the overall site, which extends to 1,284.48m². Consequently, the development covers a fraction of the site, 6.29% to be exact.

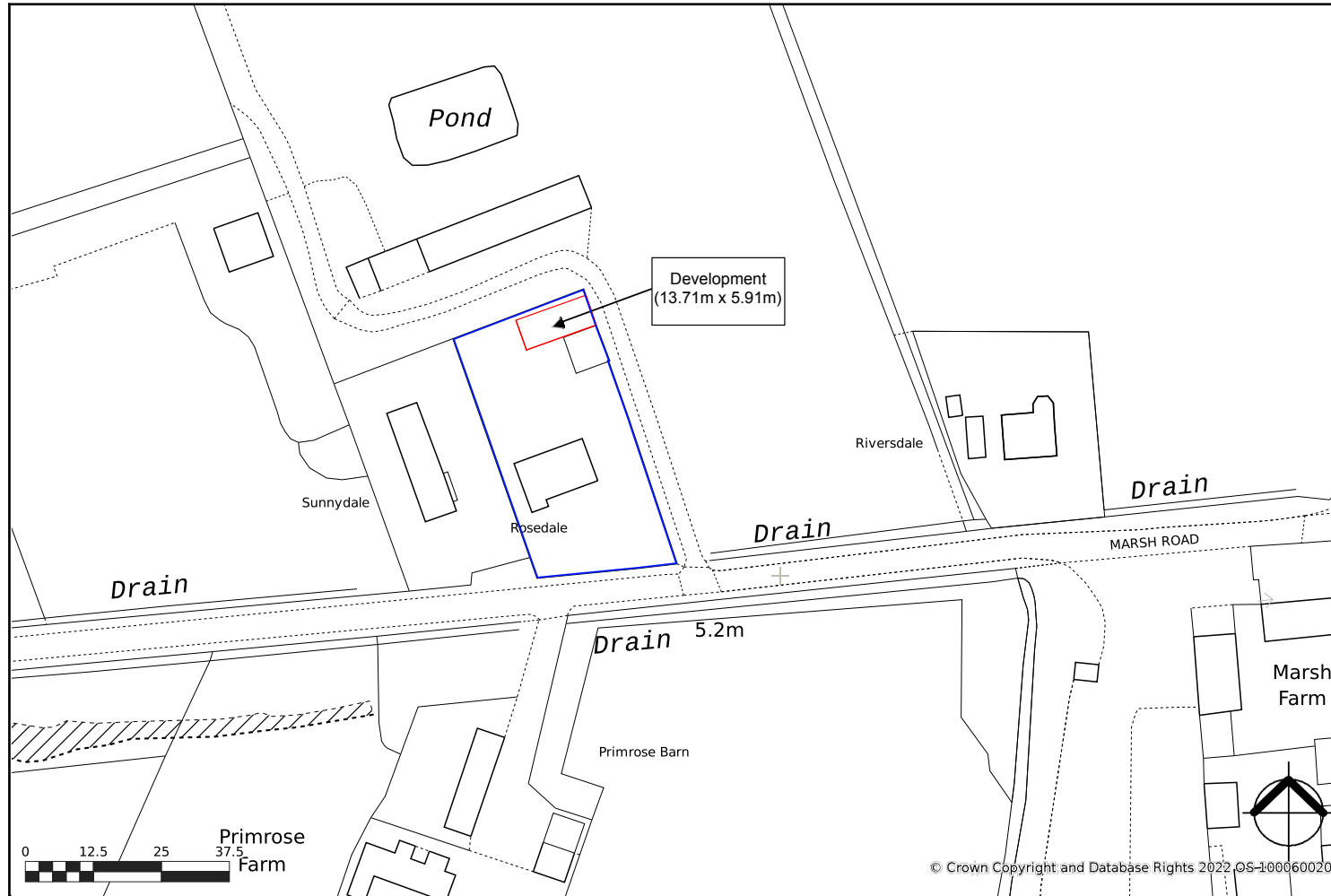
- 5.7 If the Applicant were to demolish the existing building and erect a dual pitched outbuilding 2m away from his boundary, he could extend up to 4m in height and cover 50% of the curtilage, this outcome would be much more visually intrusive on neighbouring property owners than the existing development. We ask that the Council consider this fallback position of the GPDO, whereby the effect on visual amenity would be accentuated.
- 5.8 The development is contained within an area allocated as Flood Zone 3, an area benefitting from flood defences. The development has been designed to reduce any potential flooding impact and also to enable drying and cleaning in the event that the development is flooded.

7.0 CONCLUSION

- 7.1 This application seeks retrospective planning consent for the erection of a steel framed building used ancillary to the dwellinghouse at Rosedale, Marsh Road, Hesketh Bank, Preston, PR4 6XT.
- 7.2 The application is submitted on behalf of Mrs P. Wignall who owns the Application Site (Rosedale).
- 7.3 We ask the Council to consider the fallback position of GPDO, which allows for outbuildings to extend up to 50% of the curtilage and up to 4m in height. This would be much more visually intrusive on neighbouring residents than the existing outbuilding.
- 7.4 The development accords with national and local planning policy and is compliant with the GPDO in all regards except height due to the developments proximity to the boundary. As such, we kindly request that planning consent is permitted.

APPENDIX 1

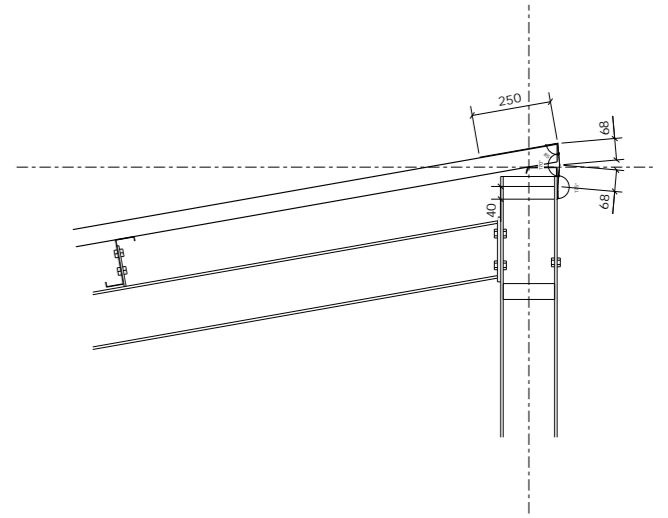
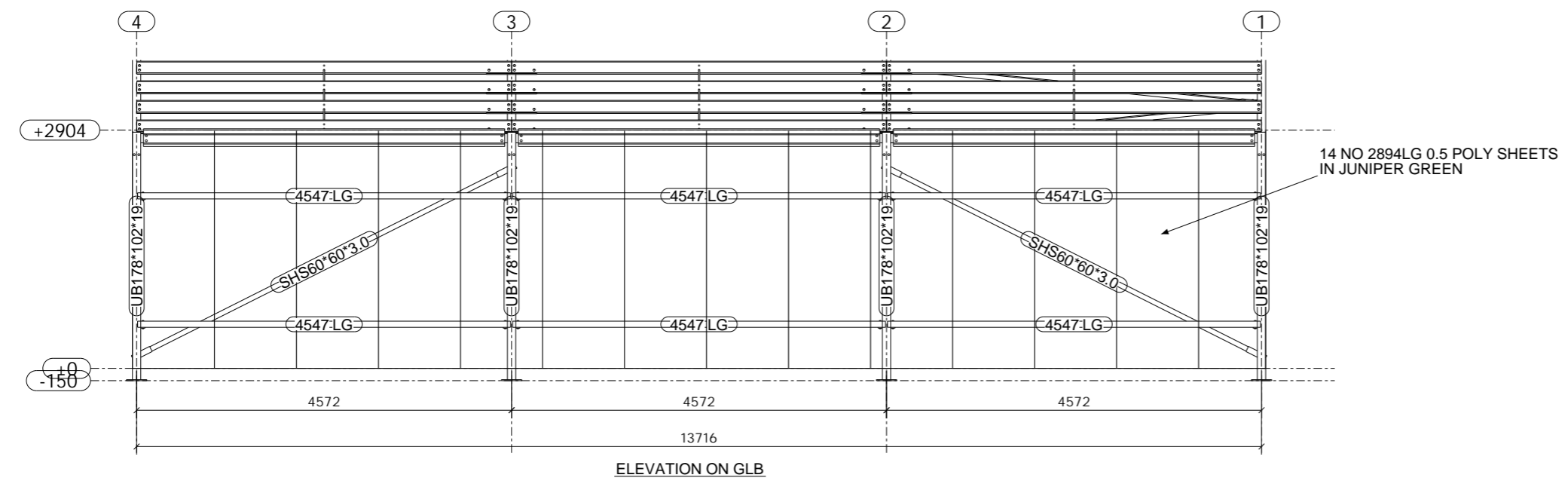
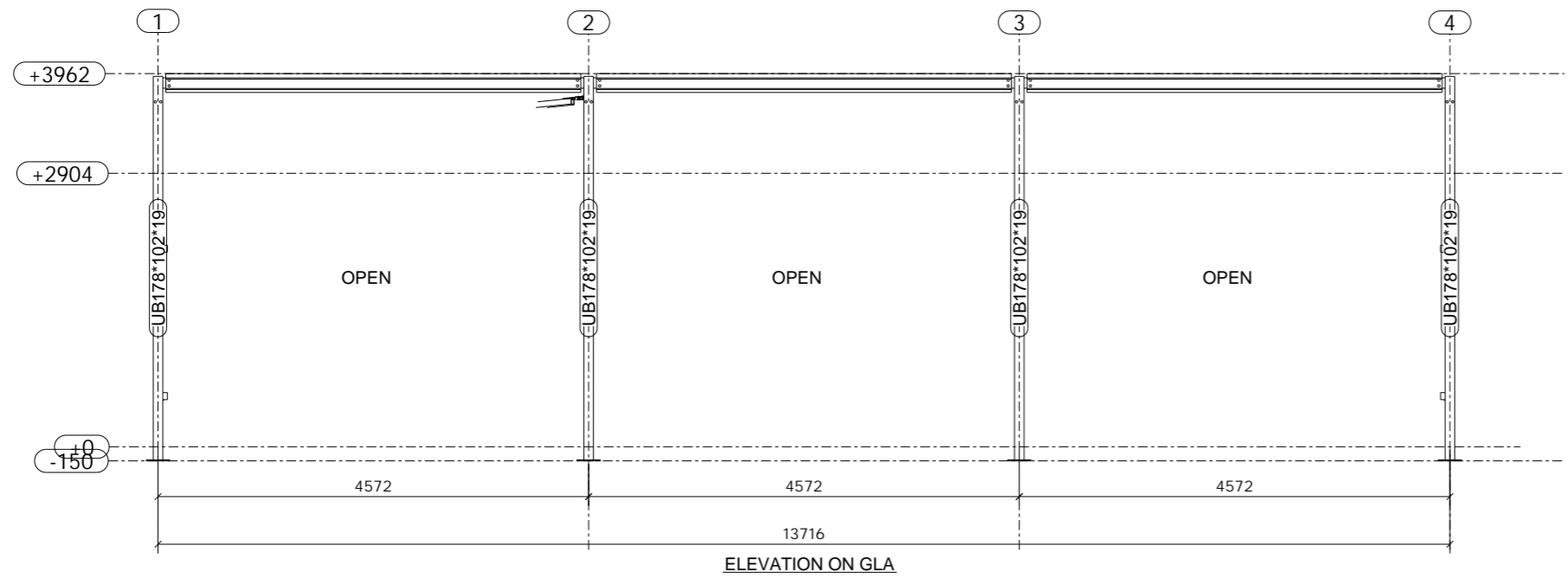
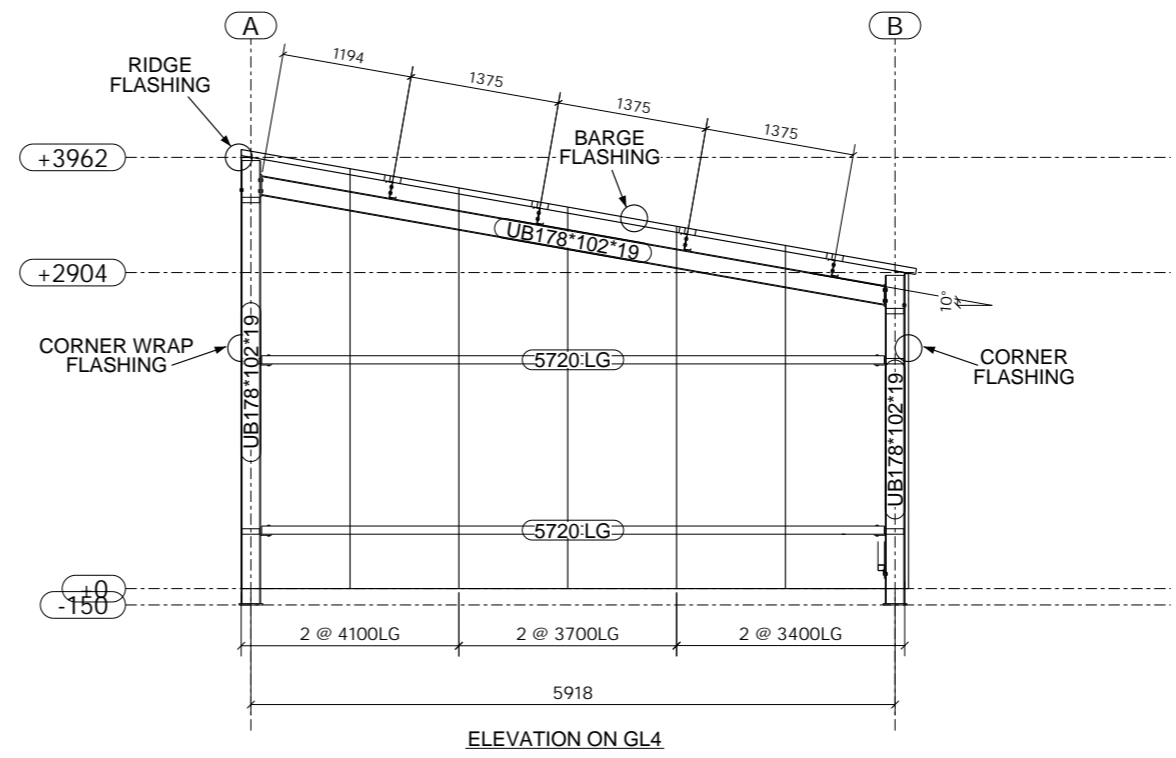
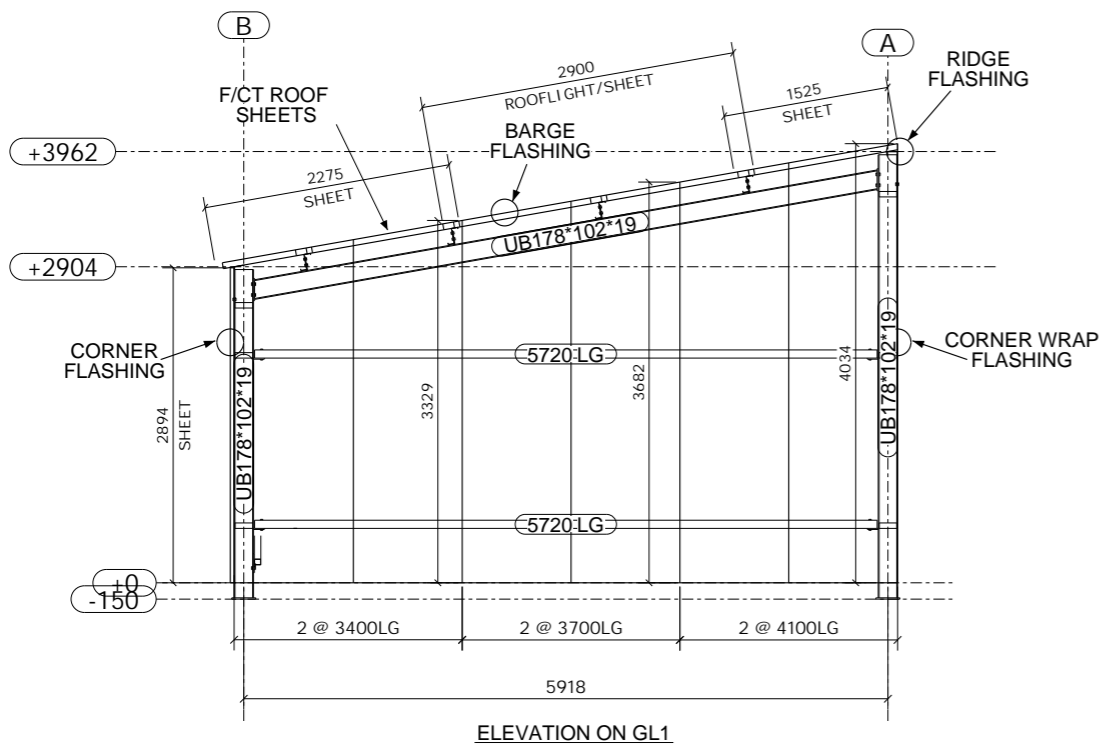
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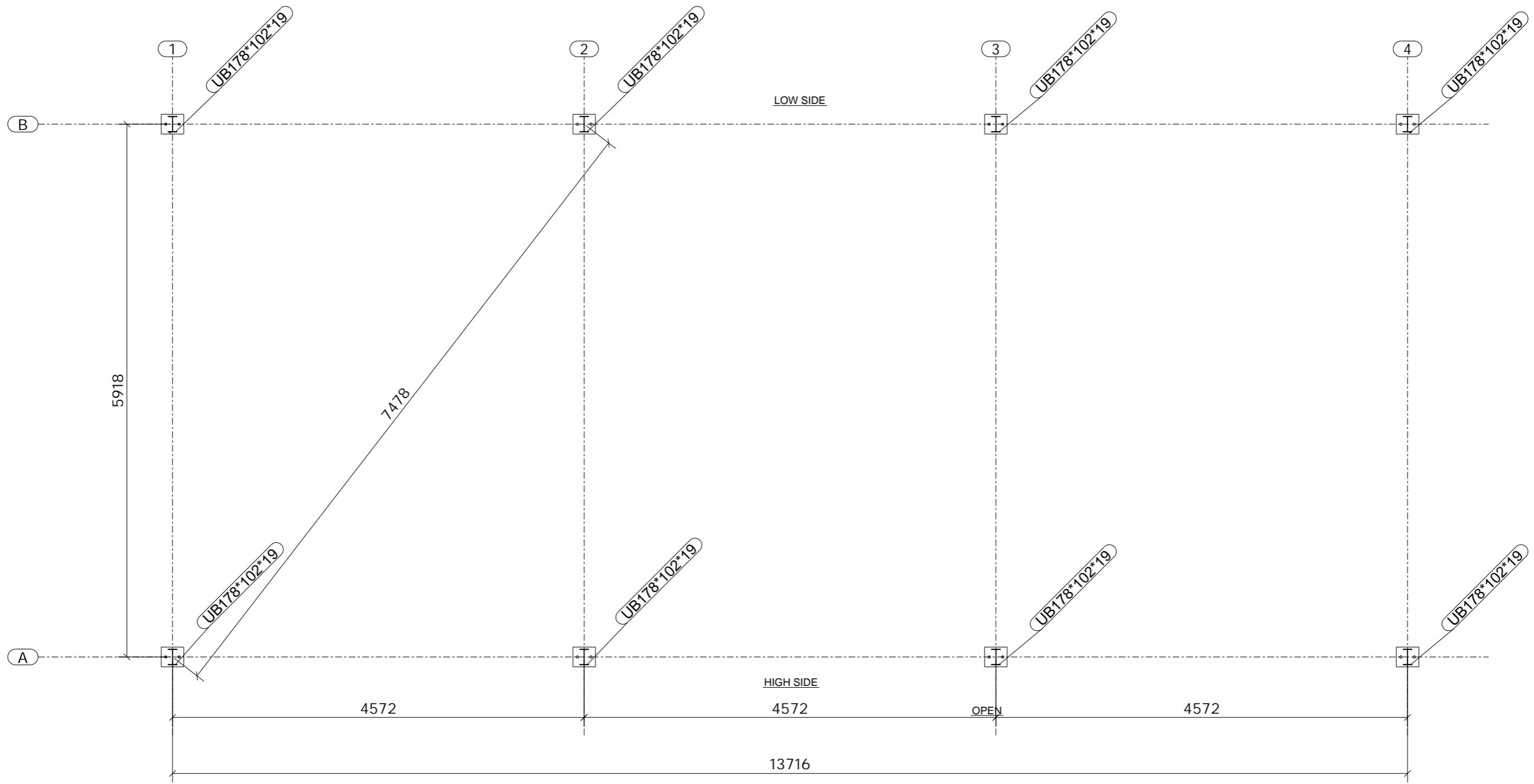
Plotted Scale - 1:1,250

APPENDIX 2

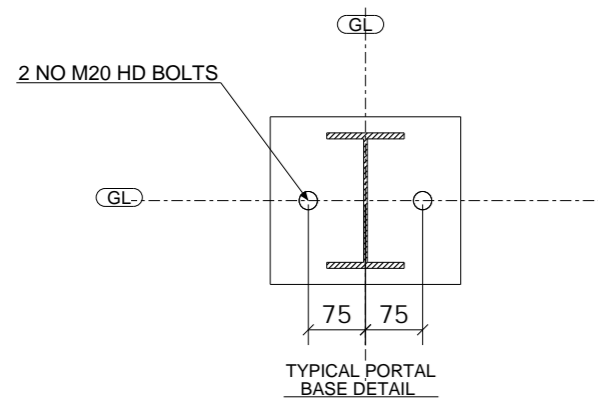



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DRAWING TITLE	ELEVATION VIEW	
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MODELLED BY	GP	ISSUE DATE
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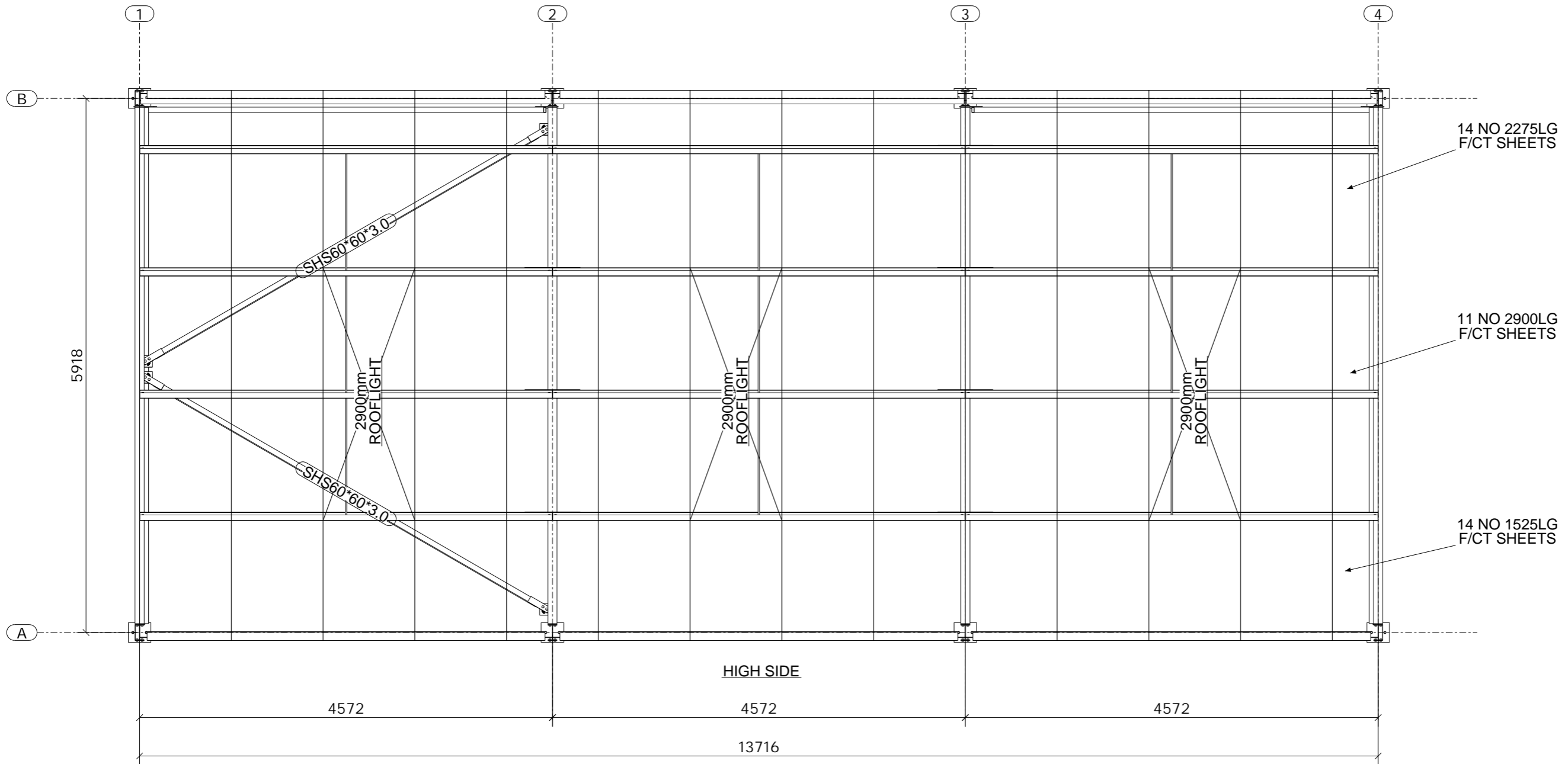
APPENDIX 3




COLUMN LAYOUT
ALL BASES +150MM BELOW FFL



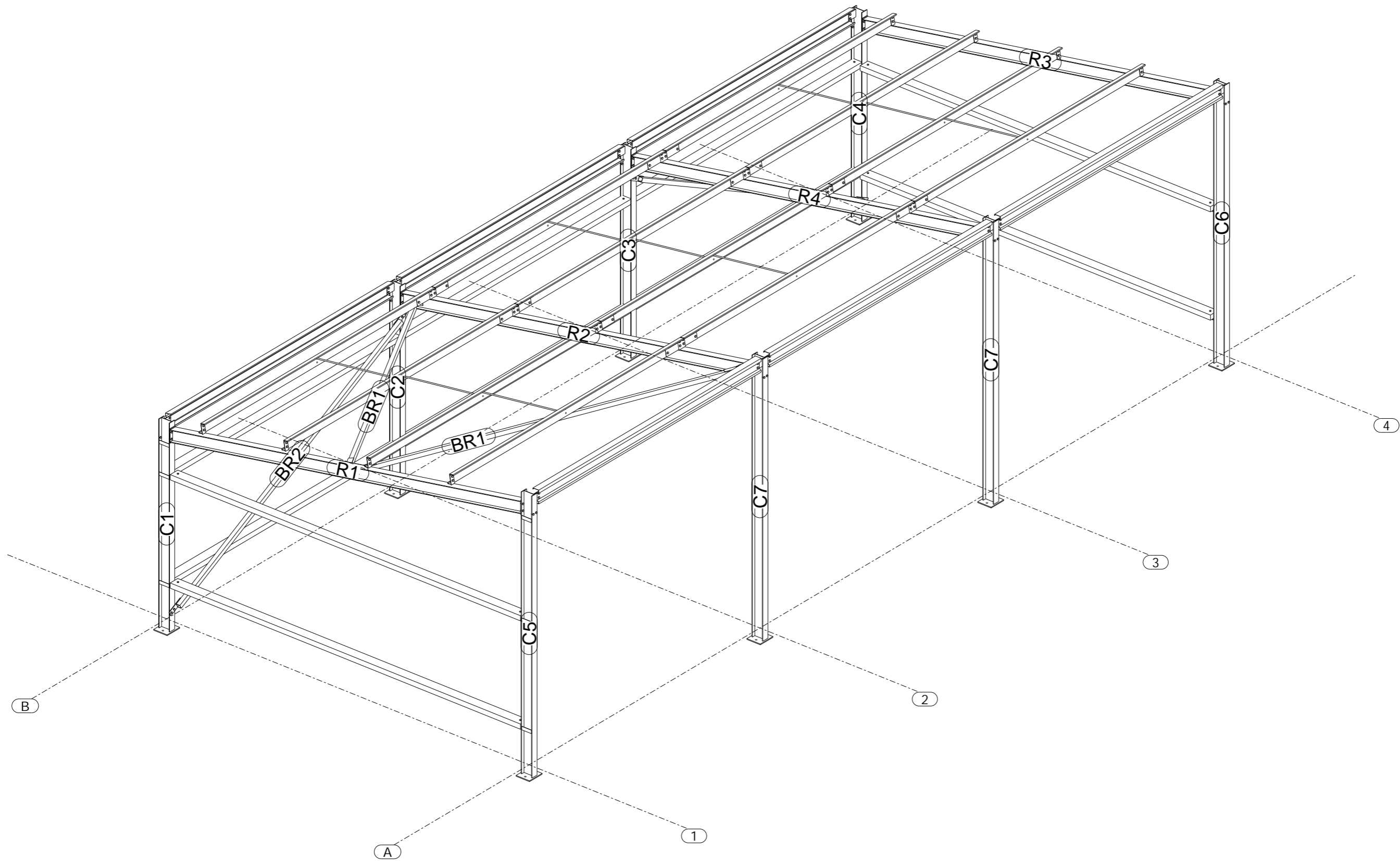
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CONTRACT	PAUL WIGNALL	
MODELLED BY	GP	ISSUE DATE
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ROOF PLAN VIEW

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MODELLED BY	GP	ISSUE DATE
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APPENDIX 4



3D VIEW

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DRAWING No GA04		

APPENDIX 5



2000



2005



2007