
APPLICATION DETAILS

Application No:	23/0272/FUL
Location:	8 Farmside Mews, Marton, Middlesbrough, TS8 9UR
Proposal:	Erection of outbuilding to rear
Applicant:	Daniel Raistrick
Agent:	Chris Boyd, P.D.S. Architectural Plans
Ward:	Marton West
Recommendation:	Approve Conditionally

SUMMARY

The application was initially to seek retrospective planning approval for an outbuilding at the property and following objections raised from residents revised plans have now been submitted relocating the outbuilding to the enclosed yard at the rear of the site.

Objections were raised from residents with regards to scale, design, appearance, materials location, amenity and impacts on the adjacent listed buildings.

The outbuildings relocation to the rear of the site will have less impact on the setting of the listed building and no impact on the neighbouring Grade II Listed former farmhouse and cottage nor would it be visible from any public vantage points or streetscene.

The outbuilding is a modest secondary addition located in the least visually intrusive position on site ensuring any impacts are minimal. The outbuilding is now considered to accord with the guidance set out in Core Strategy Policy CS4, CS5 and DC1 and principles of the Urban Design Guide and Marton West Neighbourhood plan.

SITE AND SURROUNDINGS AND PROPOSED WORKS

No. 8 Farmside Mews is one of several properties within the former farm buildings of Bonny Grove Farm. Sited in Marton, a suburb south of Middlesbrough, surrounding uses are residential in the form of the nearby former farmhouse and cottage and modern dwellings.

The proposal seeks approval for an outbuilding within a rear courtyard (repositioned from the front). The outbuilding has a footprint measuring 2.45m x 3m and an eaves height of 1.9 m and overall height of 2.7m. The outbuilding is of a timber frame and timber clad and is painted

red with white detailing and eaves. The roof is dark grey/black square shingles. The structure is to be used for storage and as a hobbyists workshop restoring old hand tools.

PLANNING HISTORY

No relevant planning history

PLANNING POLICY

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities must determine applications for planning permission in accordance with the Development Plan for the area, unless material considerations indicate otherwise. Section 143 of the Localism Act requires the Local Planning Authority to take local finance considerations into account. Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires Local Planning Authorities, in dealing with an application for planning permission, to have regard to:

- The provisions of the Development Plan, so far as material to the application
- Any local finance considerations, so far as material to the application, and
- Any other material considerations.

Middlesbrough Local Plan

The following documents comprise the *Middlesbrough Local Plan*, which is the Development Plan for Middlesbrough:

- Housing Local Plan (2014)
- Core Strategy DPD (2008, policies which have not been superseded/deleted only)
- Regeneration DPD (2009, policies which have not been superseded/deleted only)
- Tees Valley Joint Minerals and Waste Core Strategy DPD (2011)
- Tees Valley Joint Minerals and Waste Policies & Sites DPD (2011)
- Middlesbrough Local Plan (1999, Saved Policies only) and
- Marton West Neighbourhood Plan (2016, applicable in Marton West Ward only).
- Stainton and Thornton Neighbourhood Plan (2022)

National Planning Policy Framework

National planning guidance, which is a material planning consideration, is largely detailed within the *National Planning Policy Framework* (NPPF). At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The NPPF defines the role of planning in achieving economically, socially and environmentally sustainable development although recognises that they are not criteria against which every application can or should be judged and highlights the need for local circumstances to be taken into account to reflect the character, needs and opportunities of each area.

For decision making, the NPPF advises that local planning authorities should approach decisions on proposed development in a positive and creative way, working pro-actively with applicants to secure developments that will improve the economic, social and environmental conditions of the area and that at every level should seek to approve applications for sustainable development (paragraph 38). The NPPF gives further overarching guidance in relation to:

- The delivery of housing,
- Supporting economic growth,
- Ensuring the vitality of town centres,
- Promoting healthy and safe communities,
- Promoting sustainable transport,
- Supporting the expansion of electronic communications networks,
- Making effective use of land,
- Achieving well designed buildings and places,
- Protecting the essential characteristics of Green Belt land
- Dealing with climate change and flooding, and supporting the transition to a low carbon future,
- Conserving and enhancing the natural and historic environment, and
- Facilitating the sustainable use of minerals.

The planning policies and key areas of guidance that are relevant to the consideration of the application are:

CS4 – Sustainable Development
CS5 – Design
DC1 – General Development
Middlesbrough Urban Design Guide
Marton West Neighbourhood Plan

The detailed policy context and guidance for each policy is viewable within the relevant Local Plan documents, which can be accessed at the following web address.
<https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy>

CONSULTATION AND PUBLICITY RESPONSES

Public Responses

Marton West Community Council - Object
Councillor Ian Morrish – Object
Mr & Mrs Hobson – 16 Buxton Avenue - Object

Mr & Mrs Davison - 8a Bonnygrove Farmhouse –
Object, although later withdrawn subject to plinth being removed on site

Mr D Paul - 8B Astbury
No objection

Number of original neighbour consultations	17
Total numbers of comments received	5
Total number of objections	3
Total number of support	2
Total number of representations	5

For the purpose of the report the following objections received during the course of the application are summarised as follows –

- The building is not in character with its surroundings and is visually obtrusive in its current location.
- Unique character of the Bonnygrove Farm Grade II properties in Marton should be maintained in its current historical format for posterity and the residents of Marton and Middlesbrough
- The garden building can be clearly seen from the road on Turnberry Way
- The building does not comply with Marton West Neighbourhood Plan
- Building proximity from boundary of adjacent Listed Buildings
- Materials dissimilar construction to the adjacent grade 2 buildings and surrounding properties
- Height of building is excessive
- Restricts daylight to adjacent grade 2 listed property Bonnygrove Farmhouse notably in kitchen, utility room, hall and also rear garden

Revised location

- No mention is made in the application for the removal of the concrete foundations and electrical services in the front garden
- No mention within the revised documents of changing the building colour or the material used for the roofing.

Highways

There are no highway concerns regarding the above application.

Conservation Officer

In its current form, this retrospective application does not make a positive contribution to local character and distinctiveness contrary to Policy CS5 of the Middlesbrough Core Strategy and to paragraph 197 of the NPPF. It is causing less than substantial harm to the settings of Grade II Listed no 8 Farmside Mews and 8A and 8B Astbury, contrary to paragraph 202 of the NPPF. This harm can be removed or considerably reduced by relocation of the structure to the rear yard.

Comments and objections can be read in full via the following link –

<https://planning.agileapplications.co.uk/middlesbrough/application-details/38495>

PLANNING CONSIDERATION AND ASSESSMENT

Heritage Assets

1. Built circa mid-late 17th century, No. 8 Farmside Mews is Grade II Listed as Barn, Horse-Mill, Stables and Cartshed, c. 10m north-west of Bonny Grove Farmhouse. Red brick with clay pantile roof, its significance lies in its age and in the evidence of former agricultural use in this part of Middlesbrough, originally open countryside. Converted to residential use in the late twentieth century, it has lost its open countryside setting to housing estate development, which surrounds the former farm complex.

2. Neighbouring 8a and 8b Astbury are Grade II Listed as Former Bonny Grove Farmhouse and farm cottage. To identify it as having a different status to the farm buildings it is understood to have been rendered and painted white, also with clay pantile roof. Its significance lies in its age and in the evidence of rural development in this area, prior to the expansion of Middlesbrough suburbs.

Policy

3. Policies CS4, CS5 and Policy DC1 are the relevant policies which will be considered in this case.
4. Policy CS4 requires developments to contribute to achieving sustainable development by protecting and enhancing Middlesbrough's historic heritage and townscape character.
5. Policy CS5 aims to secure a high standard of design for all development, ensuring that it is well integrated with the immediate and wider context. Policy DC1 takes account of the visual appearance and layout of the development and its relationship with the surrounding area in terms of scale, design and materials. This is to ensure that they are of a high quality and to ensure that the impact on the surrounding environment and amenities of nearby properties is minimal.
6. The Middlesbrough Urban Design SPD (UDSPD), adopted Jan. 2013, provides design guidance for development, including for householder / domestic extensions (Section 5) and is considered to be in accordance with the NPPF in general terms and is therefore a material planning consideration and decisions should reflect the guidance within the SPD unless other material planning considerations suggest it is appropriate to do otherwise.
7. The UDSPD recommends some basic principles are applied to development which is aimed at achieving good quality development, these being. Whilst there is no specific guidance relating to outbuildings, overall the design guide advises that all extensions/additions should be of a scale that is appropriate to the existing building/site area and not of an overbearing nature. Development, which would dominate the street scene, is likely to be resisted. Additions should not look out of place in the site or in the street and should enhance, not detract from the character of the area.
8. The Marton West Neighbourhood Plan is also of relevance. MW6 (Design)of the plan states:-
 - a) proposals should reflect and enhance the character of the area in terms of its scale, massing, proportion, form and materials;
 - b) be similar in scale and proportion to existing buildings and will have a garden that is similar in size and sits comfortably with the gardens of adjacent properties;
 - c) if it faces a street or is visible from a street reflect the rhythm, scale and proportion of the street scene;
 - d) not have an overbearing or a detrimental impact on the privacy and amenity of proposed or existing properties;

Proposal

9. This application relates to an ancillary outbuilding within a residential curtilage and which was initially erected to the south-eastern corner of the site which the

application identifies as the front garden, albeit not necessarily reading as a front garden from the immediate surrounding area.

10. The structure is 2.9m tall from the ground to the ridge of the roof, walls are made of overlapping timber shingles, painted red, the roof is grey felt with a white fascia and there's a red door and two white-framed windows on the front elevation, which faces the application dwelling. The overall design is similar to that of a summerhouse.
11. The proposed outbuildings position (as erected at the front) were considered to not fit with the appearance of the building grouping as former agricultural buildings, particularly nos. 8A and 8B Astbury, the neighbouring, white rendered, former farmhouse and cottage, which it has been sited less than five metres away from. In terms of size, design and colours, the structure appears quite different to other sheds and summerhouses in the area and in view of these matters and being positioned in a partly visible section of the dwellings curtilage, was considered to result in harm to the settings of the application dwelling and neighbouring 8A and 8B Astbury.
12. Historic England guidance advises that new ancillary buildings for converted farm buildings need to be designed to reduce the impact of their new use and retain as much evidence of the building's original use as possible. In open countryside, where a Listed Building's setting is less altered, the principle of such a structure may be harmful in principle. This is not the case here, where the entire loss of the Listed Building's open countryside settings to residential development make the principle of such a structure more suitably related to the remaining form / layout of buildings subject to being appropriately located and designed.
13. To the other side of the application dwelling, the rear is identified as a 'yard' and was confirmed on site to function as a rear courtyard / amenity space. This area was identified as a better, more enclosed and less prominent, location for the structure.
14. As a result, revised plans have since been submitted repositioning the outbuilding to the rear of the site. Here, alongside the red brick walls on all three sides of courtyard, it will have less impact on the setting of the application dwelling and no impact on the neighbouring Grade II Listed former farmhouse and cottage nor would it be visible from any public vantage points or streetscene.
15. The outbuilding is a small single storey secondary addition that is to be relocated to the rear of the site within the enclosed walled yard to provide a hobby room/home workshop for the applicant. The outbuilding is of contrasting materials to the host property and the functional characteristic of the host property and this is considered to be suitable within this residential curtilage. Its re-location to the back of the site will ensure that it is sympathetically placed and set suitably away from the adjacent listed buildings and will not impact on their setting or be visible from outside the application site and therefore would not impact on the character and appearance of the area.
16. No significant landscape value or trees would be lost as part of the works and access to and from the property will be unaffected and a good level of outdoor amenity space will be left following the works.
17. Overall, the scale, design, location and materials of the outbuilding is considered would not have a significant impact on the setting of the adjacent listed buildings. The outbuilding is a modest secondary addition located in the least visually intrusive

position on site ensuring any impacts are minimal. In view of the above the outbuilding is considered to accord with the guidance set out in Core Strategy Policy CS4, CS5 and DC1 and principles of the Urban Design Guide and Marton West Neighbourhood plan.

Impacts on the privacy and amenity of the neighbouring properties

18. Core Strategy Policy DC1 comments that all new development should consider the effects on the amenities of the occupiers of nearby properties both during and after completion.
19. In this case the outbuilding will be set alongside the western boundary to the rear of the site, whilst it will sit close in part to the northern and western boundaries the outbuilding is positioned sympathetically to ensure that it is offset from any windows. The existing boundary treatment and mix of trees to the western boundary will also offer an element of screening to the immediate neighbours with its top part - approx. 0.9m, being visible above the existing boundary treatments only. Whilst part of the outbuilding may be visible to some degree from adjacent properties the outbuilding is not considered excessive or of a scale or sited in such a way that would significantly impact the amenity of the immediate neighbours. The separation distances between the neighbouring properties is acceptable in this case. The outbuilding will be set away from any primary room windows ensuring that any impact in terms of loss of light, visual impact, outlook and any loss of amenity will be minor in accordance with Policy DC1 (test c).

Highway related matters

20. The proposals will have no implication on highway safety, access to and from the property and car parking arrangements on site would also be unaffected. The works are therefore compliant with Policy DC1 (test d).

Conclusion

21. The proposal has been assessed against local policy and guidance and is considered to be a high-quality development that is in keeping with the host dwelling in terms of scale and design and would not have any undue impacts on privacy or amenity associated with adjacent properties, nor would it impact negatively on the listed building or any of the surrounding properties. In view of the above, the proposal is considered to be an acceptable form of development fully in accordance with National and Local policy and is therefore recommended for approval.

RECOMMENDATIONS AND CONDITIONS

Approve Conditionally

1. **Time Limit**

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. **Approved Plans**

The development hereby approved shall be carried out in complete accordance with the following plans and specifications and shall relate to no other plans.

a. Updated Existing & Proposed Block plan, Proposed Elevations – Drawing No. 2023/DKR/01 received 17th August 2023.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

3. **Removal of concrete plinth**

The concrete plinth at the front of the site shall be removed within 3 months from the date of this approval.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

REASON FOR APPROVAL

This application is satisfactory in that the outbuilding to rear; accords with the principles of the National Planning Policy Framework (NPPF) and, where appropriate, the Council has worked with the applicant in a positive and proactive way in line with paragraphs 186-187 of the NPPF. In addition, the outbuilding to rear accords with the local policy requirements (Policies CS4, CS5 & DC1 of the Council's Local Development Framework).

In particular the outbuilding is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The outbuilding will not prejudice the character and appearance of the area or the setting of the adjacent listed buildings and will not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

INFORMATIVES

Case Officer: Joanne Lloyd

Committee Date: 12-Oct-2023

Site location plan

