DESIGN AND ACCESS STATEMENT

In respect of

The Conversion of Workshop to Residential Dwelling

MOOR GREEN HOUSE
120 CHAPEL STREET
FORSBROOK
CHEADLE
STAFFS
ST11 9DA

08/01804/FUL 13 OCT 2008 - SMD

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On behalf of

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1.0 INTRODUCTION

This Design and Access Statement is submitted in support of a full planning application to Staffordshire Moorlands District Council in respect of **Moor Green House, Forsbrook, ST11 9DA.**

The property lies at the edge of the built up area of Forsbrook and is adjacent to the Green Belt boundary in this location. The property is not listed.

This Statement outlines the design principles which have been applied to the proposed development and how any issues relating to access have been dealt with. This Design and Access Statement has been prepared in accordance with CABE guidance 'Design and Access Statements – How to Read, Write and Use Them'.

The following design and access statement has been produced to ensure that a quality development is produced in accordance with the guidelines and more importantly that the proposed development respects the local context that it will integrate with. It also includes a planning policy overview.

2.0 THE PROPOSAL

The application proposes the conversion of a workshop to create a residential dwelling with a side extension to create a porch and WC.

The Applicant intends that the property will not be offered for sale but will be used by family members as an ancillary to the main dwelling house.

Location:
Moor Green House lies just within the Green Belt on the northern edge of Forsbrook. The property consists of a detached dwelling and three outbuildings. The property is set at the end of Chapel Street just before the road becomes an unmade track. There are no immediate neighbours overlooking the property. Chapel Street is accessed from the A521 Cheadle Road.

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Chapel Street itself contains a very mixed style of property from semi detached at the village end of the lane through to substantial detached property. The roof lines are varied as is the design style of fascias, tiles and windows. Therefore there is no one local style in this location.

The host property has benefitted from an extension in the past and this was constructed to match the original dwelling. It is the Applicants intention to ensure that all the buildings on his land have a similar style.

Like many rural areas within the Staffordshire Moorlands the host property lies within the Staffordshire Special Landscape Area. The conversion of an outbuilding albeit with a slightly increased footprint will not detract from the openness or integrity of the wider landscape in this location. The outbuilding lies within a clearly delineated garden area (edged by mature trees and shrubs) adjacent to garden area with fruit trees which will not be affected in any way by this proposal.

3.0 DESIGN CONSIDERATIONS

Use: the building is an outbuilding to the main dwelling. It was previously used as a supplementary workshop for the fireplace business run by the Applicant; whose main business is run from premises off-site. The space is however no longer required.

Amount: the proposal consists of the existing garage/outbuilding (some 246 cubic metres) with the additional of a porch and dormer windows (36 cubic metres) totalling 282 cubic metres.

Layout: the outbuilding is currently laid out without internal space divide – being a single space. It is the intention of the Applicant to install two small first floor bedrooms accessed by a staircase. Dormer windows will be installed to create the necessary headroom. These will be served by a bathroom. Downstairs it is envisaged that the space will benefit from a small kitchen and a lounge/diner. It is the Applicants intention to remove the fireplace (which was appropriate when the space was a workshop as the installation of fireplaces is the Applicants main business) and the external chimney which can be seen to the front of the outbuilding (Chapel Street side).

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Scale: the scale of the development will not significantly differ from the present construction with the exception of a small side extension and the inclusion of 3no dormer windows totalling an increase of 36 cubic metres.

Landscaping, surfacing and boundary treatment: existing mature trees and hedges will not be affected by this proposal. The hard surfacing around the building will be made good after construction. The existing area of cobbles to the side of the property will be replaced in part by the small extension to form a ground floor WC. It is the Applicants intention to re-use these cobbles wherever possible.

Appearance: the building is currently single storey with a pitched roof. There are a two windows and a single personal door into the building. This is on the side of the property facing the rear garden. The building is rendered to match the other outbuildings. There are three outbuildings located together and they are of similar appearance, including the pitch of the roofs. It is the Applicant's intention to paint the outbuildings to match the main dwelling and also to install windows to match. The existing garage doors (facing the field) will be removed and replaced with a wall and subsequently rendered to match.

The existing single door will be sealed and relocated along the same side to enable the installation of the staircase.

Design Details

This is detailed on the attached Drawings.

Robust standard details will be incorporated to meet the requirements of the Building Regulations.

Amenity

In respect of overlooking – the host property itself is not over looked and in turn will not overlook the converted building due to the configuration and orientation of the existing outbuildings. This is identified on the attached plans. The dormer window to the front of the outbuilding (facing Chapel Street) will overlook a single storey garage and will benefit from obscured glass.

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Summary

The proposal will not in our opinion result in an unacceptable visual intrusion on the integrity of the Green Belt in this location.

4.0 RELEVANT PLANNING POLICIES

National Planning Policy

PPS1 Delivering Sustainable Development

PPS1 underpins the consideration of all applications for development in the efficient use of resources, ensuring development is sustainably and appropriately located, and that resources are used efficiently.

As this proposal lies within the curtilage of a residential use and is sited within the garden and is to be used by family members the proposal is in accordance with this strategic policy.

PPG2 Green Belts

Para 3.6 states that *'provided that it does not result in disproportionate additions over and above the size of the* ***original*** *building, the extension or alteration of dwellings is not inappropriate in Green Belts'.*

In relation to the re-use of buildings the Guidance is quite clear;

With suitable safeguards, the re-use of buildings should not prejudice the openness of Green Belts, since the buildings are already there. It can help to secure the continuing stewardship of land, especially by assisting farmers in diversifying their enterprises, and may contribute to the objectives for the use of land in Green Belts. The alternative to re-use may be a building that is left vacant and prone to vandalism and dereliction. (para 3.7).

The re-use of buildings inside a Green Belt is not inappropriate development providing:

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(a) it does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;

This proposal will not affect the openness of the Green Belt. No additional hard standing areas will be created, and no boundary walls or car parking (over and above the Applicants existing private cars) will be installed.

c) the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction; and

(d) the form, bulk and general design of the buildings are in keeping with their surroundings. (Conversion proposals may be more acceptable if they respect local building styles and materials, though the use of equivalent natural materials that are not local should not be ruled out). (Para 3.8)

The outbuilding will only be extended to create a downstairs bathroom. The integrity of the design of the overall appearance of the host property will be enhanced by the Applicant's intention to paint the external walls of all the outbuildings and the main residence the same colour.

PPS7 Sustainable Development in Rural Areas

The Government is keen to raise the quality of life within rural areas and in this respect the conversion of an existing building in a Green Belt location meets the following two of the key objectives set out in the Guidance;

- *good quality, sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the countryside; and*
- *continued protection of the open countryside for the benefit of all, with the highest level of protection for our most valued landscapes and environmental resources* (page 6)

PPS7 reiterates the principles of PPG3 Housing in respect of controlling new residential

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development away from established settlements. This proposal is located within the boundary of an existing residential property, albeit on the edge of Forsbrook, and is the conversion of an existing built building.

Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2011

Policy D2 – The Design and Environmental Quality of Development – requiring design sympathetic to its location. As outlined earlier in this Statement the design of properties along Chapel Street is very varied. The location of the outbuilding within the host property's garden means that in effect it is screened from immediate neighbours by a field (in the ownership of the Applicant) and by a mature hedge.

Staffordshire Moorlands Local Plan - 1998.

The key policy section is the N2 part c) the conversion of rural buildings of permanent construction to suitable alternative uses in accordance with Policy B21. In addition to this the Green Belt policies within the Plan support the aims and objectives of national policy.

The proposal therefore is in accordance with local planning policy for the reasons stated above.

5.0 ACCESS CONSIDERATIONS

The existing vehicle access is being retained. There will be no impact on the pavement area in this location. The host property is situated at the end of the made road of Chapel Street.

The existing driveway is to be maintained and the side access from the side of the property will be retained.

6.0 CONCLUSIONS

The proposed development is within keeping with local planning policy in respect of its minimal impact on the integrity of the Green Belt (and therefore the Special Landscape Character Area) in this location. Its delivery will not lead to increased traffic movements

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as it is to be used by family members and will be designed to create a holistic appearance to the buildings within this property curtilage.

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Appendix PHOTOGRAPHS



Side View of the outbuilding from the Field (also in the ownership of the Applicant). Note the two trees which will not be affected by this proposal.



Side View (Chapel Street side)
Note the chimney will be relocated and the roof made good. The external areas will be tidied.

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Rear view (facing garden of host property). This will remain as the main entrance to the property. The doors and windows will be relocated to maxmize the internal space. Two dormers will be constructed.