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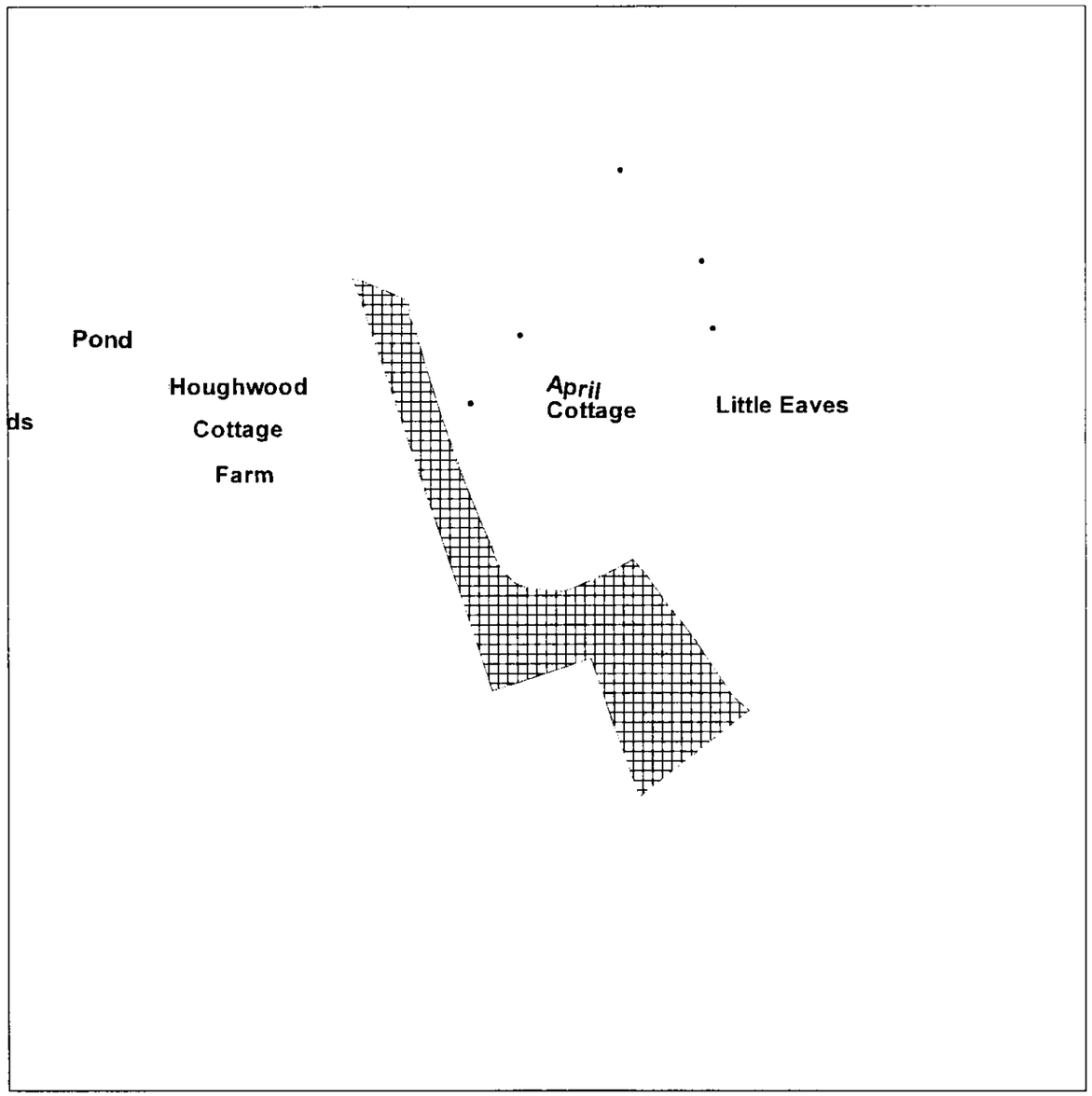

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Organisation	Not Set
Department	Not Set
Comments	
Date	25 June 2008
SLA Number	Not Set

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TOWN & COUNTRY PLANNING
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29A ST EDWARD STREET
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SUPPORTING INFORMATION:
INCULDING DESIGN AND ACCESS STATEMENT,
PROPOSED CONVERSION OF GARAGE AND OUTBUILDINGS TO FORM RESIDENTIAL ANNEX FOR DEPENDENT RELATIVE
HOUGHWOOD COTTAGE FARM STANLEY ROAD,
STOCKTON BROOK

MR AND MRS K SHAW

08/ SMDC

1 **Introduction**

The applicant's mother in law Mrs Foster has recently been in hospital and has been assessed as unable to return to her own home as confirmed by the letter of the 10th June 2005 from the NHS Biddulph, Primary Care Trust (Appendix 1). This would enable Mrs Shaw to provide the necessary supervision and assistance to allow her to leave hospital care and return to more independent living. As Mrs Shaw states in her letter (Appendix 2) she feels that the conversion of these buildings would represent the most acceptable solution as they are so close to the main residence and within the same curtilage.

2 **Planning Policies**

The site of Houghwood farm and the associated curtilage containing the garage and outbuildings is within the designated Green Belt where there is a presumption against development unrelated to the needs of agriculture, with certain exceptions. which includes the conversion of rural buildings which meet the requirements of Policy B21 of the adopted Local Plan.

If the criteria for conversion set out under Policy B21 are considered it is contended that:-

(a) The buildings are suitable for conversion with limited rebuilding required as is evident from the Structural Report submitted as an integral part of the application (Appendix 3). This survey confirms that whilst the structural envelope requires some work this would be limited externally to re-building the lean to stores that form the infill between the garage and garden store and rebuilding of the upper section of the external gable to the garage. This would not constitute more than 25% of the total re-building works required which is considered to be within acceptable limits.
(b) The facing materials used in the re-building works would be compatible in character with the materials of the existing building and moreover would not form a conspicuous part of the overall scheme.
(c) The buildings are within an established domestic curtilage and in a ribbon of domestic properties along Stanley road which is not considered to be isolated.
(d) A commercial use of these buildings would not be considered appropriate because of their situation within a domestic curtilage and the resulting traffic generation.
(e) There would be little significant additional traffic generation created by the annex as Mrs Foster does not have her own car and any occasional visitors can be satisfactorily provided for within the site.
(f) As the application is for a residential annex rather than a normal dwelling the requirements to secure a suitable business re-use of the buildings involving a marketing exercise is held not to apply in such circumstances.

In other respects, taking into latest national guidance in PPS7 the building is considered to be appropriately located and suitably constructed to meet sustainable development objectives. Moreover it would satisfy a specific social need to provide for a disabled person requiring accommodation close to her family.

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3 **Planning Considerations**

3.1 These outbuildings comprising a garden store and garage form the main part of the scheme and are of brick and tile construction. They would require little alteration externally to convert to residential use. The connecting buildings, similarly used for storage purposes are not so substantial and would need more significant repair and re-building work to create the link between the two buildings and provide the facilities required. However the footprint of the scheme proposed would remain unchanged as is evident from a comparison of the existing and proposed plans.

3.2 It would be the intention to provide simple and basic accommodation for a single person with guest facilities. There is significant amenity space within the established curtilage of Houghwood farm for the additional accommodation proposed and any need for visitor parking space can similarly be provided. In terms of the effect on the amenities of the Green Belt the simple character of the outbuildings would be essentially maintained with the main change being a new roof profile to the connecting link between the garage and main garden store. It is not considered that this part of the scheme would have any significant impact on the amenities of the Green Belt.

3.3 Design Issues

The scheme seeks to provide interesting and pleasant living accommodation which makes best use of the features of the buildings. The main store was considered to provide a spacious main living room with the garages being of a size more appropriate for the two bedrooms. Kitchen and bathroom facilities could then be incorporated in the linking buildings where ceiling height is more limited by the sloping roof. The converted buildings are considered to provide a high standard of amenity for the occupier in terms of light, aspect to garden and security.

3.4 Access

There is an existing vehicular access to Houghwood Cottage Farm and ample provision for any additional parking within the site. As the occupier, Mrs Foster, is not a car owner there would only be a requirement for occasional visitors.

4 **Other Material Consideration**

4.1 Wildlife Issues

There is a requirement in accordance with best practice. Development Plan policies and national planning guidance to ensure no protected species are adversely affected. In respect of this small complex of buildings they are completely unsuitable for barn owls.

4.2 In relation to bats an inspection was carried out of the buildings on the 20th May this year. The garages and main garden store are sound structures which provide no openings or crevices which can be used by bats. the roof structure in particular affording little scope underneath the tiles. The store building linking the garage and main store were also inspected for evidence. These were considered to be completely unsuitably being low structures with significant natural light and no separate roof void. Overall the conversion of these buildings would not represent the loss of a potential bat roost.

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5 **Conclusion**

This scheme of conversion would provide accommodation for an elderly person who wishes to retain a degree of independence but would have the comfort of being close to her family for those occasions when help may be required. It is contended that although some re-building of the linking structures will be required, there would be little change in the character and appearance of the site which would impact on the surrounding countryside or adversely affect the amenities of the Green Belt. The applicants accept and appreciate that in such circumstances a condition would be imposed to ensure a separate dwelling would not be created in accordance with advice in Circular 11/95 Use of Conditions in Planning Permissions, specifically relating to "granny" annexes for separate buildings.

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APPENDIX 1

North Staffordshire NHS
Primary Care Trust

Rupert Street Surgery
5 Rupert Street
Biddulph
Stoke-on-Trent
ST8 6EB

TEL: 01782 514674
FAX: 01782 519927

10th June 2008

Staffordshire Moorlands Planning Department
Stockwell Street
Leek
Staffs
ST13 6HQ

Dear Sir/Madam,

Re: Planning application by Mrs J Foster

Mrs Foster has recently been in hospital after suffering a series of strokes and has been assessed as unable to return to her own home. Mrs Foster has therefore sought to obtain suitable independent accommodation as close as possible to her daughter who can provide necessary supervision and assistance as to allow her to leave hospital care.

This suitable accommodation can be provided by converting the existing buildings to a bungalow annex at her daughter's property. We would support this application as a means of allowing Mrs Foster to return to independent living, but with readily available supervision and help when required by her family.

Yours faithfully

L Stockton.

Mrs Louise Stockton
Rupert Street Surgery

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APPENDIX 2.

Houghwood Cottage Farm
Stanley Road
Stockton Brook
Staffordshire Moorlands
ST9 9LL

10th June 2008

Staffordshire Moorlands Planning Department
Stockwell Street
Leek
Staffs
ST13 6HQ

Dear Sir/Madam,

Re Planning application by Mrs J Foster

My Mother Mrs Foster, has recently been in hospital after suffering a series of strokes and has been assessed as unable to return to her own home. Mrs Foster has therefore sought to obtain suitable independent accommodation as close as possible to me her daughter where I can provide necessary supervision and assistance which will allow her to leave hospital care.

This suitable accommodation can be provided by converting the existing buildings to a bungalow annex at our property. I would ask for your support in this application as a means of allowing Mrs Foster to return to independent living, but with readily available supervision and help from her family.

Yours faithfully

Mrs Pauline Shaw

APPENDIX 3

8 Rogate Close
Fenpark
Stoke-on-Trent
Staffordshire.
ST4 3RP

Tel: (01782) 341154
e-mail:
ian@titley92.fsnet.co.uk

6th June 2008

Mr. Shaw
Houghwood Cottage Farm
Stanley Road
Stockton Brook
Stoke-on-Trent
Staffordshire
ST9 9LL

Dear Mr. Shaw,

Re: Structural Inspection of existing Outbuildings at Houghwood Cottage Farm, Stanley Road, Stockton Brook, Staffordshire.

Further to our recent telephone conversation. I write to confirm that I have recently carried out a structural inspection of the above buildings, and I would report my findings as follows:

The property is an L-shaped single storey brick-built building, currently used as a Garden Store and Garage of some considerable age, situated on a sloping plot such that there is a slight fall from South to North. The land immediately to the south is at a higher level, and as such the South-Eastern (rear) wall to the garages retains this land by approximately 1.0 m.

Generally, the property is in a poor state of repair and in need of extensive renovation and refurbishment. It is understood that the building has been used as a Store/Garage for a considerable period of time, and it is the owner's intention to convert the buildings into a single residential annexe.

External Inspection

The South-Eastern rear wall to the Garage appeared reasonably plumb and stable – the lower portion of this wall has been constructed as a retaining wall, with the external level being some 1000mm above the internal floor level at this point. No openings were present, and no signs of movement were apparent in the brickwork to this elevation. Some unevenness was apparent however to the ridgeline, especially at the right-hand end.

The South-Western gable to the Garage has a small ventilation slot at high level in the gable brickwork, which is typical of agricultural outbuildings of this period. No signs of

movement were apparent in the brickwork around this ventilation slot, or elsewhere on this elevation.



South-Eastern Elevation 1



South-Western Gable 2



North-Western Elevation 3
(Front of Garages)

The slight distortion in the roofline recorded on the rear elevation was also apparent on the North-Western (Front) elevation of the garages. The remainder of this elevation was taken up by two large openings which gave access to the two separate garages. Again, no signs of movement were apparent in the brickwork to this elevation and the brick arches to the two garage openings appeared reasonably true.



Infill Building (a) 4



Infill Building (b) 5

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Access was fairly limited to the North-Eastern gable because of the amount of stored material in the adjacent lean-to store, but it was noted that the brickwork at high level adjacent to the apex was leaning out.

Between the Garage Block and the Garden Store are two lean-to structures which are also used as makeshift stores – these are built of a mixture of materials including brickwork, some stonework, timber and asbestos-cement sheeting. Both stores are in a generally very poor condition and are structurally quite dilapidated. The Store immediately adjacent to the Garage is partially roofed in asbestos-cement sheets, but slightly less than half of this roof is missing leaving the store itself open to the elements. Anecdotal evidence was also present to suggest that the lightweight timber roof to the second infill store had only recently been replaced following storm damage.

Access was not possible to the rear wall of the Store which forms the North-Eastern elevation of the subject building, although the rendered brickwork appeared reasonably plumb and free from excessive cracking.



Rear Wall to Store 6
(Northern Corner)



Mortar & Brickwork Under 7
(At Low-Level on North-Western Gable)



South-Western Elevation of Store 8



North-Western Elevation of Store 9

Both the South-Western and North-Western rendered walls to the Garden Store were plumb and displayed no signs of structural cracking. The render had been removed below the window on the North-Western Gable, and the brickwork and mortar bed and perpend

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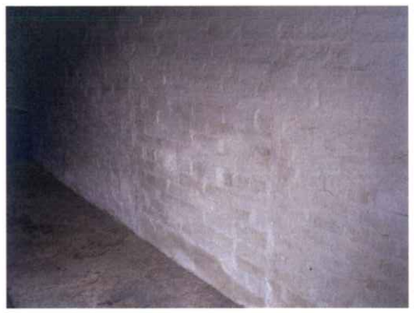
joints beneath appeared to be in good condition. The mortar was thought to be a lime-mortar mix, which again would be typical of the period of construction. The render also appeared rather thin on the gable wall especially.

Internal Inspection

Internally, all parts of the building have a concrete floor with no threshold at the entrance door i.e. the ground level outside is roughly level with the internal floor. The concrete floors themselves are in good condition, but we would expect that they will need to be lifted to allow insulation and a d.p.m. to be provided in line with current Building Regulations. The floors within the individual sections of the building appear to be at slightly differing levels, and steps may need to be incorporated into the new floor where necessary.



Former Opening in Garage Gable 10

There was an indication that a low-level opening had been infilled in the South-Western gable wall of the Garage – this was not visible in the external brickwork. The brickwork infill was not bonded in at the sides, but again no signs of movement were apparent in the brickwork either around this former opening or elsewhere within the gable.

The roof to the Garages was of a traditional rafter and purlin construction (with a single purlin to each roof slope), but no ceilings or ceiling chords were present. The rafters to the roof over the Garages appeared to be in reasonable condition, but the purlins to the left-hand bay of the roof appeared to have rotated at the supports, which may have caused the deflection in the ridge line visible externally.



Garage Roof Purlin Supports (1) 11



Garage Roof Purlin Supports (2) 12

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No noticeable worm damage was evident in the timbers to the Garage Roof, but dampness was evident in the purlin ends in the left-hand bay.

The walls and roofs to the two infill lean-to stores are in a dilapidated condition and will require demolition and reconstruction.

Dampness was evident to all of the side walls, particularly where the external ground was being retained behind the Southern rear wall to the open Garages.



Internal View of Infill Store (1) 13



Internal View of Infill Store (2) 14

The roof to the Garden Store was of a traditional rafter and purlin construction (with a single purlin to each roof slope), and in this case ceiling chords were present throughout. The rafters and ceiling joists appeared to be in good condition and adequately sized for their intended use, although it was noted that the ceiling chords were somewhat overloaded with stored materials.



Garden Store Roof (1) 15



Garden Store Roof (2) 16

Dampness was evident in the ends of the roof purlins to the Garden Store Roof.

The lintels to all of the current openings in the external walls consist of original timber members or in some cases replacement p.c.c. lintels – in the majority of cases the timber sections were showing signs of distress and require removal and replacement.

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Discussion/Conclusions

The building as a whole has suffered from very little settlement and structural movement in the past. and as such the majority of the external structure has remained reasonably sound. The original roof purlins within the Garage section are showing signs of deflection. The dip in the line of the ridge has been exacerbated by the absence of ceiling ties at wallplate level. The roof structure to the Garden Store is in much better condition. and should not require much refurbishment of a structural nature.

We would therefore suggest that. whilst the structural envelope requires some work to make the dwelling habitable. the building is not ruinous and is suitable for rehabilitation without whole scale demolition.

There are isolated elements of the dwelling that will require partial demolition and rebuilding, which we would list as follows:

- Take down the two lean-to stores that form the infill between the Garage and Garden Store blocks and rebuild on the same or similar footprint to create the new Kitchen / Utility / Bathroom infill shown on the Architect's proposals.
- Replace purlins to the left-hand bay of the Garage block.
- Take down and rebuild the upper section of the internal division wall to provide adequate support for the roof purlins within the Garage area.
- Take down and rebuild the upper section of the external gable wall to provide adequate support for the roof purlins between the Garage and the lean-to store.

In addition there are further elements of work which will be required to bring the dwelling into line with current Building Regulations. which we would list as follows:

- All existing timbers to be checked by a qualified timber preservation specialist. and treated/replaced as recommended.
- Existing ground floor to be lifted and new insulated floor and d.p.m. provided.
- New injected dpc to be provided to all walls.
- Hack off and replace areas of thinning and/or loose external render.
- Levels to be amended such that an adequate threshold is provided at each proposed external door. Care will be required when carrying out any potential reduction in levels externally, as the level and nature of the existing foundations has not been proven.
- New insulated drylined skin to be provided to all external walls to bring these elements in line with current Building Regulation requirements for heat loss.
- New ceiling structure to be provided and insulated with 200 + 100mm layers of fibreglass insulation to achieve current Building Regulation requirements for heat loss.

- New external rainwater system and foul water system to be provided – given the distance from mains drainage it is assumed that a soakaway system for the former coupled with a septic tank or biodisc for the latter would be appropriate There is sufficient space to the north-east following the natural fall of the land to accommodate either option.

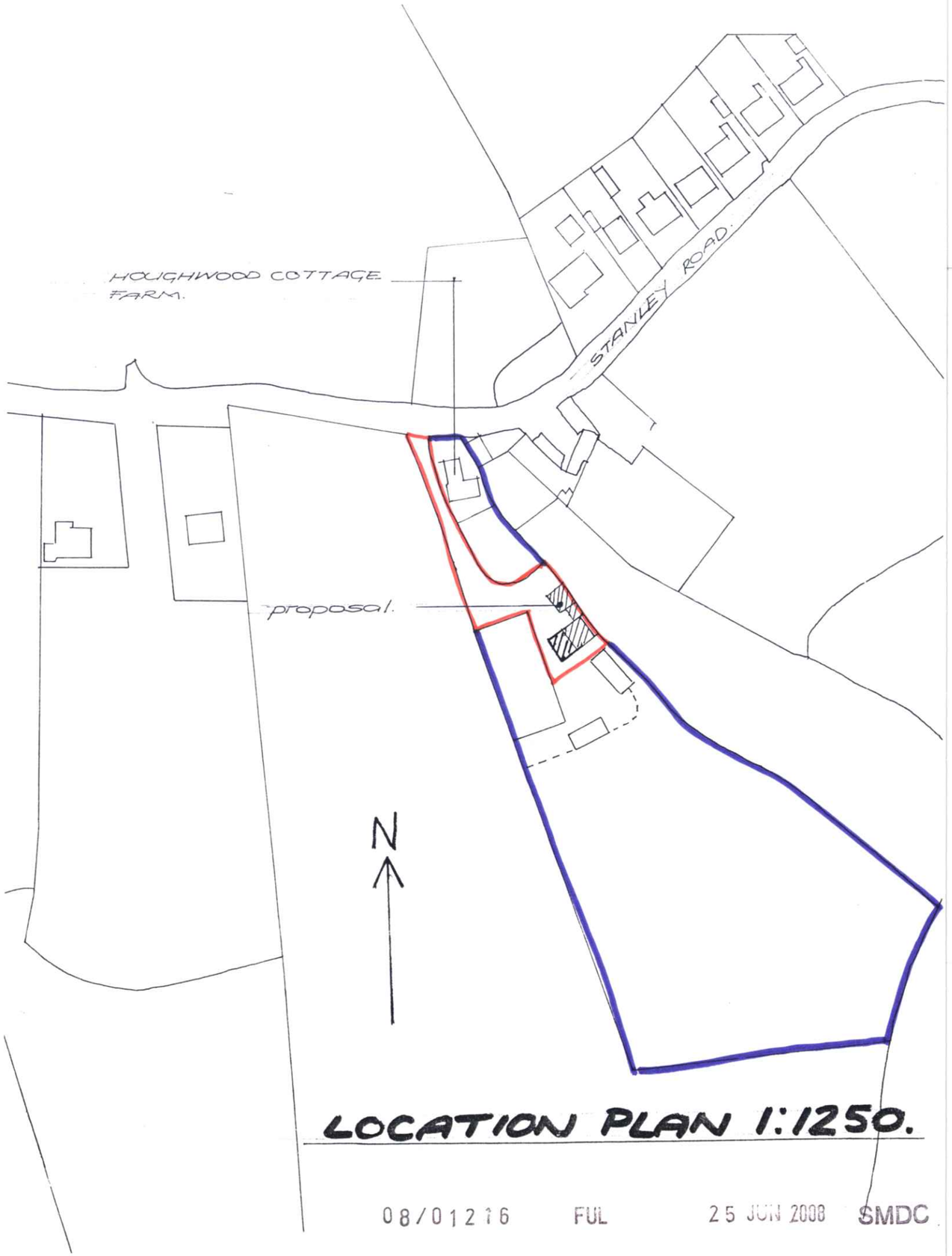
- Existing timber lintels (where present) to be removed and replaced in proprietary precast concrete or galvanised steel members.

We should stress that we have not examined any of the below ground structure. although the walls do not appear to exhibit signs of distress associated with serious foundation failure.

We trust that the above is satisfactory but should you require any further clarification please do not hesitate to contact the undersigned.

Yours sincerely

Ian Titley
IEng AMIStructE



LOCATION PLAN 1:1250.

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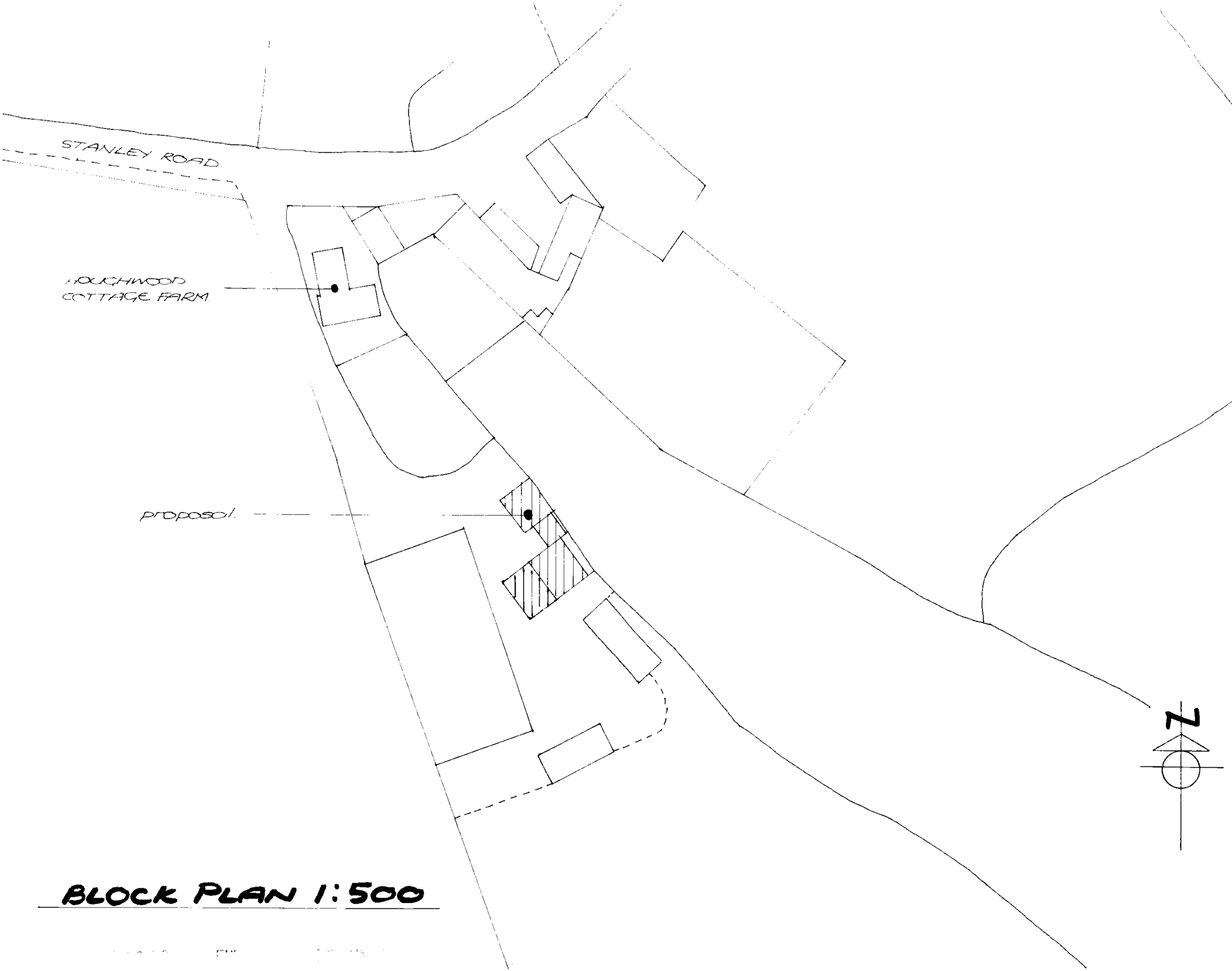

BLOCK PLAN 1:500