

PLANNING, HERITAGE & DESIGN AND ACCESS STATEMENT



**PROPOSAL : CONVERSION OF BARN TO RESIDENTIAL UNIT WITH
ERECTION OF SINGLE STOREY EXTENSION.**

ADDRESS : OLD HALL FARM, BAGNALL, STAFFORDSHIRE, ST9 9JR

APPLICANT : MR N BRIAND

DATE : SEPTEMBER 2016

JOB NO. : 2016-2118

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1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Mr N Briand to prepare and submit a planning application to Staffordshire Moorlands District Council for a barn conversion with the addition of a small extension. This application is re-submission of SMD/2016/0207 that was withdrawn and seeks to address the concerns raised by the Council through the amendments on the proposed lean to and the minor alterations to the original building.

2.0 USE

The proposal represents a residential use.

3.0 AMOUNT

The site measures approximately 00.17 Hectares in area.

4.0 LAYOUT

The layout of the proposal is therefore determined by the existing buildings and the associated areas around the barns.

5.0 SCALE

Equally, the scale of the proposal reflects the size and mass of the existing buildings.

6.0 LANDSCAPING

Landscaping on the site is limited to the introduction of low boundary walls to mark the curtilages of the properties as per planning permission SMD/2011/0908 (11/00847/FUL). These have been kept to a minimum and are at a level lower than approved on the earlier planning permission.

7.0 APPEARANCE

It is considered that the scale, design and materials of the proposed scheme comply with Development Plan policies that will result in a positive contribution to the character and appearance of the application buildings, whilst enhancing the Bagnall Conservation Area.

8.0 ACCESS

Whilst the village of Bagnall is not well served by public transport, the current proposal results in no increase in dwellings from the approved scheme that has been implemented, which therefore provides a genuine fall back position. The implemented scheme saw a reduction in the number of dwellings within the development from a previously approved scheme that was considered to assist in terms of sustainability.

9.0 PLANNING POLICY

As you will be aware Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the Development Plan unless material considerations indicate otherwise. Given this obligation, this chapter therefore considers national guidance relevant to the application as well as the Core Strategy Development Plan Document (March 2014). The following is considered relevant:

Core Strategy,

SS1 – Development Principles

SS1a – Presumption in Favour of Sustainable Development

SS6b – Smaller Villages Strategy

SS6c – Other Rural Areas Strategy

SD1 – Sustainable Use of Resources

H1 – New Housing Development

DC1 – Design Considerations

DC2 – The Historic Environment

R2 – Rural Housing

National Planning Policy Framework

There is considerable planning policy and guidance relevant to the planning application proposal at both local and national levels. The NPPF is significant as it sets out the Government's commitment for a positive response to planning proposals that would deliver sustainable development in order to assist growth to the economy. It has been made clear that the planning system has a key role in facilitating growth and development should be supported with a presumption in favour of granting planning permission. This change of emphasis provides an important background to the application proposal.

National Planning Policy Framework places a strong emphasis on promoting economic growth and sets out policies for the control of development. The Development Plan represents the starting point for the determination of this application, which in this instance is the Core Strategy. The guidance contained within the National Planning Policy Framework is also relevant, in particular the following Chapters:

6. Delivering a wide choice of high quality homes
7. Requiring good design
9. Protecting Green Belt land
12. Conserving and enhancing the historic environment

Within the NPPF it is also worth noting the following relevant paragraphs:

- Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise (para 2).
- Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas, (para 10)
- Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise, (para 11).
- At the heart of the NPPF is a presumption in favour of sustainable development. LPA's should approve proposals which accord with the development plan without delay (para 14).
- The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system (para 19)
- Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (Para 49)
- To promote sustainable development in rural areas, housing should be located where it will

maintain the vitality of rural communities. LPA's should avoid isolated homes unless there are special circumstances, such as 'where the development would represent the optimal viable use of a heritage asset or where the development would re-use redundant or disused buildings and lead to an enhancement of the immediate setting (para 55)

- Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however, proper to seek to promote local distinctiveness (para 60)
- As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (para 87)
- Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. An example is the re-use of buildings provided that the buildings are of permanent and substantial construction (para 90).
- Where development will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (para 133)

10.0 HERITAGE SUMMARY

The Conservation Area is centred on the historic stone buildings clustered around the village green. Old Hall Farm occupies the southern edge to the Green, Bagnall Hall the east side, St. Chad's Church the north and the Stafford Arms PH the west. Old Hall Farm is a two storey former farmhouse constructed of large stone blocks and with a Staffordshire Blue clay tiled roof. Its origins were probably 17th century but the current building dates to around 1800. Its principal elevation faces south towards the farm courtyard that is enclosed by the application buildings, and includes a stone porch. The vehicular access to the site is located between Old Hall Farm and the application buildings.

The application building is part single storey and part two storey and are constructed of stone with plain tiled roofs. The western building runs alongside the rear of a highway grass verge that gets wider towards the south of the site. Beyond the southern end of the building is an agricultural access that is proposed to be used as the vehicular access to the site. The single storey element contains only one window facing the road, but the two storey part contains many more and also the remnants of closed openings. The majority of openings, ranging between a cart door to personnel doors to windows to vent slits, are on the inner wall facing the farm courtyard.

The original western application building is two storeys in its entirety but has three modest single storey additions. It has numerous openings, again most of them being on the inner facing elevation. These buildings together with the pair of brick cottages on the opposite site of the road mark the southern edge of the village. Bagnall Hall is an elegant two storey listed Georgian house. It is faced in stone with deep quoins and has a large hipped roof. The Hall is set behind a low stone wall. In between Bagnall Hall and Old Hall Farm are two modern stone detached houses. St Chad's Church was built in 1834 and replaced a timber chapel. The tower and chancel were added in 1878. The Stafford Arms PH was formerly a terrace of three 17th Century cottages embracing 18th and 19th century alterations. This building and St Chad's House which forms part of the terrace are listed buildings.

11.0 CONCLUSION

The Government has a strong commitment to growth and provides a strong presumption in favour of development and is committed to increasing levels of growth. Paragraph 186 of the NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery

of sustainable development. It goes on to state in paragraph 187 that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

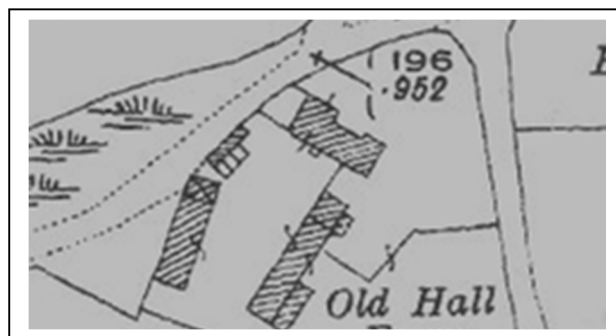
The proposal is very similar to the previously approved scheme under planning application 11/00847/FUL that has been partially implemented as Barn 1 has been completed, which therefore safeguards the permission and represents a genuine fall back position. However, apart from only minor fenestration details the only real change is the introduction of the sun room on the east elevation of the barn (Barn 2 on application 11/00847/FUL). With regards to this element of the proposal, it should be noted that the barn had a lean to on this elevation that was constructed out of similar materials to the main barn itself. This lean to has since been removed, but can be seen in the photograph below.



The historic maps below shows that the barn benefitted from the erection of two separate 'lean to' style extensions, somewhere between 1900 and 1924.



1900



1924

With this in mind the proposal is considered to represent a form of development that echoes a feature and whilst not original it is nevertheless a historical feature on the building. Therefore, the principle of a new the 'lean to' style extension should be accepted on this basis. The original 'lean to's were removed mainly due to their size and to allow more light into the building through existing openings. Whilst the site is partially within the Green Belt, the alterations to the development boundary as proposed in the Green Belt Review 2015 are due to encompass the whole site and take it out of the Green Belt. Whether this happens or not, the proposal is undoubtedly similar in character and appearance to how the building appeared previously. The current proposal addresses the slight alterations in fenestration from the approved scheme, whilst the 'lean to' extension will be smaller in scale and massing. The footprint of the proposal has been reduced as the depth has been reduced. In addition, the design has been altered in order to increase the solid to void ratio so that it relates better to the original building.

The application is considered to accord with the Development Plan Policies and guidance contained within the National Planning Policy Framework. It is considered that the proposal is an acceptable form of development that will complement and maintain the character of the existing building / farmstead. Furthermore, the proposal will not harm the wider visual amenities in the Conservation Area. The Local Authority is therefore politely requested to support this application and grant planning permission accordingly.