Design & Access Statement

Ipstones Park Farm, Park Lane, Ipstones, ST10 2NE

April 2017

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1.0 Introduction

This Design and Access Statement is submitted in support of a full planning application for a proposed barn conversion ('granny flat') at **Ipstones Park Farm, Park Lane, Ipstones, Stoke-on-Trent. ST10 2NE.**

The site is wholly owned by the applicant and the building is currently used for agricultural storage.

The required surveys accompany this application.

2.0 Site Location and Context Assessment

The site is part of an existing farm complex, is brick built and is integral to the main dwelling house. Access is via Park Lane north of Ipstones. The site is visible from the road but is not over looked by other residential property.

Planning History

There are no relevant planning applications pertinent to this proposal.

Proposal

The applicants wish to convert the barn which is integral to the main dwelling into residential accommodation ancillary to that main dwelling for use by family members.

3.0 Design Component

The conversion will be handled sensitively to respect the current appearance and layout of the barn. Any particular features will be retained.

Approval of the building control department will be sought and no issues are envisaged.

Amount and Layout - the dimensions are identified on the attached drawings and the layout of the development within the site boundary is clearly identified. The site sits within an existing development curtilage.

The application is accompanied by a range of drawings illustrating the layout and elevations of the proposed development.

Use - the property will be used solely as a residential dwelling occupied for family use and will be an ancillary use to the main dwelling. This approach has been discussed with the LPA Officer and the Applicant understands, without prejudice, that this approach is acceptable subject to detail.

Scale - the scale proposed is consistent, and is subsidiary, to the existing building and properties within the surrounding area which are predominantly residential and of varying design.

Landscaping, surfacing and boundary treatments - the site will benefit from a private amenity space which will not impact detrimentally on the neighbouring residential property and there will be no overlooking within the immediate area and the site cannot be seen from the road (Park Lane). Vehicles will not be visible from Park Lane as there is adequate space within existing hard standing areas to ensure this.

Hard surfaces will be designed to have minimal visual impact.

The Applicants have complied with the LPA's design guidance.

Sustainability Issues

The Local Context: the area in which the proposal is intended to be situated is an existing mature residential area comprising predominantly detached and semi-detached property.

The Built Form: this will comply with current energy efficiency standards.

Waste and Recycling: external space will be provided for the storage of the recycling bins provided by the Local Authority.

The completed development will generate normal household waste – a mixture of recyclable and non-recyclable materials. The amount of the different waste types will be typical for dwellings of this size, normally requiring one regular and one recycling collection every two weeks.

4.0 Planning Policy

Planning Context and Design Guidance NPPF - Design Policy and Guidance "Presumption in Favour of Sustainable Development"

The NPPF introduces a presumption in favour of sustainable development and encourages Local Planning Authorities to: "approach decision-taking in a positive way to foster the delivery of sustainable development" It goes on to state that it expects Local Planning Authorities to: "*look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible*".

Para 11 – 16 sets out the Governments position on the presumption in favour of sustainable development.

Relevant local planning policies

Staffordshire Moorlands Core Strategy Development Plan Document (Adopted 2014)
SS1a Presumption in Favour of Sustainable Development
SS6b - Smaller Villages Area Strategy
SS6c Other Rural Areas
SD1 Sustainable Use of Resources
R2 Rural Housing
DC1 Design Considerations

Policy Commentary

SS6b - Smaller Villages Area Strategy

The purpose of this policy is to support development which meets local community, social or economic need by *enabling new housing development which meets a local need, including affordable housing* (in accordance with policy H2 – which does not apply in this instance). The policy text notes *development on a large scale would be unsustainable in these villages, as it is will generate a disproportionate number of additional journeys outside the village and may undermine the spatial strategy. However, it is recognised that there is a need to meet local needs in these settlements. This will be strictly controlled, both in terms of its scale and type, in order to ensure that the character and life of the settlement is not undermined. Housing in particular will be required to meet a local need in terms of their size, type and tenure. This may include both open market housing and affordable housing.*

SS6c - Other Rural Areas Area Strategy

This policy allows for '*the conversion, extension or replacement of an existing rural building in accordance with policies R1 and R2'.*

SD1 - Sustainable Use of Resources

This policy also allows *for the conversion or reuse of a rural building in accordance with policy R2,*

R2 Rural Housing
This policy allows for the conversion of non-residential rural buildings for residential use where: *the building is suitable and worthy in physical, architectural and character terms for conversion; and it can be demonstrated that agricultural or commercial use is not viable or suitable. In such cases there will be a requirement for a marketing exercise to be carried out by a suitably qualified professional or other evidence that the building would be unsuitable for a commercial use; or conversion to residential use would enable a building of particular merit to be safeguarded.*

DC1 Design Considerations
The proposal has been designed to meet the nine criteria set out in the policy pertaining to design particularly the requirement that proposals *be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.*

5.0 Access
The proposal will use the existing access and no improvement works are required to accommodate the development. Access will be from Park Road.

6.0 Commentary
This application should therefore be considered in the context of the presumption in favour of sustainable development as confirmed by paragraphs 14 and 49 of the National Planning Policy Framework.

The Core Strategy states *that a major issue for smaller villages is the loss of local population through lack of housing opportunities. The proposed strategy for the smaller villages therefore seeks to allow an appropriate level of sensitive development which enhances community vitality or meets a local social or economic need of the settlement and its hinterland,* (para 8.1.64).

Given the circumstances of the application site e.g. that it is an integral part of the main farmhouse a separate commercial use is not appropriate and conversion to residential of unused storage space is an appropriate use. The proposal will not create an isolated dwelling in the countryside due to its immediacy with Ipstones Park Farm main dwelling.

The proposed dwelling is therefore considered to accord with relevant policies of the Staffordshire Moorlands Core Strategy and guidance contained within the National Planning Policy Framework and the Applicant respectfully seeks permission for this development.

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