Design & Access Statement

DRAYCOTT

Barn opposite the Draycott Arms, [redacted],

ST11 9RQ

May 2017

1.0 Introduction

This Design and Access Statement is submitted in support of a full planning application for the conversion of a redundant cowshed and barn to the dwelling **opposite the Draycott Arms, Uttoxeter Road, Tean, ST11 9RQ**

The application seeks **full planning permission** to construct a replacement dwelling with associated utilities infrastructure, amenity space and parking.

The required surveys accompany this application.

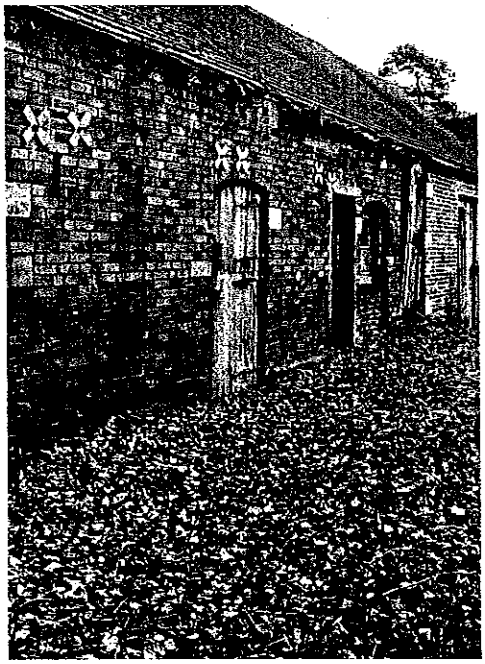
The site is wholly owned by the applicant and the barn has been unused for over 30 years.

2.0 Site Location and Context Assessment

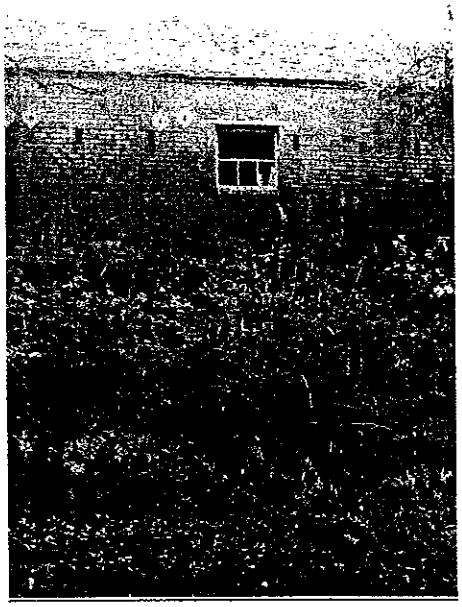
Draycott in the Clay benefits from a range of local facilities including public houses, a bus service and a primary school.

The proposed conversion will be handled sensitively to respect the current appearance and condition and layout of the barn. Any particular features will be retained. Full structural surveys will be undertaken.

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



Images of elevations



Planning History

SMD/2004/1433 Permission for conversion to a live/work unit was refused in 2004. The grounds for refusal were related to the lack of marketing evidence – a reason for refusal which is no longer applicable.

3.0 Design Component

The building is detached from the host dwelling and is not overlooked. It is a typical example of a traditionally constructed agricultural building and is not unique in this respect. There are, as shown on the accompanying application drawings, a considerable number of openings which can easily accommodate the proposed residential use without fundamental alteration.

Crucially the building is not in an isolated location within the countryside.

[redacted]

Amount and Layout - the dimensions are identified on the attached drawings and the layout of the development within the site boundary is clearly identified and there are no issues of overlooking.

The site sits within the existing development curtilage and within the boundary of Tean.

The application is accompanied by a range of drawings illustrating the layout and elevations of the proposed development. Details of the proposed method statement is also included.

Use - the property will be used solely as a residential dwelling occupied for family use.

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

Landscaping, surfacing and boundary treatments

These will be in keeping with the rural residential character of the area.

The site is not at risk from flooding.

Sustainability Issues

- The Local Context: the area in which the proposal is intended to be situated is an existing mature residential area. Information to support the sustainability of the area can be found at https://www.getthedata.com/postcode/ST11-9RQ
- 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.

The conversion of the buildings would result in long term beneficial use for the buildings and would secure their future.

4.0 Planning Policy

National Planning Policy Framework

The NPPF introduced 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.

In paragraph 14 the *presumption in favour of sustainable development* is identified as being at the heart of the NPPF and should be seen as a golden thread running through decision-taking. This means that development proposals which accord with the development plan should be approved without delay. Alternatively, where the development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework when taken as a whole;
- Specific policies in the Framework indicate development should be restricted.

The following paragraphs within the National Planning Policy Framework are relevant which relate to good design 56- 61 and 64.

This proposal meets these policy objectives.

Relevant local planning policies

Staffordshire Moorlands Core Strategy Development Plan Document (Adopted 2014)

- **SS1a** Presumption in Favour of Sustainable Development – enshrining national planning policy
- **SS6b -** Smaller Villages Area Strategy
- **SD1** Sustainable Use of Resources
- **R2** Rural Housing
- **SD1** - Sustainable Use of Resources
- **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.

SD1 Sustainable Use of Resources – this Policy states that the Council will require all development to make sustainable use of resources, and adapt to climate change and specifically refers to 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.*

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

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 and Parking

The proposal will use the existing access and no improvement works are required to accommodate the development.

6.0 Material Considerations

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 site use is residential and is not isolated and therefore para 55 of the NPPF does not apply.

The two key issues under consideration are:

1. The Principle of development particularly whether the proposed development is appropriate development in the Green Belt; and therefore whether any special circumstances exist which would outweigh the general presumption against development in this location;
2. Sustainability and design of the development

Development in the Green Belt

The site lies in the Green Belt and as such is not considered an inappropriate development (para 89[1], NPPF).

As previously stated the site is situated in an easily accessible location and the proposal will not have a detrimental effect on the appearance, openness or integrity of the Green Belt.

Para 90 states *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* – these include *the re-use of buildings provided that the buildings are of permanent and substantial construction;*

Sustainability

The new dwelling will have its own services of gas, electric and water and will connect into the existing sewerage system. The approval of the building control

[1] the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; • limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan;

department will be sought at the appropriate time and no issues are envisaged as services are understood to be present.

The location of the site close to the conurbation of Stoke on Trent, the fact that there are public transport links available on the A53 and local amenities supports this site as a suitable and sustainable location.

7.0 Summary

The proposal does not conflict with any of the relevant five purposes of green belt contained within the NPPF and will not negatively impact the amenity of neighbouring properties.

The site lies within the developed area of Draycott of and its conversion to residential use will not affect the openness of the Green Belt in this location,

The proposed conversion 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.