PLANNING STATEMENT INCLUDING DESIGN & ACCESS CONSIDERATIONS

- **Date Issued: June 2018**

SITE ADDRESS:

- **Granary Cottage, Ringe Hay Farm, Apesford Lane, Basford, ST13 7ET.**

APPLICANT:

- **Mr. D. Pearson.**

PROPOSAL:

- **The retention of the garden to form a garden to serve Granary Cottage**

PLANNING PORTAL REF: - PP-07072551

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1 INTRODUCTION

1.1 This Statement is submitted in support of the planning application for the retention of a garden currently used by guests staying in a holiday cottage - Granary Cottage. Alongside this application is an application to remove the holiday occupancy condition on Granary Cottage (Planning Portal reference: PP-07054893).

1.2 The original planning permission for the conversion of what was a redundant agricultural building to form a holiday cottage was granted in June 2011 (old reference:11/00330/FUL; new reference: SMD/2011/0391). The cottage is known as "The Granary" and this name is used in the text below where appropriate.

2 APPLICATION SITE AND ITS SETTING

2.1 The holiday cottage is part of a small complex of building around Ringe Haye Farm which includes two other holiday cottages in a converted former farm building.

2.2 Two other applications on the Farm are currently being considered by the Council. These are an application (Ref: SMD/2018/0374) for the removal of holiday occupancy conditions on the two other cottages and the retention of garden land at rear of the two cottages (ref: SMD/2018/0375).

2.3 The application site is situated in open countryside in the Churnet Valley Master Plan area and access to the Farm and the cottages is via a track from Apesford Lane.

2.4 Granary Cottage contains two upstairs bedrooms (both with ensuite), a ground floor bedroom and disabled bathroom, a lounge, and a kitchen.

2.5 To the north-east of the Cottage there is an enclosed grass area which is the subject of this application. Previous to the conversion of the building the grassed area was a hardcore area enclosed by existing fences/hedges. The photograph on the following page shows the garden land as it is today. Please note the existing beech hedge which runs along the entire western and northern boundaries.

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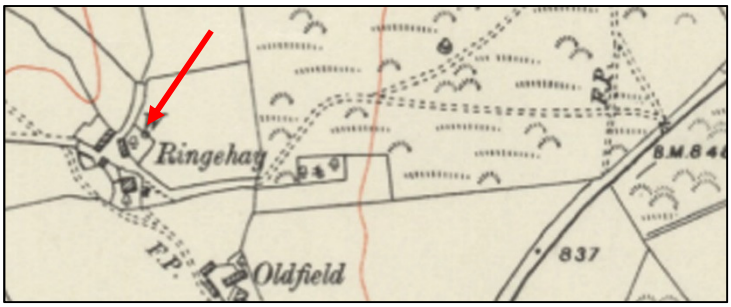
Figure 1 - Existing Garden



Figure 2 – 1951 OS. Map extract



2.6 The adjacent extract from the 6 inch-to-the-mile OS map published in 1951 in Fig. 2 shows an enclosed area (marked by the red arrow) at the rear of the barn.

3. PLANNING POLICY

3.1 The key documents when assessing planning applications are the Development Plan for the Moorlands and the National Planning Policy Framework (2012) (NPPF) which sets out national planning policy and is a material consideration. In the Staffordshire Moorlands the Development Plan consists of the Staffordshire Moorlands Core Strategy approved in March 2014 supported by a number of Strategic Planning Documents and Design Guidance.

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3.2 Relevant policies in the Core Strategy include:

- **SS1 - Development Principles.**
- **SS1 (a) – Presumption in Favour of Sustainable Development.**
- **SS6c – Other Rural Areas.** The site is located in open countryside.
- **SS7 – Churnet Valley Area Strategy.**
- **DC1 – Design Considerations.**
- **DC3 – Landscape and Settlement Setting.**
- **R2 – Rural Housing**

3.4 The adopted Churnet Valley Masterplan Supplementary Planning Document SPD) is also relevant as the application site is located in the Masterplan area. However, it is not located in the main Character Areas, Gateways and Hubs for which there are specific strategies.

3.5 For the sake of brevity, the Development Plan and NPPF policies are not quoted in full but they are referred to where appropriate in the section "Case for the Proposed Development".

4. THE CASE IN SUPPORT OF THE APPLICATION

4.1 This section addresses the main planning issues that are likely to arise in the consideration of the planning application.

4.2 These are:

- Policy context.
- Need for the gardens.
- Presumption in Favour of Sustainable development. as established by Policy SS1a of the Core Strategy and in the NPPF.
- Impact on the landscape.

4.3 These issues are addressed in turn below:

Planning Policy context and the need for the gardens.

4.4 The concurrent application which seeks the removal of holiday occupancy conditions is directly relevant to this application. If the concurrent application is approved and the holiday occupancy condition is removed the cottage would become an open-market dwelling.

4.5 The site is located in open countryside and Core Strategy Policy SS6c applies. This policy restricts new housing development in the countryside to certain limited exceptions.

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However, I do not want to repeat the arguments put forward in support of the removal of condition application; this is not the appropriate place.

4.6 Core Strategy Policy DC1 (Design Considerations) requires that design should be of a high quality and add value to a local area and, create attractive, functional and safe private environments. The provision of a garden at the rear of the Cottage would provide such private space and residential amenity. Dwellings in the countryside invariably have gardens.

4.7 In the recent appeal decision on 11 September 2017 on a bunk barn conversion in Oakamoor (ref: SMD/2016/ 0770) the Inspector concluded that policy R2 carried limited weight and allowed the conversion of the bunk barn to residential use. The appeal site also included a relatively large area of overgrown land where it was proposed that a garden be created. The Inspector considered this and allowed the creation of the garden considering that the creation of a garden ancillary to the bunk barn would not have an adverse impact on the character and appearance of the area. The impact of the proposed development on the nearby buildings and the landscape is addressed later in this report.

4.8 A garden already exists at the rear of the Cottage and this is regularly used by guests. These gardens are on the site of what was an agricultural yard at the back of the farm building which was therefore part of the farm curtilage.

The presumption in favour of Sustainable Development

4.9 In view of the housing shortfall in the District, it is contended that the proposal should be considered in the context of the presumption in favour of sustainable development, as established by Policy SS1a of the Core Strategy. Moreover, paragraph 14 of the Framework is triggered. This states that where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless: (i) the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole; or (ii) specific policies in this Framework indicate development should be restricted.

4.10 It is the applicant's contention that the benefits of the proposal would outweigh any disbenefits in particular it would provide necessary amenity space for the future occupants if the other application is approved.

4.11 In the Oakamoor appeal in Appendix 1 the Council agreed with the appellant that the appeal should be considered in the context of the presumption in favour of sustainable development

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and that paragraph 14 of the NPPF was triggered in such circumstances. It is contended that this should also be the case with this application.

Impact on the character of the nearby buildings and the surrounding countryside

4.12 There would be little change from the present. Residential permitted development rights, including boundary treatment, could be removed by condition to manage impacts on the surroundings and the landscape.

4.13 Ringe Hay Farm cannot be seen from Apesford Lane to the east. In addition, the garden is in a hollow and cannot be seen from the north-east or the east. There are metal railings on the north-west boundary through which one can see the countryside beyond. However, views from the countryside beyond are distance views with the nearest dwellings about 1.5 kilometres distant to the north-west at Cheddleton Heath.

4.14 In addition, there are hedges on the north-eastern and south-eastern garden boundaries which provide screening. These hedges would be retained and it not proposed to erect any new peripheral fences or walls.

5 CONCLUSION

5.1 It is contended that the retention of the garden land as its domestic use in connection with the Cottage would be beneficial in that it would provide necessary private amenity space for the cottages without any disbenefits.

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