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SUPPORTING INFORMATION:
INCULDING DESIGN AND ACCESS STATEMENT,
PROPOSED CONVERSION OF OUTBUILDINGS TO FORM RESIDENTIAL ANNEX FOR DEPENDENT RELATIVE
SPRINGBANK FARM, CLAY LAKE.

MR.S.& MRS. R. FORD

1. **Introduction**

The applicant's father, Mr.D. Ford, is frail and elderly and requires accommodation close to where he can receive care and attention. He is also registered disabled such that this form of accommodation would enable him to receive the necessary supervision and assistance but which would also allow a degree of independence. The applicants consider that the conversion of part of these outbuildings to create ancillary living space and using the main facilities of the farmhouse when required, would represent the most acceptable solution as the outbuildings are so close to the main residence.

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2. **Planning Policies**

The site of Springbank farm and the associated curtilage containing the 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 Appraisal submitted as an integral part of the application (Appendix 1). This survey confirms that the structural envelope requires very little work.
(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 close to a ribbon of domestic properties along Clay Lake and 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 Mr. D..Ford does not have his own car and any occasional visitors can be satisfactorily provided for within the site.
(f) As the application is for ancillary accommodation 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 his family.

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3. Planning Considerations

3.1 It is intended to convert only part of these outbuildings which comprise a combination of natural stone and brick walls and small clay tile roof. They would require little alteration externally to convert to residential use as the plans indicate. In the past they have been used for domestic storage purposes and have recently been the subject of some repair work.

3.2 It would be the intention to provide simple and basic accommodation for a single person. There is significant amenity space within the established curtilage of Springbank 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 maintained.

3.3 Design Issues

The scheme seeks to provide simple and pleasant living accommodation comprising a combined bedroom/living room and disabled bathroom/toilet which makes best use of the features of the buildings. The facilities proposed are considered to be genuinely ancillary to the main facilities existing at Springbank farm with no possibility in terms of the size or level of accommodation proposed that it could result in a separate dwelling being created in the future. The converted buildings are considered to provide a reasonable 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 Springbank farm and ample provision for any additional parking within the site. As the occupier, Mr.D.Ford is not a car owner, there would only be a requirement for occasional visitors.

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4. **Other Material Considerations**

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 12th May this year. The outbuildings 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. Generally these outbuildings are considered to be unsuitable being low structures with significant natural light and no separate roof void. Overall the conversion of these outbuildings would not represent the loss of an existing or potential bat roost. A detailed report is included as Appendix 2.

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 his family for those occasions when help may be required. It is contended that 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 accommodation is genuinely ancillary and therefore, based on pre-application advice, no marketing exercise has been carried out. 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 related to a "granny" annex for separate buildings.

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