Design & Access Statement

Proposed Conversion of outbuilding to form Ancillary Living Accommodation

at

Old Far Rownall Farm, Thorneyedge Road, Bagnall Stoke On Trent, ST9 9LD

for

Mr & Mrs Mark Beardmore.

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1.0 Introduction

1.1 This Design & Access statement has been prepared in response to the Government's changes to the planning application process outlines in circular: *Guidance on Changes to the Development Control System*, which came into effect on 10 August 2006.

1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled *Design and Access Statements; how to write, read and use them.*

1.3 This application seeks planning approval for the conversion of an outbuilding adjacent to the main dwelling to form ancillary living accommodation for the applicants elderly parent and being single storey with level access is ideally suited to meet their needs .

2.0 Uses/Planning Policy

2.1 Council records will show that planning permission was granted on 21/08/2013 for the reinstatement of residential use and conversion of outbuildings ref 13/00642/FUL which has been implemented,
The proposal is clearly a former barn / shippon which has been used for storage and occasional stabling purposes by the current occupants since their purchase of the property, There is no agricultural need for the building

The building is a traditional brick and tile construction, which originally presumably comprised a shippon.

The proximity of the adjacent dwelling requires a use appropriate to the surroundings to protect their private living and external amenity space.

Any sort of commercial use would be incongruous positioned amidst other residential properties.

The existing access would not support any sort of commercial activity that would generate business users or visitors.

An ancillary residential use is clearly compatible to the surrounding land uses and would help meet the living needs of the applicants. .

With regard to amenity, there are no nearby properties other than the existing farmhouse and so the proposal would not detrimentally affect any other properties.

A condition can be added to ensure the proposal would be used as ancillary living accommodation and not a separate dwelling in order to protect amenity.

2.2 In March 2012, the Government published the new National Planning Policy Framework (NPPF) replacing previous planning policy statements (PPS's).

The publication of this document created a shift in the planning system to a more positive approach to development.

The National Planning Policy Framework (NPPF) creates a presumption in favour of promoting sustainable development which is defined as

'*supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being*'.

The three contributory attributes for achieving sustainable development are; economic roles, social roles and environmental roles. The NPFF states that the roles should not be undertaken in isolation, because they are mutually dependent and therefore to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

Core Planning Principles paragraph 17 encourages the 'effective re-use of land by re-using land that has been previously developed'.

The proposals are for the conversion of an existing building and accord with the Framework.

2.3 The Local Planning Authority is required to determine planning applications in accordance with the development plan, unless there are material circumstances which indicate otherwise and in determining these applications, it shall have regard to the provisions of the Development Plan, in so far as material to the application and to any other material considerations. The Council's Development Plan is formed of the Core Strategy Development Plan Document (adopted March 2014) and the Saved Local Plan Proposals Map/ Settlement Boundaries (adopted 1998). Core Strategy (CS) Policy SS1a establishes a 'Presumption in Favour of Sustainable Development' as contained within the National Planning Policy NPPF (NPPF) where:

(1) planning applications that accord with policies within the Core Strategy will be approved without delay and (2) where there are no relevant policies or they are out of date, the Council will grant planning permission unless material considerations indicate otherwise considering:

i. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or
ii. Specific policies in that Framework indicate that development should be restricted.

2.4 Policy SS6c of the Staffordshire Moorlands Core Strategy Development Plan Document 2014 sets out a strategy for "Other Rural Areas" which comprise of the open countryside and Green Belt outside of the development and infill boundaries of the towns and villages. These areas will provide only for

development which meets essential local needs, supports rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.

2.5 Policy R1 seeks to support rural diversification and states, amongst other things, that wherever possible development should be within suitably located buildings which are appropriate for conversion with priority being given to the re-use of rural buildings for commercial enterprises, including tourism uses.

2.6 Policy R2 of the Core Strategy states that other than sites allocated for housing development in the Site Allocations DPD, only the following forms of housing development will be permitted in the rural areas outside the settlement and infill boundaries of towns and villages; affordable housing; a new dwelling that meets a local need; replacement dwellings and extensions to dwellings.

2.7 Paragraph 55 of the NPPF states that local planning authorities should avoid isolated houses in the countryside unless there are special circumstances. Notwithstanding its open countryside location designation within the local plan the application building lies within a couple of miles of a number of local villages and towns where there is a good range of services and employment opportunities.

2.8 Character and Appearance

The site lies within the Green Belt outside a settlement boundary. Turning therefore to the NPPF para 90, this states that the reuse of buildings is not inappropriate provided the buildings are of permanent and substantial construction and preserve the openness of the Green Belt. Both national and local planning policies seek to ensure that the original character and appearance of a building is retained through a sensitive conversion scheme. The application building is constructed from traditional materials and is considered to be a vernacular building which is worthy of retention through the provision of an alternative re-use. It is structurally sound and the proposal makes good use of existing openings.

2.9 The proposal will not detrimentally affect the amenity of any other existing residential properties. The site is located a few metres away from the existing dwelling. Existing landscape features would not be detrimentally affected as proposals retain existing landscaping.

The location and character of the site is such that residential use is the only appropriate use due to its close proximity to the existing main dwelling.

3.0 Amount

3.1 The existing building has a footprint of 82sq m which will remain unaltered by the proposal and which will provide a living area, kitchen, bedroom and bathroom.

4.0 Layout

4.1 The layout has been very much determined by the existing building footprint, openings and outlook for the main living spaces.

5.0 Landscape

5.1 Landscaping to the site which comprises a hedge to the road frontage is to be retained as existing. No removal of vegetation or trees is proposed. Soft landscaping on and adjacent to the site is to be retained as existing. The site boundaries are to be retained as existing, and there will be no loss of trees, or vegetation or ecological habitats on the site.

5.2 The existing concrete and tarmac access positions and inner yard area will remain undisturbed

6.0 Appearance/Scale

6.1 The existing barn is of a traditional appearance and scale comprising brick walls set below a tiled roof.

The openings are retained and only slightly altered to maintain the agricultural scale and vernacular of traditional buildings. The proposal helps to bring the building into a full active use similar to when a working farm.

7.0 Access

7.1 For the purpose of this statement compliance with the current edition of the Building Regulation part M is assumed to be covered with the detailed design and proposals, as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

7.2 For the purposes of the statement of the definition of 'disability' is taken as that in Part 1 of the Disability Discrimination Act 1995.

All entrances into the buildings will be fully compliant with Part 'M' of the Building Regulations having a level approach and entrance door threshold.

7.3 There is an existing access into the site which will remain unaltered and as the proposal is immediately off the main yard will be readily accessible with there being more than adequate parking and turning facilities within the site to serve the needs of the dwelling.