Rob Duncan
Planning
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Mr. B. Haywood
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

9th September

Dear Ben

**PART CONVERSION OF AGRICULTURAL BUILDING TO ADDITIONAL LIVING ACCOMMODATION TOMFIELDS FARM, KINGSLEY ROAD, KINGSLEY MOOR**

On behalf of my client's Mrs. P. Lawton and Mr. J. Millward I would be grateful if you would find enclosed a planning application proposing the part conversion of a former agricultural building to provide additional living accommodation to the existing attached farmhouse at the above site. The application is submitted concurrent to a separate application for the conversion of the remainder of the former agricultural building into a single dwellinghouse.

The application site lies within the North Staffordshire Green Belt, wherein the reuse of rural buildings is not inappropriate; provided that the buildings are of a permanent and substantial construction, and that the development preserves the openness of the Green Belt (Paragraph 146 of the NPPF refers). Policies SS6c and R2 of the Core Strategy reflect these provisions, and support the conversion of rural buildings to residential use provided that the building is suitable and worthy in physical, architectural or character terms for conversion. The existing building comprises a nicely proportioned, traditional two storey former agricultural building, constructed from red facing brickwork and a Staffordshire Blue tiled roof. It exhibits a number of traditional characteristics, including a ground hugging form, strong eaves and ridge line, a high solid to void ratio, and windows and doors with arched header detailing.

The accompanying Structural Survey prepared by Fairclough Consulting Structural Engineers furthermore demonstrates that the building is in a structurally stable condition and that it is suitable for conversion without substantial rebuilding works being required. The existing building is therefore considered to be suitable and worthy in physical, architectural and character terms for

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conversion, and the proposal therefore amounts to an appropriate form of development in the Green Belt, in accordance with the above policies.

The proposal also entails the sensitive conversion of the building, making beneficial reuse of existing openings and re-instating former openings that have previously been closed off. The changes to the building are sensitive to its agrarian character and will not materially detract from the character and appearance of the surrounding area. The proposed design and layout of the development is therefore considered to be acceptable, and accords with the provisions of policy DC1 of the Core Strategy. I consequently reach the conclusion that there is a compelling case for planning permission to be approved.

I trust this proposal will be of interest but should you have any queries or concerns then I would welcome the opportunity to discuss them with you.

Yours sincerely

**Rob Duncan**
**Planning Consultant**

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