Rob Duncan
Planning
Consultancy

PLANNING & HERITAGE STATEMENT

IVY HOUSE FARM
STANLEY

SEPTEMBER 2020

Site Address:
Ivy House Farm, Tompkin Road, Stanley, ST9 9LX

Applicant:
Mr. C. McGuinness

Proposal:
Conversion and alteration of former agricultural building to form a single dwellinghouse

Planning Statement:
Date Issued: 15th September 2020
Job Reference: RDP/2020/064

Report Prepared By:
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1 Introduction

1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Mr. C. McGuinness to seek full planning permission for the conversion and alteration of a former agricultural building at Ivy House Farm, Tompkin Road, Stanley into a single dwellinghouse.

1.2 The existing building occupies a floor area of 82 square metres and is located to the south of Ivy House Farm, on the opposite side of an existing courtyard. It is proposed to convert the existing building into a single dwellinghouse comprising of a kitchen, lounge, wet room, two bedrooms and bathroom.

1.3 Externally it is proposed to provide an area of private amenity space to the rear / south of the building, along with the provision of two parking spaces. The existing raised terrace to the front of the building is to be retained unaltered.

1.4 Vehicular access to the site is to be taken direct off Tompkin Road via the existing driveway serving the farm. An existing open sided outbuilding located to the rear of the building is to be removed in order to accommodate the proposed private amenity space.

2 Site Location

2.1 The application site comprises a single storey former agricultural building that was previously used as a milking parlour. The building is constructed from artificial stone with a pitched Staffordshire Blue tiled roof and is located on the southern side of the existing courtyard associated with Ivy House Farm. Ivy House Farm constitutes a two-storey farmhouse with an elongated form, which fronts onto Tompkin Road. It has an established means of vehicular access to its east, which provides access to the existing courtyard and to the application site.

2.2 To the west of the site lies a small parcel of land that forms part of the approved curtilage of a dwellinghouse permitted within the former Mission Church located to the northwest of the site. Further residential development lies to the east. An existing open sided storage building is located to the immediate south of the existing building, beyond which lies an 'L' shaped range of stables.

2.3 The existing building is located within the defined settlement boundary of Stanley, and within the Stanley Conservation Area. The proposed amenity space and parking area to the rear is located outside the Conservation Area and within the North Staffordshire Green Belt.

3 Planning Policy

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The Development Plan for this area comprises the Staffordshire Moorlands Local Plan (2020) of which the following policies are considered to be of relevance:

3.2 Policy SS1 of the Local Plan relates to 'Development Principles' and states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering, in partnership with other agencies and services:

- *a mix of types and tenures of quality, affordable homes, including starter homes, to meet the needs and aspirations of the existing and future communities*

- *quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers;*

- *easy access to jobs, shops and transport services by all sections of the community;*

- *increased economic prosperity and opportunities for employment and greater local capacity with an educated, skilled and flexible workforce;*

- *a healthy, safe, attractive, active, well-designed and well-maintained environment;*

- *development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings;*

- *development that is undertaken in a way that protects and enhances the natural and historic environment of the District and its surrounding areas, including the Peak District National Park, both now and for future generations.*

- *support development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon*

3.3 Policy SS9 of the Local Plan relates to the 'Smaller Villages Area Strategy' and confirms that these settlements shall provide only for appropriate development which enhances community vitality or meets a social or economic need of the settlement and its hinterland. This will be achieved by, amongst others:

- *Enabling limited new housing development, including small infill schemes in accordance with Policy H1*

3.4 Policy H1 of the Local Plan relates to 'Housing Provision' and states that housing development within the development boundaries of the towns and villages will be permitted, and that the conversion of rural buildings for residential use will be supported where the building is suitable and worthy in

physical, architectural and character terms for conversion, or where such development would represent the optimal viable use of a heritage asset.

3.5 Policy DC1 of the Local Plan relates to 'Design Considerations' and states that all development should be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design SPD. It goes on to state that new development should (amongst others):

- *be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;*

- *protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping, as well as noise, odour and light pollution.*

3.6 Policy DC2 of the Local Plan relates to 'The Historic Environment' and states that the Council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment. It goes on to state that protection will be given to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.

4 Planning Assessment

Principle of Development

4.1 The application proposes the change of use of a former agricultural building to create a single dwellinghouse. The building itself is located within the defined settlement boundary of Stanley, wherein the principle of new residential development is acceptable (policy SS9 of the Local Plan refers).

4.2 The proposal is also consistent with the provisions of policy H1 of the Local Plan, in that it involves the reuse of a building which is worthy in physical, architectural and character terms for conversion, comprising a building that has a simple agrarian character, reflecting its previous use as a milking parlour, and which forms part of the historic layout of Ivy House Farm.

4.3 The creation of the proposed area of private amenity space and parking area to the south of the building will involve the development of land that it within the Green Belt. Paragraph 146 of the National Planning Policy Framework confirms that engineering operations and the change of use of land can be considered appropriate within the Green Belt, provided that they preserve its openness and do not conflict with the purposes of including land within it.

4.4 In this case the area immediately south of the building is already laid as hardstanding and is used for agricultural storage. The reuse of this area of land for the provision of amenity space and parking will therefore have no greater impact on the openness of the Green belt and the purposes of including land within it than the existing development. The principle of development is therefore considered to be acceptable in the context of policies SS9 and H1 of the Local Plan and paragraph 146(b) of the National Planning Policy Framework.

Sustainability of Location

4.5 The application site is considered to constitute a sustainable location for new development, with the building itself being located within the defined settlement boundary of Stanley wherein new residential development is considered acceptable. The development will not result in the creation of an isolated home in the countryside, and the nearby larger village of Endon is located a short distance away.

4.6 The appeal decision at the nearby Endon Riding School (3140510) confirmed that the site offered some opportunities for walking, cycling and using public transport, and that the site was not an unacceptably remote location. This current application site is located closer to Endon village than the Endon Riding School site, and therefore represents a more sustainable location than that which has otherwise been found to be acceptable from a sustainability perspective at appeal. The proposal is therefore consistent with the provisions of paragraph 103 of the National Planning Policy Framework in this regard.

Design & Layout

4.7 The submitted proposal adopts a sensitive approach to the conversion of the building and seeks to reuse the plethora of existing openings that it already exhibits. Some of the existing openings are nevertheless to be remodelled to accommodate modestly larger window openings, with vertical glazing bars incorporated to more closely reflect the character of the windows of the existing farmhouse to the north. The windows are to be constructed from timber, with four conservation style rooflights incorporated in the interests of reducing reliance upon artificial sources of light. Such works are not considered to be damaging to the agrarian character of the building. The general scale, bulk and massing of the building will be unchanged, and as a

consequence the proposed design of the development is considered to meet the requirements of policy DC1 of the Local Plan.

4.8 In terms of residential amenity considerations, the dwelling will have a floor area of some 82 square metres, which exceeds the minimum requirement for a two bedroomed dwelling as set out within the DLCG Technical Housing Standards (70 square metres). To the rear of the property an area of private amenity space is proposed which is in excess of the minimum standard set out within the Local Authority's informal space about dwellings standards. As a consequence, future occupiers of the dwelling will be afforded an appropriate level of residential amenity.

4.9 The internal arrangement of the dwelling also ensures that there will be no resultant conflict with the Local Authority's informal interface distances relative to the south facing windows of the main farmhouse, as the windows on the northern elevation of the building will all be non-principal in nature. The proposed development will therefore not give rise to any residential amenity impacts and is considered to meet the requirements of policy DC1 of the Local Plan.

Heritage Impacts

4.10 Paragraph 189 of the National Planning Policy Framework states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

4.11 The NPPF goes on to state in paragraph 192 (reflecting the provisions of policy DC2 of the Local Plan) that in determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

- *the desirability of new development making a positive contribution to local character and distinctiveness.*

4.12 A review of the Historic Environment Register shows that the only designated heritage asset within the locality is the Stanley Conservation Area, within which the existing building is located. There are no Listed Buildings located within the immediate vicinity, the nearest being a Grade II Listed Canal Bridge some 835 metres to the northwest, with a considerable number of buildings and changes in topography located in between.

4.13 There is no Conservation Area Appraisal available for the Stanley Conservation Area, but it is clear that the approaches to Ivy House Farm along Tompkin Road from the east and west are notable views within the Conservation Area. On approach to the site from the east, the presence of neighbouring building development and frontage boundary treatments largely precludes any views of the existing building until alongside the vehicular access. A similar situation occurs on approach from the west with the nearby former Mission Church and farmhouse providing a strong degree of visual enclosure to the road.

4.14 The existing building is set back from the highway behind the farmhouse, and the proposed site layout seeks to avoid any significant alterations on its northern side. The development also seeks to make beneficial reuse of existing openings in order to preserve the existing agrarian character of the building. In doing so the development will have no greater impact on the character and appearance of the Conservation Area than its current layout and appearance.

4.15 The creation of an amenity space to the rear of the building will furthermore not give rise to any adverse impacts to the Conservation Area, with that area already been laid to hardstanding and used for the storage of agricultural implements and other paraphernalia. There are no public footpaths to the south of the site from where views towards the building and the Conservation Area can be achieved, which leads me to conclude that the proposal will not give rise to any material loss of significance to the Conservation Area as a heritage asset. The proposal is therefore in accordance with the provisions of policy DC2 of the Local Plan and guidance set out within paragraphs 189 and 192 of the National Planning Policy Framework.

Highway Safety

4.16 The existing building is served by a vehicular access that also serves the adjacent farmhouse, and the nearby Mission Church (since converted to residential use). Parking for those two dwellings is located within the central courtyard to the immediate north of the building.

4.17 In order to ensure the provision of adequate parking to serve the new dwelling, it is proposed to create two parking spaces to the south of the building on an existing area of hardstanding, along with associated turning

space. In doing so future occupiers will benefit from a suitable level of off-street parking provision.

4.18 The existing access is wide enough for two vehicles to pass one another and affords good visibility on egress. The intensification of the existing vehicular access will therefore not give rise to any adverse harm to highway safety within the locality and accords with paragraph 108 and 109 of the National Planning Policy Framework.

Ecology impacts

4.19 The application is accompanied by a Bat and Bird Survey which has assessed the potential of the existing building as habitat for bats and birds. The survey confirms that there is no evidence of bats using the building as a place of shelter, and whilst there was a roosting opportunity identified under the ridge tiles of the building, the works to convert the property to a dwelling can be undertaken without causing any disturbance to it.

4.20 The report goes on to recommend that a Method of Working be put in place to ensure that no bats or birds are inadvertently impacted during the construction phase. Compliance with these recommendations can be secured via an appropriately worded planning condition, and in doing so the development will meet the requirements of paragraph 103 of the National Planning Policy Framework.

5 Conclusion

5.1 The submitted proposal is considered to constitute a sustainable form of development having regard to the following conclusions:

- The building is suitable and worthy in physical, architectural, and character terms for conversion and occupies a sustainable location within the defined settlement boundary of Stanley;

- The proposal adopts a sensitive design approach, which makes beneficial reuse of existing openings and safeguards the agrarian character and appearance of the building;

- The proposed development will provide an acceptable level of residential amenity for future occupiers of the dwelling, and will not detract from the amenity of neighbouring residential occupiers;

- The proposal will not give rise to any adverse harm to the significance of the Stanley Conservation Area as a heritage asset;

- The proposed means of access will not derive any unacceptable or severe residual impacts to highway safety;

- The accompanying Bat and Bird survey demonstrates that protected species will not be adversely affected by the proposed development.

5.2 For these reasons the proposal is considered to meet the requirements of policies SS9, H1, DC1 and DC2 of the Staffordshire Moorlands Local Plan (2020) and policies contained within the National Planning Policy Framework.