

DESIGN AND ACCESS STATEMENT
FOR
PROPOSED CONVERSION OF PART OF
ANCILLARY OUTBUILDING
INTO ANCILLARY RESIDENTIAL ACCOMMODATION
AT
GLENWOOD HOUSE FARM,
BELMONT ROAD,
IPSTONES,
STOKE-ON-TRENT,
ST102JR
FOR
MR. A. LINNET & MRS. R. LINNET



Figure 1. Proposed building for conversion shown in relation to the existing main dwelling at Glenwood House Farm on the right-hand edge of the photo.

Introduction

The following statement is to accompany a full application for the conversion of an ancillary outbuilding to make provision for its use as additional living accommodation that is ancillary and functionally linked to the existing dwelling at Glenwood House Farm. The annex comprising additional accommodation would be on the ground floor in the northern end of the building only. This is to ensure it remains subservient to the main dwelling.

Determination of the Planning Application

In the event that the application is determined at officer level would you please let me know, prior to any decision being made, if there is any part of the application proposal which requires amendment.

Site and Proposal

Glenwood House Farm is a two storey barn conversion. It is constructed of natural stone and is approached down a private lane leading from Belmont Road. The site is in countryside.

The outbuilding proposed for conversion to ancillary accommodation is situated within 6 meters to the south of the current dwelling. The two buildings share the same yard, car parking area and garden. The proposed building is of modern construction, consisting of block work and is rendered on the outside.

The external appearance of the building would not significantly change, neither would there be an increase in traffic along the private track, nor additional waste water into the existing system, nor additional refuse. The proposed annex would use the same approach, garden, yard and car parking as the existing dwelling.

It is not the intention to create a separate dwelling or separate planning unit.

The applicants and their large multi-generational family, have recently grown, following the birth of two children, leading to the need for additional living space so they can continue living in their family home. Therefore it is proposed that part of the outbuilding is converted to ancillary accommodation for the applicants and their children. Conversion of the building to ancillary use will ensure that all members of the family can continue to have a high quality of home life, whilst helping the applicants with their childcare needs. Furthermore, the applicants have taken on the management of the farmland from their parents/in-laws, one of which has now retired being over 70. Granting this application will allow the family to continue managing the land, which is of significant conservation and biodiversity value at a local level; consisting predominantly of UK Biodiversity Action Plan (BAP) habitats and containing UK BAP species.

Relevant Planning policies

National Planning Policy – National Policy Framework

Section(s) 2 Achieving sustainable development; 4 Decision Making; 12 Achieving Well Designed Places

Regional Policy

Regional Planning Guidance for the West Midlands (adopted in June 2004) complements national guidelines.

CF2 (D) In rural areas, the provision of new housing should generally be restricted to meeting local housing needs and/or to support local services, with priority being given to the reuse of previously developed land and buildings within existing villages enhancing their character wherever possible.

Local Plan

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives

SS1 Development Principles

SS1a Presumption in Favour of Sustainable Development

SS6c Other Rural Area Strategy

R1 Rural diversification

R2 Rural housing

DC1 Design Considerations

DC2 Historic Environment

DC3 Character and appearance of Landscape

Churnet Valley Masterplan Supplementary Planning Document

5.2.1

1. Ensure that communities are at the heart of the future Churnet Valley:

- by delivering the vision and strategy for the Churnet Valley in partnership with local community groups
- by ensuring that future development brings benefits and a sustainable future for local communities through provision of employment, new or improved services and facilities, improved accessibility and connectivity, and housing to meet local needs.

2. Respect, enhance and protect the positive aspects of the Churnet Valley:

- by ensuring that future development responds to and is sympathetic with the environmental, ecological and landscape limits and makes appropriate provision for the management of land and features for nature conservation and heritage and the enjoyment of areas of wildlife and geological interest
- by seeking to ensure an integrated approach to environmental management so that wherever possible benefits are identified and delivered for the natural, historic and built environment.
- by integration with the Churnet Valley Living Landscape Project and recognising the positive impact this project can have for the future of the Churnet Valley through viable land management that connects to habitats and creates a living landscape by supporting opportunities to create, manage and promote further biodiversity

If the extra living accommodation is granted, then the applicants can continue to manage the farmland at the property, which is predominantly a UK Biodiversity Action Plan habitat (upland hay meadows), containing local BAP species, such as brown hare (*Lepus Europaeus*). The applicants will deliver essential work in ensuring the conservation of these important habitats and species within the Churnet Valley area.

7.4.3 Key Actions

- Only minimal development – conversion of existing buildings, development within settlements in line with Core Strategy, sensitive development to support/maintain existing facilities

The proposed conversion would be classed as minimal development and would include the conversion of an existing building within a settlement.

Housing for Local People and Affordable Housing (SPG, adopted February 2005)

3.6 Notwithstanding Housing legislation, the Council therefore proposes that future approvals for residential development will be restricted to development that meets the housing needs of local people who satisfy at least one of the following criteria:

- They have lived continuously in the Staffordshire Moorlands community for at least five years;
- They have a strong local connection with the Staffordshire Moorlands by birth or upbringing, or by previous period of residence;
- They need to support their family currently living in the Staffordshire Moorlands or are themselves in need of family support;
- They are employed in the Staffordshire Moorlands.

Three of these criteria are met by the applicants and the proposed conversion to ancillary accommodation meets a local need.

Similar Approvals

Application number – SMD/2019/0489. Park Green Farm, Foxt Road, Foxt, Staffordshire, ST10 2HR

SMD/2017/0554. Colley Hole Farm, Colley Hole, Ipstones, Staffordshire

Layout

The design has been influenced by the following factors and aims:-

- To utilise an existing building;
- To meet the needs of a growing family;
- To make no changes to existing car parking or garden areas;
- To ensure the annex is subservient to the main residence in both appearance and functionality
- To utilise the existing access

Scale

The proposal will utilise the existing building, with no extensions or demolition planned.

Appearance and Privacy

As it currently does, the proposed annex would ensure the existing building appears subservient to the main residence.

Landscape and boundaries

No changes proposed

Access and Car Parking

No changes proposed

Biodiversity

The proposed area for conversion is already in constant daily use and has no features that present a high likelihood of bat roosts, including no openings to provide access for bats and is of modern construction. Therefore disturbance to bat roosts is highly unlikely and a bat survey has not been undertaken prior to this application.

Conclusion

The Council is asked to take into account the specific and personal issues in this case. The annex is needed so that the applicants can continue to live with their family, in their family home, whilst ensuring all family members have a high quality of life. The conversion would be of an existing building and would therefore produce an insignificant impact on the open and rural character of the countryside. The applicants would be happy to accept all reasonable conditions, but would ask for a speedy decision so that work can begin swiftly.