

PLANNING STATEMENT

**IVY HOUSE FARM
STANLEY**

JUNE 2021

Site Address:

Ivy House Farm, Tompkin Road, Stanley, ST9 9LX

Applicant:

Mr. McGuinness

Proposal:

Demolition of agricultural outbuilding and erection
of 1no. detached dwelling

Planning Statement:

Date Issued: 22nd June 2021

Job Reference: RDP/2021/045

Report Prepared By:

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1 Introduction

- 1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Mr. McGuinness to seek full planning permission and conservation area consent for the demolition of an existing utilitarian agricultural building at Ivy House Farm, Tompkin Road, Stanley and its replacement with a detached dwellinghouse.
- 1.2 The building proposed for demolition has 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. The building has recently secured consent for its conversion and alteration to a single dwellinghouse under application SMD/2020/0518. That consent remains extant, expiring November 2023.
- 1.3 This revised proposal seeks to demolish the building and replace it with a new build dwellinghouse that will occupy a footprint of 91.5 square metres and stand to a ridge height of 6.2 metres. Its accommodation will comprise of an open plan kitchen / diner, utility, lounge, wet room and hallway at ground floor, with three bedrooms and bathroom at first floor within the roofspace. The dwelling is to be constructed from randomly coursed natural stone with a recycled Staffordshire Blue tiled roof above, with timber windows and doors enclosed by stone surrounds to match the neighbouring farmhouse.
- 1.4 Externally it is proposed to provide an area of private amenity space to the rear / south of the building, along with the provision of three parking spaces. The existing raised terrace to the front of the building fronting onto the existing courtyard is to be retained unaltered. Vehicular access to the site is to be taken direct off Tompkin Road via the existing driveway serving the farm as per the access arrangements approved under SMD/2020/0518.

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 concrete blockwork with a pitched Staffordshire Blue tiled roof and is located on the southern side of the existing courtyard associated with Ivy House Farm.
- 2.2 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.
- 2.3 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 (SMD/2016/0445 refers). 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.
- 2.4 The existing building lies within the Stanley Conservation Area, whilst 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 'New Housing Development' and states that housing development within the development boundaries of the towns and villages will be permitted, and that outside the development boundaries, limited infill residential development of an appropriate scale and character for the Spatial Strategy will be supported provided that:

- *The development is well related to the existing pattern of development of a smaller village and will not create or extend ribbon development or lead to sporadic pattern of development; and*
- *The development will not lead to a prominent intrusion into the countryside or have a significant adverse impact on the character and appearance of the countryside.*

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*
- *be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance*
- *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.*
- *provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use.*

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.

3.7 Policy NE1 of the Local Plan relates to 'Biodiversity and Geological Resources' and states that biodiversity and geological resources of the District and neighbouring areas will be conserved and enhanced by positive management and strict control of development (and having regard to relevant ecological evidence) by ensuring all development schemes have regard to the surveys and actions recommended by the Council's Extended Phase 1 Habitat Surveys and Local Wildlife Assessment, and include measures for protection and enhancement of site biodiversity and protection of any geodiversity as appropriate. The policy goes on to state that the Council will not permit any development proposal which would directly or indirectly result in significant harm to geological and biodiversity conservation interests, unless it can be demonstrated that:

- a) there is no appropriate alternative site available; and*
- b) all statutory and regulatory requirements relating to any such proposal have been satisfied; and*
- c) appropriate conservation and mitigation measures are provided; or if it is demonstrated that this is not possible*
- d) the need for, and benefit of, the development is demonstrated to clearly outweigh the need to safeguard the intrinsic nature conservation value of the site and compensatory measures are implemented.*

4 Other Material Considerations

The National Planning Policy Framework

- 4.1 The National Planning Policy Framework (NPPF) seeks to secure the delivery of sustainable development and sets out policies, *inter-alia*, in respect of the delivery of new rural housing, safeguarding heritage assets and the Green Belt, ensuring highway safety and securing a net gain to biodiversity. The content of the NPPF has been taken into consideration in the preparation of this application.

Staffordshire Moorlands Design SPD (2018)

- 4.2 This document sets out guidance aimed at securing good quality design and confirms that the architectural style of new development should be guided through an assessment and understanding of the character and context of the area, going on to confirm that sites may be capable of accommodating both contemporary and traditional forms of development that are high quality and functional. The content of the SPD has been taken into consideration in the preparation of this application.

Planning Application SMD/2020/0518

- 4.3 This application granted consent for the conversion and alteration of the existing building on the site to a dwellinghouse. The application remains extant and constitutes a material fall back position in the assessment of this planning application.

5 Planning Assessment

Principle of Development

- 5.1 The application proposes the demolition of the existing utilitarian building on the site and the erection of a new build dwellinghouse in its place. Stanley is classified as a smaller village within the new Local Plan, and the proposal will be well related to the existing pattern of development of the village, replacing the existing utilitarian building on the site with a new build property of commensurate footprint and layout to the existing, and will not create or extend ribbon development or lead to sporadic pattern of development. The proposed development is therefore in accordance with policies SS9 and H1 of the Local Plan in this regard.
- 5.2 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 is located 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.
- 5.3 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. This area is furthermore noted to benefit from consent for use as a garden under the extant permission on the site (SMD/2020/0518). The principle of development is therefore acceptable and in accordance with policies SS9 and H1 of the Local Plan and paragraph 146 of the NPPF.

Design & Layout

- 5.4 The existing building on the site is utilitarian in character and constructed from concrete blockwork with a Staffordshire blue tiled roof above. In determining the previous application on the site (SMD/2020/0518) it was commented by the Conservation Officer that the building is of no particular quality that would make it deserving of conversion.
- 5.5 The submitted proposal takes the opportunity to replace the existing building with a new building of much higher quality. Its one-and-a-half storey scale is very much in keeping with the scale of other agricultural buildings in the village, and its design adopts a simple rectangular form that reflects the building that it is replacing. The building will exhibit a high solid to void ratio, with the roof having a dominant ridge line emphasised by gables, as recommended by the adopted Design Guide SPD. The windows and doors are to have stone surrounds to match the adjacent farmhouse, with a more sympathetic palette of materials utilised so that the building is in keeping with the character and appearance of the area.
- 5.6 The building does not occupy a prominent position within the Conservation Area, being set to the rear of the farmhouse to the north, and in glimpses from the site access the proposal will reflect the grain of the conservation area established by the existing building. No adverse impact to the character and appearance of the streetscene will therefore arise.
- 5.7 The proposed dwelling will have a gross internal floor area that exceeds the minimum requirement for a three bedroomed property as set out in the DCLG Technical Housing Standards (148 square metres GIA) and consequently will provide a satisfactory level of floor space for future occupants of the dwelling. The provision of the lean-to extension at the western end of the building furthermore ensures that the increased ridge

height of the development will not conflict with the Local Authority's interface distances in relation to neighbouring properties to the west.

- 5.8 It is also proposed to create a garden area to the rear (south) of the building akin to that approved under the previous application (SMD/2020/0518). The impact of this component of the scheme will be no greater than that which already benefits from consent under the applicant's established fall-back position, and as a consequence, the proposal is in accordance with policies SS1 and DC1 of the Local Plan.

Heritage Impacts

- 5.9 The application is accompanied by a Heritage Statement which has assessed the impact of the proposal on the Stanley Conservation Area and on nearby non-designated heritage assets. The Heritage Statement confirms that the current building is of no individual merit, reflecting the Local Authority's own finding in its assessment of application SMD/2020/0518, but considers the presence of a building in that location to be positive to the grain of the conservation area, and that its Staffordshire Blue roof fits in harmony with its surroundings. The proposed development will preserve these traits by siting the dwelling in the same position of the existing building and reusing the Staffordshire Blue clay tiles on its roof. The development also takes the opportunity to utilise a more appropriate material for the elevations (natural stone).
- 5.10 It is also commented within the Heritage Statement that the modest raising in ridge height produces a scale that still does not exceed the other traditional farm buildings of the village, and that the design remains appropriately simple. It is consequently concluded that the development would not result in any adverse impact to the Conservation Area or any non-

designated heritage assets. The proposal is therefore in accordance with policy DC2 of the Local Plan.

Highway Safety

- 5.11 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.
- 5.12 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, along with associated turning space – such access arrangements being the same as those previously approved under application SMD/2020/0518, along with one additional space within the courtyard if overflow is required (the courtyard being within the same family ownership).
- 5.13 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 furthermore not give rise to any greater adverse harm to highway safety within the locality than that which has already been approved under application SMD/2020/0518. The proposed development is therefore in accordance with policy DC1 of the Local Plan and paragraphs 108 and 109 of the National Planning Policy Framework.

Ecology impacts

- 5.14 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, no bats were observed using it during bat activity

surveys. As a consequence, the building can be demolished without the requirement for a Natural England Licence.

- 5.15 The survey goes on to recommend bat enhancement measures in the form of a brick built bat box to be provided in the western gable end of the building, and the provision of a new sparrow terrace. Such enhancement measures can be secured via an appropriately worded planning condition, and in doing so the development will meet the requirements of policy NE1 of the Local Plan and paragraph 103 of the National Planning Policy Framework.

6 Conclusion

6.1 The proposal constitutes a sustainable form of development having regard to the following conclusions:

- The proposed erection of a dwelling on this site is acceptable in principle as the site lies within a smaller village and the development will be well related to the existing pattern of development of the village.
- The proposal takes the opportunity to replace poor design with good design and encompasses a high-quality design that is in keeping with the character and appearance of the surrounding area.
- 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 or to nearby non-designated heritage assets.
- 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.

6.2 The proposal is therefore in accordance with policies SS1, SS9, H1, DC1, DC2 and NE1 of the Staffordshire Moorlands Local Plan (2020) and guidance contained within the National Planning Policy Framework.