

**DESIGN AND ACCESS
STATEMENT
FOR
PROPOSED CONVERSION OF
REDUNDANT BARN
S
INTO
RESIDENTIAL
ACCOMMODATION
AT
CASH HEATH FARM,
CASH HEATH,
FORSBROOK,
STOKE-ON-TRENT,
ST11 9DE
FOR
MR. & MRS. B. LEAVY**

CONTENTS

Introduction
Site Location & Context Assessment
Design Component
Planning Policy Compliance
Access & Other Considerations
Commentary and Conclusions

1.0 Introduction

- 1.1 The following statement is to accompany a full application for the conversion of redundant barns into residential accommodation.
- 1.2 In the event that the application is determined at officer level would you please let us know, prior to any decision being made, if there is any part of the application proposal which requires amendment.

2.0 Site Location & Context Assessment Site

- 2.1 Cash Heath Farm has 3 blocks of single storey redundant outbuildings. Two (Units A & B) are constructed of brick and tile traditional construction and one (Unit C) which has a sloping sheeted roof with concrete block walls. It is approached down a private lane leading from Chapel Street. The site is in countryside.
- 2.2 The nearest building (Unit A) proposed for conversion to residential accommodation is situated approximately 5.50 metres to the north of the current dwelling. The three units will share the same front yard. Car parking area and garden areas will be to the side and rear of the units.
- 2.3 The external appearance of Units A & B would not significantly change, whereas Unit C will be clad externally in UPVC boarding and have a pitched tile roof provided.
- 2.4 It is the intention for Mrs. Leavy's mother to occupy Unit A with the other 2 units being made available on the open market.

3.0 Design Component

- 3.1 The application seeks full planning permission with no matters reserved, to convert 3 redundant barns into 3 residential 2-Bedroom units with associated infrastructure and parking spaces.
- 3.2 The application site comprises part of an existing farm/stables curtilage and accordingly it is not considered to be of any significant ecological value. A bat survey has been undertaken and this accompanies the application. A structural report on all 3 units also accompanies the application, concluding that all three units are in a reasonable condition and suitable for conversion into accommodation without wholesale demolitions taking place.
- 3.3 Appropriate timing and methods of site clearance and construction site management and so forth together any appropriate external lighting will mitigate any adverse impacts on the site's potentially extremely limited fauna.
- 3.4 There should be no adverse impacts on existing or potential Wildlife Sites in the wider area and no buildings are being refurbished or demolished which would affect wildlife.
- 3.5 The new dwellings will have their own services and will connect into the septic tank sewerage system.

- 3.6 Scale – the proposal is for 3 – 2-Bedroomed Units.
- 3.7 Layout – the site will be laid out in consideration of the site and its location will not affect any other properties.
- 3.8 Appearance – The proposals would be built to a high standard with materials of high quality and finish. As there is no distinct style to the area, details will need to be agreed with the Planning Department at a detail application stage. Laying out suitable and acceptable garden land and external amenity space, thereby ensuring that the development is physically and visually well contained will be agreed at detail application stage.
- 3.9 Landscaping, surfacing and boundary treatment: the properties will benefit from private gardens and amenity spaces, e.g., surrounding garden areas will have suitable planting, lawned areas and pavings, with new boundary treatments and will provide a private, safe, and secure area for the future residents.
- 3.10 Hard surfaces will be designed to have minimal visual impact.
- 3.11 The Applicant will comply with the LPA’s design guidance.
- 3.12 The development will need to have form and design which respects streetscape, and are only a single storey in height, uses materials that are evidenced locally and is respectful of privacy and amenity in all regards. A detailed scheme will also have regard to principle of sustainable design and building.

Sustainability Issues

- 3.12 The Local Context: the area in which the proposals are intended to be situated is an existing unused space at present.
- 3.13 The Built Form: this will comply with current energy efficiency standards.
- 3.14 Waste and Recycling: external space will be provided for the storage of the recycling bins provided by the Local Authority.
- 3.15 There are reasonable local public transport links to Cheadle, Uttoxeter, and the Potteries.
- 3.16 The completed development will generate normal household waste – a mixture of recyclable and non-recyclable materials. The amount of the different waste types will be typical for dwellings of this size, normally requiring one regular and one recycling collection every two weeks. The proposed dwelling will have space for storage that will enable recycling separation before collection.

4.0 Planning Policy Compliance

Relevant Planning policies

4.1 National Planning Policy – National Policy Framework

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

4.2 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.

4.3 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

4.4 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.

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

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.

4.6 Layout

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

To utilise an existing building;

To ensure the units are subservient to the main residence in both appearance and functionality

To utilise the existing access

5.0 Access & Other Considerations

5.1 Scale

The proposal will utilise the existing buildings, with no extensions or major demolitions planned.

5.2 Appearance and Privacy

As it currently does, the proposed units would ensure that they appear subservient to the main residence.

5.3 Landscape and boundaries

Landscaping will be implemented once Planning Permission has been conditionally approved. Unit boundaries are depicted on Drawing Nr. 2009/0/10 – Block Plan

5.4 Access and Car Parking

Access to the units will be via the existing site access. Car Parking is shown on Drawing Nr. 2009/0/10 – Block Plan

5.5 Biodiversity

The proposed area for conversions has very few 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 been undertaken prior to this application.

6.0 Commentary and Conclusions

6.1 This application should therefore be considered in the context of the presumption in favour of sustainable development.

6.2 In the circumstances, it is respectfully requested that as the planning application accords with adopted local and national policy that permission be granted.

6.3 The applicants would be happy to accept all reasonable conditions, but would ask for a speedy decision so that work can begin swiftly.