

PLANNING STATEMENT

- Date Issued: **August 2021**

SITE ADDRESS:

- **Bradley Elms Farm, Alton Road, Threapwood, Cheadle, Stoke-on-Trent, ST10 4RB**

APPLICANT:

- **Mrs. J. Carney**

PROPOSAL:

- **FORMATION OF A SINGLE DWELLING FROM THREE DWELLINGS
GRANTED PLANNING PERMISSION UNDER APPLICATION SMD/2018/0524.**



1 INTRODUCTION

- 1.1 Planning permission for the conversion and change of use of two former agricultural buildings, previously converted to bed and breakfast accommodation, was granted in November 2018 (reference: SMD/1988/0520). Commencement of the conversion has not begun because of the Covid pandemic and family circumstances.
- 1.2 The present proposal proposes linking the two brick buildings together; the demolition of an existing brick building and a portal frame barn; and the erection of a porch together with internal alterations to form a single dwelling with two integral garages.
- 1.3 The existing building footprint is 273.21 square metres; the proposed footprint would be 307.00 square metres in area. Existing internal floor area is 288.73 square metres; the proposed internal floor area would be 320.35 square metres.

2. PLANNING POLICY

- 2.1 Planning law requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.
- 2.2 The key document when assessing planning applications is the Development Plan which consists of the Staffordshire Moorlands Local Plan (2020). Also material is the recently updated National Planning Policy Framework 2021 (NPPF) which sets out national planning policy and is a material consideration. References to the NPPF in this Statement refer to the updated Framework. Bradley Elms Farm is located in open countryside outside any settlement as the photograph below shows.

Fig. 1 – Location: Bradley Elms Farm



2.3 The previous application was approved under the former Core Strategy which now has been replaced by the Staffordshire Moorlands Local Plan (2020). Pertinent Local Plan policies are:-

- SS1 (Development Principles)
- SS10 (Other Rural Areas Strategy)
- DC1 (Design Considerations)
- DC3 (Landscape and Settlement Setting)
- H1 (New Housing Development)
- T1 (Development and Sustainable Transport).

2.4 For the sake of brevity, policies are not quoted here in full but they are referred to where appropriate in the following section.

3. THE CASE IN SUPPORT OF THE APPLICATION.

3.1 This section addresses the main planning issues that are likely to arise in the consideration of the planning application.

3.2 The pertinent issues are considered to be:

- Planning policy.
- Design.
- Sustainability.
- Residential amenity including garden space
- Traffic, Access, and Parking

Planning Policy and the Principle of Development

3.3 **The principle of the buildings being used for residential purposes was accepted in the 2018 approval for change of use and conversion to three dwellings.**

3.4 **Local Plan Policy SS10 (Other Rural Areas Strategy) allows the conversion or replacement of an existing rural building in accordance with Policy H 1 which in Section 5(d) allows the conversion of rural buildings for residential use where the building is suitable and worthy in physical, architectural and character terms for conversion. The present proposal is in full accord with both of these policies.**

3.5 **Paragraph 80(c) of the NPPF allows development that would re-use redundant or disused buildings and enhance its immediate setting.**

Design (Policy DC1)

3.6 The proposal is well-designed and meets the requirements in this Policy and is in accord with the Staffordshire Moorlands Design Guide.

3.6.1 Key Design Points: -

- The buildings already look like residential buildings and not agricultural buildings;
- The buildings are physically sound and they are already subdivided into rooms.
- The proposed porch and linking conservatory would be subordinate to the main building. Further, the location of the proposed porch and conservatory link is such that visually they will not affect the character of the locality.
- Services are connected including foul sewage to an existing septic tank.
- Incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the impact of the development;
- The required car parking would be provided.

Residential Amenity

3.7 There is no harm to residential amenities.

3.8 Elevation 8 looks out onto a garage on the southern side of the courtyard, shown as Elevation No. 9 on the Elevations drawing. Whilst this is not a dwelling the applicant is willing to put obscure glazing in the window in Elevation No. 9.

Sustainability

3.9 The proposal is sustainable in that it is in accord with the Development Plan and Paragraph 80 of the NPPF which allows the re-use of redundant or disused buildings which would enhance its immediate setting. Here, the proposal would prevent the deterioration of these buildings and put them to beneficial use.

3.10 The proposal meets all three sustainability objectives in the NPPF.

Economically the building work would inject monies into the local economy as would the occupants of the proposed dwelling. Socially, the proposal would also provide a house in a District that has only just met its housing targets after many years of failing to achieve them. Environmentally, the proposal would make efficient use of redundant buildings which otherwise would remain unused. The thermal insulation would be improved to meet current Building Regulations.

3.11. Also relevant in terms of sustainability is that the number of car journeys from one dwelling is likely to be less than the number of car journeys from three dwellings.

4. OTHER MATERIAL CONSIDERATIONS

Bats

- 4.1 A bat survey consisting of a building inspection and a single activity survey was carried out in 2018 and the conclusion was that the buildings, including the buildings to be demolished, had no potential for bats. A second building inspection was carried out in 2021. No evidence of bats was found in either inspection. It was concluded in this year's survey that the proposed works would not harm the local bat population.

Trees

- 4.2 A tree survey has been carried out and a schedule of the trees is submitted with the application. This shows that most of the trees to the north of the main building are in a good condition. See submitted Drawing No. THL-0990. The trees to the east of the single-storey building will be removed and replaced with new tree planting. Further eastwards. This latter proposal could be conditioned. If however, the Council requires details as part of the consideration of this application then I would be happy to provide details in the form of a landscape scheme.

5. CONCLUSION

It is contended that the proposed change of use would be sustainable and would have material benefits in the form of a new house. The Council is asked to approve the proposed development.