

1st September 2021

Mr. C. Johnston
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Dear Chris

CHANGE OF USE OF AGRICULTURAL BUILDINGS TO DWELLINGHOUSE - OLD ENGINE FARM, DILHORNE

On behalf of our clients Mr. & Mrs. Wheat I would be grateful if you would find enclosed a revised planning application for the above site.

The application follows on from the recent grant of prior approval for the conversion of Barn A to residential use under application DET/2020/0061 and Barn B to residential use under application SMD/2021/0212. Those applications amount to a material fallback position against which this application must be assessed. The application ostensibly proposes the same development as that which has been approved under those previous consents, but with the following changes:

- Insertion of window into gable apex of Barn A
- Insertion of flue onto northwestern facing roof slope of Barn A
- Installation of 24no. solar panels on southeastern facing roof slope of Barn A
- Insertion of bi-fold doors into internal courtyard of Barn B
- Insertion of flue onto south facing roof slope of Barn B

The alterations to the external appearance of Barns A and B arising from the insertion of the new windows and installation of the flues is not considered to derive any material harm to the agrarian character of the two buildings and will not harm the character and appearance of the area.

The installation of the photovoltaic panels on the southeastern facing roof slope of Barn A is intended to provide a renewable source of energy to serve the dwellinghouse. Policy SD3 of the Local Plan confirms that the Council will support carbon saving measures in new developments including the provision of micro-renewables.

Those provisions are reinforced by paragraph 152 of the National Planning Policy Framework which confirms that *"the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure"*.

Paragraph 158 of the National Planning Policy Framework goes on to state that when determining planning applications for renewable and low carbon development, local planning authorities should *"not require applicants to demonstrate the overall need for renewable or low carbon energy and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions"*.

The proposed photovoltaic panels will serve to dramatically reduce the energy demands of the proposed dwelling, reducing reliance upon non-renewable sources of energy. They are to be

installed on the southeastern facing roof slope of the building and represents the most appropriate position to optimise energy generation. The building is screened from public view by the adjacent agricultural building to the east, and consequently the solar array will not derive any material adverse harm to the character and appearance of the area. There are furthermore no residential properties in the immediate vicinity who would be affected by glare. The works consequently fully accord with the objectives of policies H1, DC1 and SD3 of the Local Plan and paragraphs 152 and 158 of the National Planning Policy Framework.

I trust this proposal will be of interest and should you have any queries or concerns with the submission then please do not hesitate to contact me.

Yours Sincerely
Hewitt&CarrServices

A handwritten signature in black ink, appearing to read 'Rob Duncan', is written over a light blue grid background.

Rob Duncan BSc(Hons) MA MRTPI
Planning Consultant