

PLANNING & HERITAGE STATEMENT

**IVY HOUSE FARM
STANLEY**

OCTOBER 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 (Revised Application)

Planning & Heritage Statement:

Date Issued: 13th October 2021

Job Reference: RDP/2021/166

Report Prepared By:

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1 Introduction

- 1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Mr. McGuinness to submit a revised planning application for the erection of a detached dwelling on a parcel of land at Ivy House Farm, Tompkin Road, Stanley and its replacement with a detached dwellinghouse.
- 1.2 Planning permission and Conservation Area Consent has previously been granted for the erection of a detached dwelling on this site under application SMD/2021/0408. That application encompassed a dwelling with a footprint of 91.5 square metres and a ridge height of 6.2 metres. Its accommodation was approved as comprising 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 was approved 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. The application was approved on 25th August 2021 and remains extant.
- 1.3 This revised application entails the same size of dwellinghouse and internal accommodation as that which was previously proposed, along with the same siting. The only difference between the submitted proposal as the approved application is the proposed introduction of a full height glazed opening and gable in the western elevation of the new dwelling. The proposal otherwise remains unaltered from that which has already been granted planning permission.

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.

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- 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. The principle of erecting a new dwelling on this site has already been established under application SMD/2021/0408 with that proposal found to constitute an appropriate form of housing development that is well related to the existing pattern of development of a smaller village. The siting and scale of the proposed building is unaltered from that which was previously approved and consequently the proposed development is in accordance with policies SS9 and H1 of the Local Plan in this regard.

Design & Layout

- 5.2 The proposing siting, scale and general design of the dwelling is as per that previously approved under application SMD/2021/0408. The only material change between the previously approved application and this new proposal is the introduction of full height glazing and gable into the rear (west) elevation of the building. The introduction of this feature will flood the interior of the dwelling with light and will not give rise to any material adverse harm to the character and appearance of the surrounding area, as the feature will be installed on the western elevation which is largely screened from public views. The revised proposal is therefore in accordance with policies SS1 and DC1 of the Local Plan in this regard.

Heritage Impacts

- 5.3 The previously approved application was accompanied by a Heritage Statement prepared by Philip Heath (Heritage Consultant) which confirmed that the current building is of no individual merit but concluded that the presence of a building in that location to be positive to the grain of the

conservation area, and that its Staffordshire Blue roof it in harmony with its surroundings. The Heritage Statement went on to conclude that 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, and that it would utilise a more appropriate material for the elevations (natural stone). The Heritage Statement also commented that the modest raising in ridge height produces a scale that does not exceed the other traditional farm buildings of the village, and that the design remains appropriately simple.

- 5.4 This revised application maintains the elements that were found to be positive from a heritage perspective within the previous application, and when viewed from main public viewpoints within the Conservation Area, the dwelling will retain its simple appearance. The alterations are consolidated to the western elevation which is far less conspicuous in public views within the Conservation Area. The siting, scale and materials of construction are unaltered, and consequently the revised proposal is considered to accord with the provisions of policy DC2 of the Local Plan.

Highway Safety

- 5.5 The approved scheme incorporated the provision of two off-street parking spaces to serve the new dwelling along with associated turning space. The means of vehicular access to the site is unaltered from that approved under SMD/2021/0408 and consequently is in accordance with policy DC1 of the Local Plan and paragraphs 110 and 111 of the National Planning Policy Framework.

Ecology impacts

- 5.6 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.

- 5.7 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.

Planning Conditions

- 5.8 The previously approved application was granted consent subject to a number of planning conditions. An application to discharge those conditions has recently been submitted (DOC/2021/0096). The same details that accompany that application have been submitted to accompany this revised application so as to avoid the need for any pre-commencement conditions. The Local Authority is respectfully requested to apply positively worded conditions to require the development to be carried out in accordance with those details.

6 Conclusion

6.1 This revised 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 principle of erecting a dwelling on the site has also been established under SMD/2021/0408.
- 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 introduction of the full height glazing and gable will not materially detract from the character and appearance of the surrounding area.
- 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.