

Planning Statement

Alterations and Extensions to Dwelling

Jay's Barn, Bradley

October 2021

Project	Jay's Barn
Client	Mrs Babb
Reference	1460
Project Team	Jon Imber
Version	1

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1 Introduction

- 1.1 JMI Planning is a Midlands based town planning consultancy. Its directors are chartered town planners with over 30 years' combined experience in both the public and private sector.
- 1.2 The author of this appraisal, Jon Imber, has worked as both a development control and forward planning officer in local government, and more recently as a senior planning consultant in the private sector. He has extensive knowledge of the planning system and experience of the appeals process. He is a member of the Royal Town Planning Institute.

2 Site and Planning History

- 2.1 The application site comprises a single bedroomed dwelling on the eastern edge of Bradley in the Moors. Bradley in the Moors is a rural settlement which lies approximately one kilometre south-west of the local service centre of Alton.
- 2.2 Jays Barn is a single storey brick and tile building. It was originally used for agricultural purposes prior to being converted into a holiday let in the late 1990s. Planning permission was granted for the change of use of the building into a dwelling in September 2018 (LPA reference SMD/2018/0056). This permission has been implemented.
- 2.3 Surrounding land uses include a farmhouse and associated farmyard to the south, and fields to the north, east and west. There are several residential properties within the wider surroundings, including Rest Cottage which is occupied by the applicant.
- 2.4 The site is accessed via a surfaced driveway which emerges onto Bradley Lane. Bradley

Lane is subject to the national speed limit but its width and alignment are such that vehicle speeds tend to be considerably lower.

2.5 The site and its surroundings are shown on the following photograph.



Figure 1 - Aerial photograph of site

3 Proposals

3.1 Mr and Mrs Babb currently let the property. They reside at nearby Rest Cottage, which is increasingly becoming too large for their needs. They are therefore contemplating downsizing, but have lived in Bradley for a considerable time and are therefore understandably reluctant to leave.

3.2 The logical solution would be for Mr and Mrs Babb to relocate to Jay's Barn. However, the property is very small and would not quite provide the space that they require. It is therefore proposed to erect a modest extension to make the property better suited to their requirements.

3.3 The proposed extension consists of a single storey addition to the west elevation to provide a separate living room. It is to be finished in timber cladding with a standing seam profile sheet roof.

4 Planning Policy Context

4.1 Paragraph 2 of the NPPF states that "applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise".

4.2 Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development. It explains that in the context of decision taking, this means approving proposals that accord with the development plan without delay.

4.3 Paragraph 12 confirms that the presumption in favour of sustainable development established by the Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that conflicts with an up-to-date local plan should not usually be granted planning permission, and decisions that depart from an up-to date development plan should only be taken if material considerations in a particular case indicate that the plan should not be followed.

4.4 The Staffordshire Moorlands Local Plan was adopted in 2020 and is up to date.

- 4.5 Paragraph 124 of the Framework relates to design quality. It states *“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.

Staffordshire Moorlands Local Plan (2020)

- 4.6 Bradley is a rural hamlet which has no formal settlement boundary. Policy SS10 of the Local Plan is therefore applicable. With specific reference to domestic extensions and alterations, Policy SS10 allows for *“extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred”*.
- 4.7 Policy DC1 of the Local Plan states *“All development shall 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 Guide SPD”*.

5 Planning Considerations

- 5.1 The proposals involve the extension of a rural dwelling to create additional living accommodation.
- 5.2 Bradley lies outside of any identified settlement boundary. Policy SS10 allows for a limited range of development in such circumstances, including domestic extensions and outbuildings which are appropriate in scale and design and which do not have a detrimental impact upon the dwelling or its rural surroundings.

- 5.3 The proposed extension is modest relative to the existing building. It is subservient to the existing dwelling in terms of its scale and massing. The extension has been consciously designed to respect the agricultural character and origins of the host building. It is finished in vertical timber boarding and standing seam roof sheets, giving it a character typical of a lean-to agricultural addition. The building maintains the linear form of the existing barn. It is viewed in the context of the domestic curtilage of the existing dwelling and domestic properties in the wider area. The proposed extension would not therefore have a detrimental effect upon the character or appearance of its rural surroundings.
- 5.4 The proposed extension is modest in scale and height and is sufficiently distant from the principal windows of nearby dwellings to avoid causing an unacceptable reduction in daylight or privacy. The proposals therefore safeguard the amenities enjoyed by the occupants of neighbouring dwellings.
- 5.5 The proposed extension is contained entirely within the existing domestic curtilage and does not encroach into surrounding countryside. Ample space remains within the curtilage to meet the amenity needs of future occupants of the dwelling, as well as to provide adequate parking and turning space.
- 5.6 The proposals therefore accord with Policies SS10 and DC1 of the Staffordshire Moorlands Local Plan.
- 5.7 There are no other material planning considerations which act as a barrier to consent being granted in this instance.

6 Conclusions

- 6.1 The proposed extension dwelling is modest and relates well to the host dwelling. It would not harm the character or appearance of this rural area.
- 6.2 The proposals would not detrimentally affect the amenities enjoyed by the occupiers of nearby dwellings and would not prejudice the safe or efficient use of the highway network.
- 6.3 The proposals therefore preserve the character and appearance of their rural surroundings in accordance with Staffordshire Moorlands Local Plan Policies SS10 and DP1, and the National Planning Policy Framework.
- 6.4 It is therefore respectfully requested that the application be approved.