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Planning Statement:

Proposal - Change of Use to convert existing vacant building to habitable accommodation.
at Bank Farm, Roughcote Lane, Caverswall ST11 9ET

Case Study - The site lies within the boundary of an existing dwelling under single family ownership and occupying land and buildings identified as Bank Farm, Roughcote Lane, Caverswall ST11 9ET. The site is located in the settlement of Roughcote on the outskirts of Caverswall served by existing infrastructure, adopted roads and utilities.

This statement relates to a former two storey farm dwelling for which the original use was terminated under a Section 52 (now Section 106) Agreement linked to a planning application (referenced SM497 and dated 31/07/1978). The residential use was transferred to an attached barn subsequently converted to a new dwelling.

The former dwelling has subsequently remained vacant; used for general storage only. The structure has suffered from neglect and has slowly fallen in recent years to a distressed state which has become detrimental to the neighbouring properties. Part of the rear wall has previously had to be repaired and partly replaced due to deterioration and also the roof has been made watertight to arrest damp penetration and deterioration of the timber elements. A thorough programme of repair and refurbishment is now necessary to arrest the decline and address other potentially dangerous elements of the structure whilst achieving the conversion back to the original dwelling status..

This case study accompanies a formal application to change the use of the building back to a single dwelling and apply to Vary a Section of the S106 (former S52) Planning Obligation.

Conversion Works - The layout and fabric of the former dwelling has not been changed from the original therefore no extensions of the footprint of the building are planned. All relevant services are available to the site and will be adapted subject to the necessary requirements of statutory bodies.

The garden and yard area at the rear will provide amenity space (approx.118m²) to serve the new arrangements and dedicated off road car parking will be allocated in the adjoining dwelling (former barn) which remains under the same family ownership since the 1978 planning application.

The building is of brick construction with a reasonably dry weatherproof interior following repair etc to the plain tiled roof and has retained the appearance of a typical farm dwelling of the period. Subject to a formal structural assessment and necessary programmed repairs the internal space will be upgraded to comply with current Building Regulations. The improvement works will aim to maximise both thermal and sound insulation; probably using electricity sourced water /space heating with thermostatic controls balanced by the insulated shell.

The ground floor at entry level would accommodate general living and leisure space with sleeping and bathing to the first floor.

The proposed conversion works will not alter the external footprint or roof configuration.

Conclusion

This proposal will improve the street scene in this location and will be entirely sustainable

The proposal falls in line with national planning policies encouraging conversions of redundant rural buildings whilst seeking to maintain the agricultural character of the building. The slightly widened entrance door and single new opening planned to the first floor stairwell is fully justified to provide a reasonable standard of natural light and ventilation and designed in such a way to preserve the character of the building when viewed from the highway.

The objective of the conversion is to provide sustainable accommodation for the sole use of a single household and the opportunity to refurbish and convert the redundant and distressed structure with little or no impact on local amenity.