

PLANNING, DESIGN AND ACCESS STATEMENT

**FOR THE ERECTION OF A SINGLE STOREY EXTENSION FOLLOWING THE
DEMOLITION OF EXISTING PANTRY, CONSERVATORY AND STORE**

AT

**BIRD GROVE FARM
HILDERSTONE
STAFFORD
ST15 8SL**

Prepared by:

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April 2022

CONTENTS

1.	INTRODUCTION	3
2.	USE	5
3.	AMOUNT AND SCALE	7
4.	LAYOUT	7
5.	LANDSCAPING	8
6.	APPEARANCE	8
7.	ACCESS & PARKING PROVISION	8
8.	PLANNING POLICY CONSIDERATIONS	8
9.	CONCLUDING COMMENTS	11
	APPENDIX ONE – email from enforcement officer	12

1. INTRODUCTION

- 1.1 This report has been produced by Philip Plant of Mid West Planning Ltd and is based on the guidelines as set out in the CABE publication: 'Design and Access Statements: How to write, read and use them' 2006.
- 1.2 Philip Plant holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a member of the Royal Institution of Chartered Surveyors.
- 1.3 Philip Plant is the Managing Director of Mid West Planning Limited and is a former Senior Consultant at ADAS and Acorus Rural Property Services. Phil Plant has been the Managing Director of Mid West Planning Ltd since 2010 and he provides rural planning advice to both applicants and to Local Planning Authorities. This report and planning application have been prepared following the instruction by Mr and Mrs Gellatly.
- 1.4 The development applied for is the erection of a single storey domestic extension at the property named Bird Grove farm.

Location of Site and Background Information

- 1.5 The application site Bird Grove Farm is located on Cresswell Road approximately 2 miles south west of Cresswell and 4 miles east of Stone. The application site is located in open countryside, outside the Stoke-on-Trent Green Belt.
- 1.6 Bird Grove Farm is a former agricultural small holding set in approximately 5.7 acres of grazing land. The small holding benefits from a concrete yard and former agricultural outbuildings and a residential bungalow. The small holding was recently purchased by the applicant who intends to live in the bungalow at Bird Grove Farm. Mr Gellatly is the owner and proprietor of a forestry business currently based near to Stafford. His intention is to locate the operational base of the business to Bird Grove Farm and utilise the yard and outbuildings for the business.



Plate One: Aerial photograph showing the location of Bird Grove Farm



Plate Two: Photograph of the property as purchased by the applicant.

- 1.7 The bungalow is a plain, utilitarian farm/forestry worker dwelling built following planning permission gained in 1966 with a more recently added UPVC conservatory/sun lounge, as seen at plate two above. The original bungalow included a flat roofed pantry and fuel store to the north facing elevation onto which the UPVC extension was added.

2. USE

- 2.1 The bungalow is a plain utilitarian farm workers bungalow with no particular architectural character. The bungalow was built following planning permission granted in 1966 and therefore does not benefit from a cavity wall or modern insulation technology.

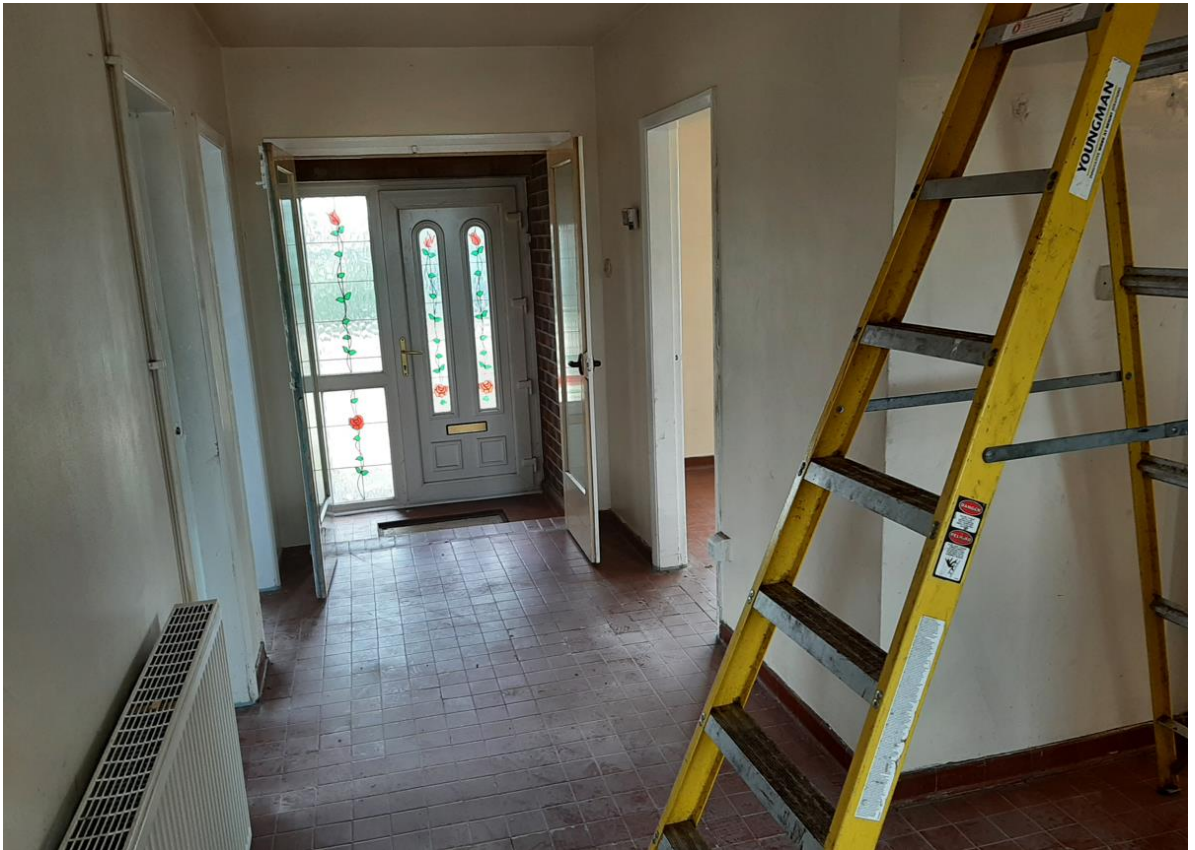


Plate Three: Internal photograph of Bird Grove Farm Bungalow



Plate Four: Internal photograph of Bird Grove Farm Bungalow showing the original flat roofed part comprising the pantry and fuel store.

The Development Applied For

- 2.2 The applicants wish to modernise and extend the bungalow whilst improving insulation and thereby improving the energy efficiency of the dwelling.
- 2.3 It was intended to extend the bungalow in line with Permitted Development Rights so that the extension would not 'have a width greater than half the width of the original dwellinghouse'; however, it has since been determined by the planning authority that a planning application is required following advice from Andy Thomas, Compliance and Monitoring Officer which stated:

'I've now had the chance to discuss this matter with Jane Colley, Principal Planning and Enforcement Officer for Staffs Moorlands District Council. Ms Colley has determined that the extension requires planning permission because the GPDO sets out the measurement of a permitted extension when you build out from the original. In this case, part of the original was demolished and the extension in this case is not being built out from the original.'

For the above reasons, I request that, within 42 days of this email, your client submits for consideration a retrospective planning application, together with the appropriate plans and fee for the retention of the extension.' (Full email is to be found at Appendix One)

- 2.4 The proposals to extend the bungalow and enable the installation of a new, well-insulated roof in line with building regulations required the demolition of the original pantry and fuel store, (approximately 1.34 in width) which were built with a flat roof, this then gave rise to the position described above by Andy Thomas.
- 2.5 The extension is still less than 50% increase in the width of the original bungalow, even if the development is measured against the original bungalow, less the conservatory. The removal of the pantry and fuel store to facilitate the extension as designed does not lessen the width of the original bungalow. (The original bungalow including the pantry and store width was approximately 13.30m and the extension is approximately 19.52m wide.)

3. AMOUNT & SCALE

- 3.1 The original bungalow had a footprint of approximately 118.5m². The extension has a gross external footprint of approximately 66.90m², replacing the original fuel store and pantry which has a footprint of 6.18m², resulting in a net increase of 60.72m².
- 3.2 The maximum height of the extension will be approximately 5.1 metres to the ridge.
- 3.3 A new package sewage treatment plant system will also be installed at the property.

4. LAYOUT

- 4.1 The bungalow is set well back from Cresswell Road and is accessed by a private driveway

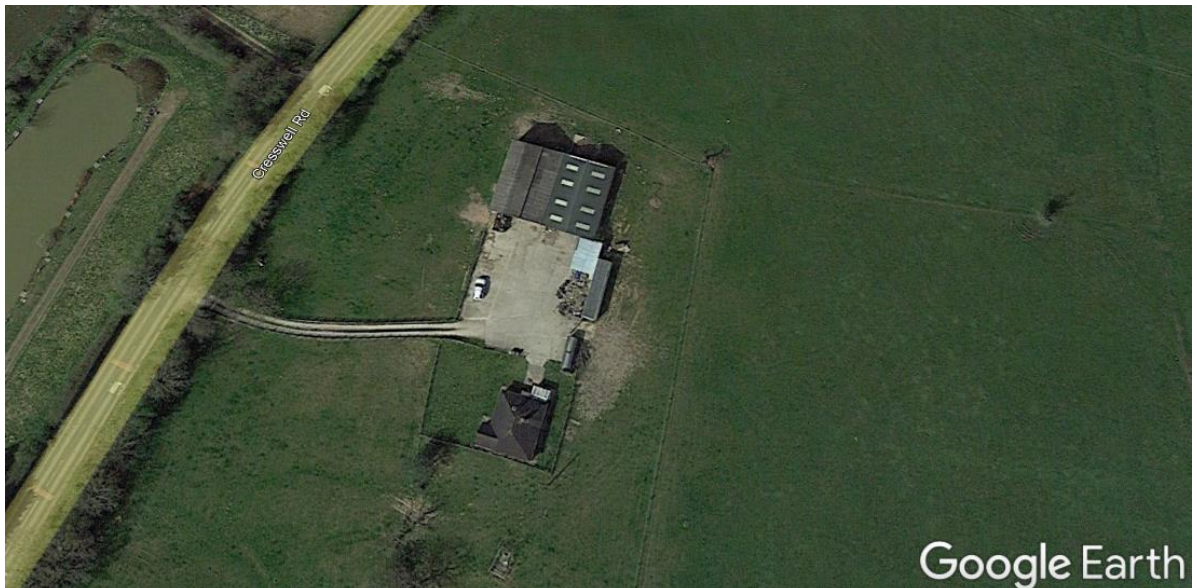


Figure One: Extract from site Plan showing general arrangement of existing and proposed structures.

- 4.2 The single storey extension will allow the complete remodelling of the bungalow which will benefit from a new roof, full insulation and efficient heating providing a more comfortable and thermally efficient dwelling.

5. LANDSCAPING

- 5.1 No soft landscaping proposals are submitted with this application. New car parking and turning is incorporated in the residential curtilage and will be constructed with a permeable stone surface.

6. APPEARANCE

- 6.1 Bird Grove farm bungalow is a utilitarian farm workers bungalow of brick and tile construction.
- 6.2 The proposed bungalow and extension will have a coloured rendered finish.
- 6.3 The proposed replacement well-insulated tiled roof will extend across the entire bungalow and will meet with current Building Regulations.

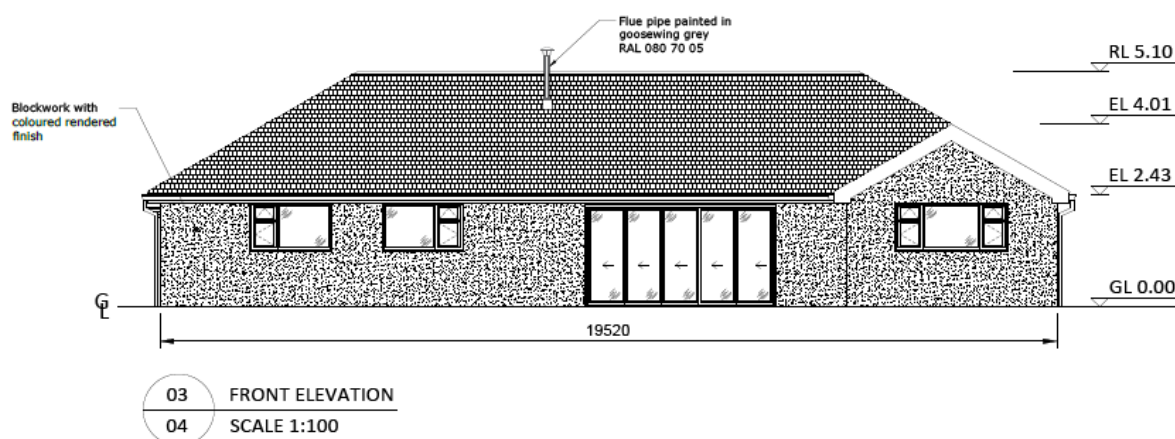


Figure Three: Image of the proposed bungalow showing finishes and appearance.

7. ACCESS & PARKING PROVISION

- 7.1 The access to the bungalow will remain as existing.
- 7.2 Two parking spaces will be provided for the bungalow, in line with Parking Guidance in the Staffordshire Moorlands Local Plan.
- 7.3 The proposals will not result in additional traffic generation, or change to the access arrangements, and therefore the proposals would not adversely affect highway safety.

8. PLANNING POLICY CONSIDERATIONS

National Planning Policy Context

Planning Policy Context

- 8.1 The National Planning Policy Framework (NPPF) was introduced in March 2012 and most recently updated in 2021 to streamline planning policy at the national level. At the heart of the NPPF is the presumption in favour of sustainable development – the “golden thread” running through the plan making a decision-making process. The pursuit of sustainable development includes seeking improvements in the quality of the

built environment, natural and historic environment through the gains obtained through the planning system.

- 8.2 At chapter 12 Achieving Well-Designed, the NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve and that planning policies should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

Local Planning Policy Context

- 8.3 The Staffordshire Moorlands Local Plan adopted September 2020 outlines the spatial strategy for the area.

- 8.4 SO2. To create a District where development minimises its impact on the environment, helps to mitigate and adapt to the adverse effects of climate change and makes efficient use of resources.

- 8.5 SO11. To reduce the need to travel or make it safer and easier to travel by more sustainable forms of transport.

- 8.6 Policy SS 10 Other Rural Areas Strategy

The other rural areas comprise the countryside and the green belt outside of the development boundaries of the towns and larger villages and the open countryside surrounding the smaller villages. These areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The Council and its partners will achieve this through the following actions:

Allowing 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;

- 8.7 Policy DC 1 Design Considerations

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. In particular, new development should:

- 1. be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;
- 2. 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;
- 3. create, where appropriate, attractive, active, functional, accessible and safe public and private environments which incorporate public spaces, green infrastructure including making provision for networks of multi-functional new and existing green space (both public and private), landscaping, public art, 'designing out crime' initiatives and the principles of Active Design;
- 4. incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the impact of the development;

5. protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution;
6. promote the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage, where appropriate;
7. provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use;
8. require new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links;
9. ensure that existing drainage, waste water and sewerage infrastructure capacity is available, and where necessary enhanced, to enable the development to proceed;
10. ensure, where appropriate, equality of access and use for all sections of the community;
11. be served by high speed broadband (>30mbps) unless it can be demonstrated through consultation with Next Generation Access Network providers that this would not be possible, practical or economically viable. In all circumstances during construction of the site sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date.

8.8 Staffordshire Moorlands Design Guide

Response to planning policies

- 8.9 Bird Grove Farm is located in the open countryside where policy SS10 supports the development principle of extensions 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.
- 8.10 The Staffordshire Moorlands Local Plan Policy SS10 is satisfied in terms of spatial strategy in rural areas through good design and the use of quality materials. The extension will not have a detrimental impact on the existing dwelling and the character of the rural area.
- 8.11 These proposals will allow this utilitarian farm workers 1960s bungalow to be modernised to current building regulation standards. The simple linear extension and removal of the flat roofed sun lounge/conservatory, pantry and store has enabled a full width new cavity, insulated external wall to be built, and has enabled the replacement fully insulated roof to be installed.
- 8.12 The design, scale and choice of materials of the proposed extension ensure that the development would be in line with policy DC1 from the Local Plan. The extension will enlarge the bungalow and also replace the flat roofed pantry/store and unsightly conservatory/sun lounge. In line with Policy DC1, the design of the proposed extension is appropriate in the context of the surroundings. The position of the development will not impact negatively on neighbouring properties, or the character of the location. The bungalow is too far away from its nearest neighbours for them to suffer any loss of light or privacy. The proposals are set well back from the road and neighbouring properties.
- 8.13 The proposals respect the original dwelling and complements the form and design of the existing dwelling, which benefits from a large residential curtilage which can easily accommodate the development. The use of modern rendering materials will lift the appearance of the property and modernise it, making it into a visually attractive property, which will enhance the setting and location.
- 8.14 In line with NPPF and Local Plan Policies SO2 and DC1 renovation and alteration of the bungalow will allow the applicants to improve the energy efficiency of the dwelling house. Firstly, the development will reduce the need for energy through good design. The south facing windows of the bungalow will benefit from solar gain and the

improved insulation and double glazing will also reduce the need for energy used for space heating. The absence of openings/glazing on the northern elevation will shelter the dwelling house from the worst of the weather.

- 8.15 The bungalow will use energy more efficiently following the installation of good quality double glazing, insulation in the roof and underfloor insulation across the whole of the ground floor together with a new efficient heating system all of which will mean that the dwelling house will use energy more efficiently, and be less reliant on fossil fuels.
- 8.16 The surface water runoff drainage system will incorporate a rainwater collection tank to allow water to be used for gardening, car and bike washing. This system will not only conserve water but also ensure flood risk will not be increased elsewhere by this development.
- 8.17 The extension to the bungalow will allow the applicants to work from home through the provision of a home office, reducing the need to travel in line with Local Plan policy SO11.

9. CONCLUDING COMMENTS

- 9.1 The design and materials proposed for the development are considered to be appropriate in the rural setting of the application site, and will enhance the existing bungalow which will positively enhance the character or appearance of the residence, and wider setting.
- 9.2 The removal of the flat roofed sunroom/conservatory, store and pantry will improve the appearance of the property and has assisted in the improved insulation and reduced energy requirements by full width insulated external walls and new roof to be installed.
- 9.3 The proposals would improve the residential amenity for the applicant by providing additional living space to include a modern open plan kitchen and open plan seating area, utility room and home office.
- 9.4 The property is currently very poorly insulated and as a consequence it has an unusually high impact by way of its contribution to the causes of climate change. These alterations, improvements and extensions will greatly enhance the property in terms of meeting climate change objectives, including energy efficiency and water conservation.
- 9.5 According to the email referred to at paragraph 2.3 above, the development would have been permitted development, being an increase of less than 50% in the width of the original bungalow.
- 9.6 The proposal complies with central Government planning guidance and with Staffordshire Moorlands Local Plan.

Phil Plant BSc (Hons) MRICS

Rural Planning Consultant
Mid West Planning Ltd.

April 2022.

APPENDIX ONE

From: planenforcement SMDC <planenforcement@staffsmoorlands.gov.uk>

Sent: 13 April 2022 12:05

To: phil.plant@midwestplanning.co.uk

Subject: FW: Bird Grove Farm, Hilderstone - Ref SMC/2022/00210

Good afternoon Phil,

I refer to the email trail below.

I've now had the chance to discuss this matter with Jane Colley, Principal Planning and Enforcement Officer for Staffs Moorlands District Council. Ms Colley has determined that the extension requires planning permission because the GPDO sets out the measurement of a permitted extension when you build out from the original. In this case, part of the original was demolished and the extension in this case is not being built out from the original.

For the above reasons, I request that, within 42 days of this email, your client submits for consideration a retrospective planning application, together with the appropriate plans and fee for the retention of the extension.

Please acknowledge receipt of this email and confirm your client's intentions within 7 days of receipt.

Yours sincerely

Andy Thomas
Compliance and Monitoring Officer
Tel 01298 28400 – extension 4172
Mobile: 07583 071686



www.highpeak.gov.uk
www.staffsmoorlands.gov.uk

