

Planning Statement

Erection of detached dwelling to replace residential caravan
Brow Nook Farm, School Lane, Freehay
For Mr. L. Bagnall

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1.0 INTRODUCTION

- 1.1. Hewitt & Carr Services have been instructed by Mr. L. Bagnall to prepare a Planning Statement to accompany a planning application for the erection of a detached single storey dwellinghouse at Brow Nook Farm, School Lane, Freehay.
- 1.2. The application follows on from the recent grant of a lawful development certificate that confirmed that a residential caravan and associated building operations on the site were lawful (SMD/2020/0493 refers).
- 1.3. The submitted proposal seeks consent to erect a detached single storey dwellinghouse on land to the northwest of the existing dwellinghouse, with the residential caravan and its associated paraphernalia to be removed from the site entirely. The building is to be located in the place of an existing Nissan hut that currently occupies the site.
- 1.4. The proposed dwelling will have a footprint of 60.5 square metres and its accommodation will comprise of an open plan lounge / kitchen / dining room, double bedroom, bathroom and wardrobe. The dwelling will stand to a ridge height of 3.75 metres. The dwelling will be served by the existing vehicular access serving the site, with two off-street parking spaces provided to the eastern side of the building. An area of private amenity space will be provided to the rear (north) of the building.

2.0 SITE DESCRIPTION

- 2.1. The application site lies within the rural area and comprises of an existing detached two storey dwellinghouse and its associated curtilage. To the northwest of the farmhouse lies an area of hardstanding upon which a residential caravan and associated paraphernalia has been sited and which has been confirmed to be lawful under application SMD/2020/0493.
- 2.2. To the northwest of the caravan are a range of portal framed buildings, with a yard area and manege to the southwest. A parking area, with amenity space and garden shed are located immediately to the southeast of the caravan and are enclosed by a mature hedgerow which also wraps around to the northeast.
- 2.3. The garden to the dwellinghouse extends to the northeast of the existing property, leading up to the existing vehicular access that connects with School Lane to the east. The garden to the dwellinghouse also extends in a south-easterly direction. The proposed dwelling is to be located to the north of the existing dwelling, with its front elevation having a south facing aspect.

3.0 PLANNING POLICY

- 3.1. The development plan for this area comprises the Staffordshire Moorlands Local Plan (2020) of which the following policies are considered to be of relevance to the determination of the application:
- 3.2. Policy SS10 of the Local Plan relates to the 'Other Rural Areas Strategy' and confirms that 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 policy goes on to state that housing requirements will be met, inter-alia, by:
- Allowing the conversion or replacement of an existing rural building in accordance with policy H1.
- 3.3. Policy H1 of the Local Plan relates to 'New Housing Development' and states that in the rural areas only the following forms of housing development will be permitted:
- a) Affordable housing which cannot be met elsewhere, in accordance with Policy H 3.
 - b) A new dwelling that meets an essential local need, such as accommodation for an agricultural, forestry or other rural enterprise worker, where the need for such accommodation has been satisfactorily demonstrated and that need cannot be met elsewhere.
 - c) Proposals for replacement dwellings, provided they do not have a significantly greater detrimental impact on the existing character of the rural area than the original dwelling or result in the loss of a building which is intrinsic to the character of the area.
 - d) The conversion of rural buildings for residential use where the building is suitable and worthy in physical, architectural and character terms for conversion; or where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.
 - e) Proposals to redevelop previously developed land provided it is not of high environmental value.
 - f) The subdivision of an existing residential dwelling provided it is not in an isolated location.
- 3.4. Policy DC1 of the Local Plan relates to 'Design Considerations' and states that 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.

4.0 OTHER MATERIAL CONSIDERATIONS

National Planning Policy Framework

- 4.1. The National Planning Policy Framework (NPPF) seeks to secure the delivery of sustainable development and sets out guidance, *inter-alia*, in respect of securing high quality design, delivering rural housing, and ensuring highway safety. The content of the NPPF has been taken into consideration in the preparation of this application.

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- 4.2. The above application granted a lawful development certificate confirming that the siting of a residential caravan and associated engineering and buildings operations were lawful. Reference is made to the approved lawful development certificate within the Planning Assessment below as a material consideration.

5.0 PLANNING ASSESSMENT

- 5.1. The application site is located within the rural area wherein policy SS10 of the Local Plan allows for the erection of replacement dwellings, provided they do not have a significantly greater detrimental impact on the existing character of the rural area than the original dwelling or result in the loss of a building which is intrinsic to the character of the area.
- 5.2. Planning application SMD/2020/0493 confirmed that the siting of a residential caravan on the site was lawful. The caravan is located a short distance to the southwest of the location of the proposed dwelling. The temptation may be to conclude that a caravan is different to a dwelling in planning terms, but in this particular case the caravan was permanently affixed to the ground by the following engineering / building works:
- Installation of drainage connections (septic tank)
 - Installation of electricity connections
 - External cladding around the base of the caravan connecting it to the ground
- 5.3. The caravan and its associated building operations were demonstrated to have been in situ for a period in excess of 10 years and were therefore found to be lawful. It was also demonstrated that the caravan was served by its own area of garden and parking. The caravan remains present on site to this present day, and in light of the above can be reasonably concluded to amount to a 'dwellinghouse'.
- 5.4. The proposed replacement dwelling will not have a materially greater impact on the on the character and appearance of the rural area than the lawful residential caravan. Indeed, it will represent an opportunity to improve the character and appearance of the area, by removing the existing caravan from the site, which itself is a non-conforming structure.

- 5.5. The new dwelling will have a simple, single storey form that complements the wider site, and will appear much more in keeping with its surroundings. Its footprint is furthermore not dissimilar to the footprint of the existing residential caravan. The proposed replacement dwelling will therefore not have a significantly greater detrimental impact on the existing character of the rural area than the original dwelling or result in the loss of a building which is intrinsic to the character of the area. The proposal is consequently in accordance with the provisions of policies SS10 and H1 of the Local Plan and is acceptable in principle.

Design & Layout

- 5.6. The proposed dwelling adopts a simple rectangular form and is to be constructed from natural oak with a tiled roof. The building replace an existing poor quality Nissan hut located on the site and will represent a considerable enhancement to the character and appearance of the site compared to that existing building.
- 5.7. The muted palette of materials to be used in the construction of the building will assimilate it with its immediate surroundings, and in views from the highway will read as part of the existing cluster of buildings on the site. As a consequence, the development will not have a harmful impact on the character and appearance of the surrounding area and is therefore in accordance with policy DC1 of the Local Plan.

Residential Amenity

- 5.8. There are no immediate neighbouring residential occupiers to this site, other than the existing dwellinghouse, which is located to the south of the proposed dwelling. There will be no direct window-to-window relationship between the two properties, and the development will not derive any conflict with the space about dwellings standards. The proposed development will therefore not give rise to any loss of amenity to existing neighbouring occupiers.
- 5.9. The proposed dwelling will have a gross internal floor area of 60.5 square metres, which exceeds the minimum requirements set out within the DCLG Technical Housing Standards for a one bedroomed, two person dwellinghouse (policy H1 refers). The dwelling will also benefit from its own area of private amenity space that exceeds the minimum requirement of 65 square metres. Future occupiers of the dwelling will therefore benefit from an appropriate level of residential amenity. The proposed development is therefore in accordance with the relevant provisions of policy DC1 of the Local Plan.

Highway Safety

- 5.10. The dwelling will be served via the existing vehicular access serving this site which is located to the northeast of the existing farmhouse. The existing access is wide enough to enable two vehicles to pass one another, and benefits from good visibility on egress from the site. The application furthermore proposes the provision of two off-street parking spaces, which is sufficient to meet the adopted parking standards for a one-bedroomed dwelling. No adverse harm to highway safety will therefore arise, and consequently the proposal is in accordance with paragraph 111 of the NPPF.

6.0 CONCLUSION

- 6.1. For the reasons set out within the Planning Assessment above it is concluded that the proposed replacement dwelling will not have a significantly greater detrimental impact on the existing character of the rural area than the original dwelling or result in the loss of a building which is intrinsic to the character of the area.
- 6.2. The scale, massing, design, and layout of the proposed development is also in keeping with the character and appearance of the surrounding area, and represents an enhancement compared to the existing residential caravan. The application has also demonstrated that no adverse impact to residential amenity or highway safety will arise.
- 6.3. The proposed development is therefore in accordance with the requirements of policies SS10, H1 and DC1 of the Staffordshire Moorlands Local Plan and guidance contained within the National Planning Policy Framework.