PLANNING STATEMENT
INCLUDING DESIGN AND ACCESS ISSUES.

Client: **MR. S. SMALLWOOD.**

Location: **STANLEY FARM BUNGALOW, DIAL LANE, STAFFORDSHIRE MOORLANDS, CONGLETON, SK11 0RU.**

Proposal: **Change of use of an agricultural building to residential use including associated building works that are reasonably necessary to convert the building for use as a larger dwellinghouse.**

Date: **January 2023.**

KEN WAINMAN ASSOCIATES LTD

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1 INTRODUCTION

1.1 This prior notification (Class Q) application seeks permission for the change of use of an agricultural building to a dwellinghouse and the building works necessary to convert the building.

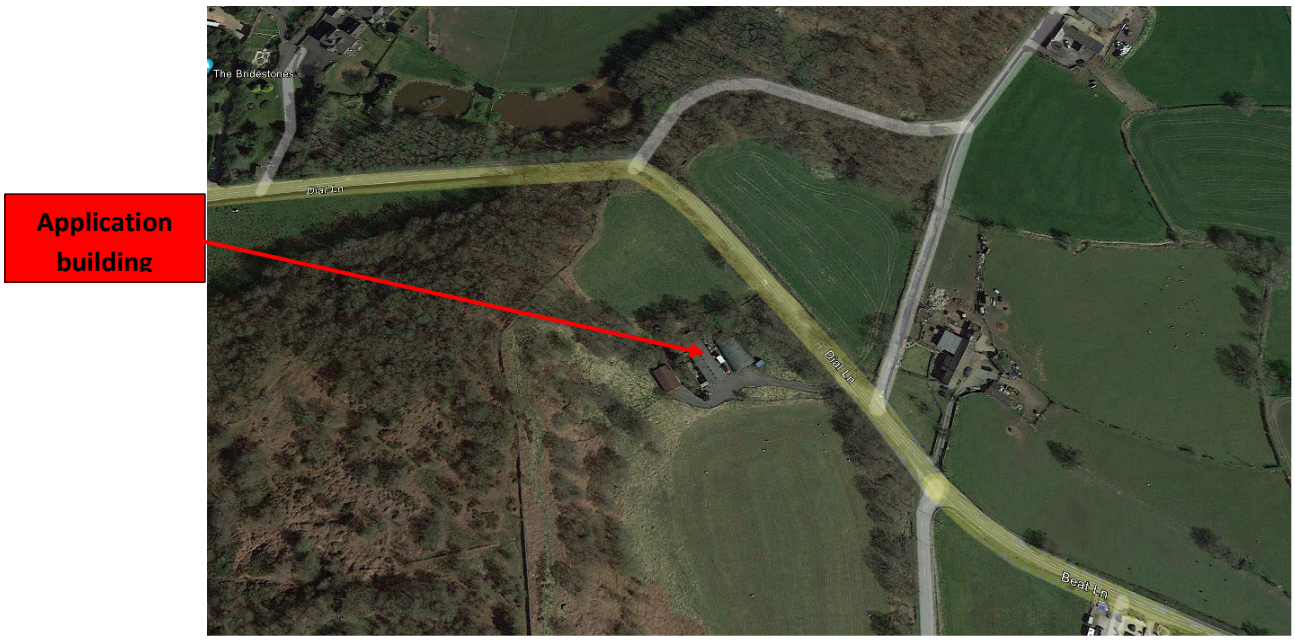
1.2 The submission includes the application form, a location plan and block plan; a floor plan and elevations of the existing building; a drawing showing the proposal; a drawing showing the building surveyed by the structural engineer; a structural report; a bat report and two relevant appeal decisions.

1.3 The farm is approximately 11.3 hectares (about 28 acres) in size and includes the house, other buildings, field and woodland.

2. THE SITE

2.1 The entire holding and the application site are located in Green Belt countryside. The aerial photograph below shows the approximate site. The boundaries of the landholding are shown edged blue in the photo. Please see the submitted location plan which shows the boundary of the application site.

Fig. 1 – Location of agricultural building.



3. PREVIOUS PLANNING HISTORY

3.1 In the late 1980s and the 1990s several planning applications for a permanent agricultural worker's dwelling were refused. However, in March 2000 following an enforcement appeal a decision letter allowing the retention of a prefabricated timber chalet on the site was issued.

3.2 The appeal approval was subject to the following condition: -

" The dwelling hereby permitted shall be occupied only by Mr and Mrs S T Flowers. When the dwelling ceases to be occupied by Mr and Mrs S T Flowers, the dwelling shall be removed from the site and the ground restored to its former condition."

3.3 An Article 4 Direction was made by Staffordshire Moorlands District Council on 12th January 1988 and confirmed by the Secretary of State for the Environment pursuant to Article 4 of the Town and Country Planning General Development Order 1977. This direction removed the permitted development rights to carry out on agricultural land having an area of more than one acre and comprised in an agricultural unit building or engineering operations requisite for the use of that land for the purposes of agriculture) unless permission was granted on application made under the Town and Country General Development Order 1977 (as amended).

3.4 The above information is provided for background.

4. THE PROPOSAL

4.1 Under Article 3(1) and Schedule 2, Part 3, Class Q of the GPDO, planning permission can be granted for development consisting of either a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, or a change of use with building operations reasonably necessary to convert the building to a dwellinghouse. This application seeks approval for both the change of use and the associated building operations.

4.2 The total footprint of the existing barn is about 270 sq.m. The building is built of a mixture of concrete block and cement fibre reinforced profiled sheets (see the drawing of the existing) and consists of three elements –

- an open plan single storey steel portal framed structure to the front (south).
- a more agricultural steel framed element to the rear (north). This is separated from the front section of the building by a concrete block dividing wall.

- A dilapidated timber lean-to to the west side elevation is to be demolished.

4.3 The proposal is to retain and convert the front and rear sections of the existing building and demolish the dilapidated timber lean-to on the western side. The internal area of the dwelling would be 180.7 square metres. The external cladding materials would be retained. The building operations consist mainly of glazing and doors.

4.4 The proposed design and materials are shown in the Proposals Drawing. All the living areas would have external windows and adequate natural light.

5 OTHER MATERIAL CONSIDERATIONS

5.1 Two appeals decision notices are attached in appendices 1 and 2. Both appeals were allowed, both are in the Staffordshire Moorlands, and both involve portal frame buildings of similar design. The appeals are Hayes Gate Farm at Oakamoor and Willowshaw Farm at Cloudside which is about 290 metres away.

6 THE CASE IN SUPPORT OF THE APPLICATION

6.1 The applicant contends that: -

- The proposal satisfies the requirements of class Q.
- The building, other than the part that it is proposed to demolish, is structurally sound. Please see the submitted structural report.
- The building operations are limited to those which are 'reasonably necessary for the building to function as a dwelling.'
- Class Q applies to all types, styles, and designs of agricultural buildings. It does not require the subject building to have any particular design or aesthetic merit before it can be considered suitable for conversion.
- The retention of the existing external cladding materials would ensure the building retains its agricultural external appearance in this rural location.
- Overall, the proposed changes would see a smartening up of the buildings that would not harm the character and appearance of the area.

7 CONCLUSION

7.1 The Council is asked to approve this application.

APPENDIX 1 – APPEAL DECISION, HAYES GATE FARM, OAKAMOOR

This document is submitted separately with the application.

APPENDIX 2 – APPEAL DECISION, WILLOWSHAW FARM, OAKAMOOR.

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