

DELEGATED DECISION REPORT

SMD/2022/0597
Valid 10/03/2023

RUDYARD MANOR GREEN
LANE
RUDYARD

CHANGE OF USE OF A BARN
INTO A SINGLE DWELLING
HOUSE.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- ☐ Green Belt
- ☐ Housing land supply
- ☐ Design
- ☐ Highways
- ☐ Amenity
- ☐ Ecology

DESCRIPTION OF SITE

The application site is located approximately 1.2 km to the north east of Rudyard on a minor road. The application site is located within the green belt. The application site is a former traditional built agricultural building. The existing two storey part of it is constructed from stone the majority of the roof of the building is missing (the remaining parts in very poor repair). There are two single storey more modern additions added to the building. The newer single storey parts are constructed of red facing brickwork. The more historic parts of the building is 'L' shaped. A large part of one of the walls of this part of the building is missing as is all the structure of the first floor. To the south east is the farm house and to the south west is an attached two storey farm building not part of this application and of similar age to the application building.

PROPOSAL

The planning application seeks permission for the conversion of former agricultural building into a single dwelling. The single storey parts are proposed to be demolished and rebuilt.

The proposed development would create a four bedroom dwelling. The proposed development includes land to the north west to create the amenity space. The parking area is to the north.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local plan (Adopted 2020)

SS1 Development Principles

SS10 Other rural Areas

DC1 Design Considerations

T1 Development and Sustainable Transport
NE1 Biodiversity and Geological Resources
H 1 New Housing Developments

National Planning Policy Framework

Paragraph(s) 1-17
Section(s) 9 and 13

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2014/0585 Conversion of agricultural building to residential. Approved and appears to be implemented. (Building part of Rudyard Manor Farm which is located approximately 20m to the south of the application site.)

CONSULTATIONS

Publicity

Site Notice expiry date: 25/04/2023
Neighbour consultation period ends: 21/04/2023
Press Advert: N/A

Public Comment

No responses received.

Town / Parish Comments

Support the application

Staffordshire County Council Highways

No objection, subject to conditions

Severn Trent War Memorial

No objection

SMBC Waste

No waste issues.

OFFICER COMMENTS

Principle of Development

Section 38 (6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The local development plan for this site comprises the Staffordshire Moorland Local Plan 2020.

The site located within the countryside and green belt whereby Policy SS10 set out that only development which has an essential need will be supported. With respect

to new housing criteria 1 identifies that residential development will be restricted to that which has an essential need in accordance with Policy H1. In addition the conversion or replacement of an existing building will be permitted provided that it accords with Policy H1.

Policy H1 identifies limited circumstances when new residential development will be permitted within the open countryside. One such exception is the conversion of a rural building provided that it is suitable and worthy in physical, architectural and character. In addition, where development is located within the green belt, national green belt policy will apply.

Green Belt

Section 13 of the NPPF relates to the green belt. Paragraph 147 sets out that inappropriate development is, by definition, harmful to the green belt and should not be approved except in very special circumstances. When considering any planning application, LPA's should ensure that substantial weight is given to any harm to the green belt. Very special circumstances will not exist unless the potential harm to the green belt, by reason of appropriateness, and any harm is clearly outweighed by other considerations.

Paragraph 150 (d) identifies that the re-use of buildings is appropriate, provided that buildings are of permanent and substantial construction. The building is in a dilapidated state, whereby significant works will be required to convert the building to residential use. Parts of the roof are missing, along the first floor and the walls are in poor condition. As such it is considered that the building is not of permanent and substantial construction an suitable for conversion.

Despite the submission of a structural report, it is not considered that the building capable of being converted without significant intervention and the rebuilding of walls, a new roof and the insertion of a first floor. The pictures below are taken from the structural survey:





The survey whilst identifying the condition of the building, provides no commentary and is woefully inadequate on what works are required to convert the building. As such it is considered that the building is not capable of conversion, due to the significantly poor condition of the building. It is not of permanent and substantial construction. As such the development would amount to inappropriate development in green belt, for which no very special circumstances have been provided for this rebuilding.

For the reasons stated above the development does not accords with the adopted Local Plan and national planning guidance.

Design

Policy SS1 of the local plan sets out a number of development principles which development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands. Policy DC1 of the local plan sets out a list of design considerations that new development should incorporate into any new scheme. It 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.

It is considered that generally the proposed design is in keeping with the character of the building, using materials which would compliment the existing building and reuse a number of existing openings.

Ecology

Policy NE1 of the local plan relates to biodiversity and geological resources. It states that biodiversity will be conserved, enhanced and positively managed in order to resist any proposed development which could have an adverse effect upon protected

species. The policy also seeks to ensure a net biodiversity gain, ensuring that any unavoidable impacts are appropriately managed.

An ecological survey has been provided, including two activity surveys. It concludes that there are bats and birds in the building and sets out a number of recommendations to mitigate the harm to the ecological value of the buildings and compensated. From the report a bat licence will be required.

If this scheme were deemed acceptable, conditions would be recommended in relation to construction works, to ensure this does not take place during the bird nesting season when disruption to habitats could occur. Moreover conditions would need to be imposed to secure bat compensation measures, including bat boxes, no artificial lighting, bird boxes and no works during the nesting season

It is considered that the proposed development accords with Policy NE1 of the adopted local plan.

Amenity

In accordance with Policy DC1 all new development should be designed to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook and privacy.

In terms of residential amenity considerations, the principal windows of the proposed dwelling house will not give rise to any overlooking of neighbouring residential property (The Farm House) and there will be no conflict with the Council's informal amenity standards. Windows of habitable rooms will be approximately 22m from the nearest windows in the nearest neighbour at the farm house. The amenity area in front of the windows is also approximately 16m from the neighbour.

All farming appears to have stopped at the site so no harm to amenity will be caused by that activity.

As a consequence the proposal will not give rise to significant and demonstrable adverse impacts to neighbouring residential amenity.

In terms of the amenity of future occupants, the proposed dwelling will benefit from over 400sqm of amenity space on the north west side comfortably in excess of the minimum required by the Council's informal amenity standards (65 square metres).

Highway Safety

Policy T1 of the local plan sets out the Council's position on development and sustainable transport. It states that the Council will promote sustainable patterns of transport which reduce reliance on the private car. It also requires that the appropriate level of car parking is provided.

Access to the site will be taken via the existing original vehicular access to the farm. The highway authority has not objected to the application on highway safety grounds merely asking for condition relating to parking cars and cycles.

Given this it is proposed to add the conditions to any approval.

CONCLUSION / PLANNING BALANCE

The application seeks consent for the conversion of an agricultural building at Rudyard Manor, to accommodate a four bedroomed residential dwelling. The site is located within the Green Belt. The development will involve substantial reconstruction. Accordingly, it is considered that the building is not of permanent and substantial construction and therefore not capable of reuse. The proposed development amounts to inappropriate development in the green belt for which no very circumstances existing to outweigh the harm to the green belt. The development therefore fails, in principle, to comply with Policies H1 and SS10 of the Local Plan.

There are no adverse implications in respect of highway matters, design, residential amenity and ecology.

Accordingly the NPPF the application is thereby recommended for refusal.

OFFICER RECOMMENDATION : Refusal

Case Officer: Alan Lynch

Recommendation Date: 23 May 2023

18/08/2023

X 

Jane Colley

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council