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Planning Statement

Proposal:

Ancillary Residential Accommodation

At:

**Hodgefields Farm,
Ladymoor Lane,
Brown Edge
ST6 8UD**

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1. Introduction

This statement has been produced in support of a full planning application for an ancillary residential accommodation unit at Hodgefields Farm by way of conversion and alteration of an existing stone outbuilding.

The holding is situated off Ladymoor Lane, Brown Edge, in a rural area, with mature planting, hedgerows and stonewalls along the boundaries.

2. Background & Need

The applicants have been at this property for a number of years. It is a 2 bed property with kitchen/diner and lounge area. More recently has been the erection of the carport/garage and replacement of the agricultural building.

The main farmhouse is occupied by the applicant and his wife. They regularly play host to their grandchildren to help with childcare for their children, when they stay over this is in the second bedroom.

The applicant's mother-in-law has come to a time in her life where she help around the home and some help with for personal care. To help look after the her and provide better care moving forward, the applicant proposes to convert and alter the stone built outbuilding into an ancillary residential unit, which can be used for independent living but as she requires more help the applicant and his wife are on hand to do this.

The ancillary accommodation will enable the applicant to maintain her independent living, whilst being close to her family for support and care in the future years instead of moving into residential care when the time comes.

3. Proposal

The proposal is for the stone outbuilding to the southwest of the main house to be altered and converted into accommodation linked to the main house, with locking doors between the two. This will allow for the facilities such as the bath in main house to be used by the occupant of the ancillary dependant living unit. It will share services with the main house.

It will be a small two storey dwelling and will provide accommodation for the applicant's mother in law and provide an additional bedroom area for future use with the expanding family.

4. Design

The design and construction of the proposed dwelling will be sympathetic to the existing dwelling, it will be subordinate and proportionate in terms of scale and massing.

It will constructed with materials to match the main house and the existing windows to be re-used where possible.

Internally, the floorplan as shown on drawing No. 1169-004 will comprise of 1 No. bedroom, wetroom with toilet, a combined living and dining area with kitchenette and entrance area which links with the main, there will also be an access link between the upper floors.

5. Heritage

No heritage assets are or will be affected by this proposal.

6. Accessibility

The development will remain accessible via the existing accesses. The parking provisions will remain unchanged and there is ample parking on the site to serve the existing dwelling and the ancillary dwelling.

7. Sustainability

During conversion insulation will be introduced to the wall and the rood will be lined with insulation.

The property will have a modern heating system controlled from with a high efficiency boiler system and controls with independent to the main house.

The wastewater pipes will connect to the existing septic tank that serves the main farmhouse.

8. Green Belt Policy

This development is within the Stoke On Trent Green Belt.

The NPPF gives great weight to protecting green belt areas, with any development within the green belt being deemed as inappropriate, the exception to this is only in very special circumstances as set out in section 13, paragraphs 152-155, particularly paragraph 154 subparagraph c).

“c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”

This unit is making use of an existing structure with some alterations, these alterations are sympathetic to the original house and will not result in disproportionate additions to the original house.

9. Policy

Brown Edge Neighbourhood Plan

This site lies on the northeastern boundary of the Brown Edge Neighbourhood Plan Area. Despite several attempts to gain access to the adopted policies (the website link on ESBC website was broken, this was reported and it was not available on the Brown Edge Parish council website), the draft policy from February 2020 was viewed and the development judged against that.

Within the draft document paragraph 1.4.1 seeks to manage the growing elderly population through supporting the delivery of appropriate housing as well as embracing Lifetime Homes and Lifetime Neighbourhoods principles. This proposal would help with those principles.

Other policies to which this application conforms are as follows.

Staffordshire Moorlands Local Plan 2020

SS1 Development Principles
SS10 Other Rural Areas Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
H1 New Housing Development
T1 Development and Sustainable Transport

National Planning Policy Framework

Including sections;

- 2: Achieving sustainable development
- 9: Promoting sustainable transport
- 12: Achieving well-designed and beautiful places
- 13: Protecting Green Belt land

10. Biodiversity

This building is exempt under De minimis exemption as set out in The Biodiversity Gain Requirements (Exemptions) Regulations 2024, Regulation 4, first and second condition as below.

The de minimis exemption only applies to development if the following two conditions are met:

- the development must not impact on any onsite priority habitat; and
- if there is an impact on other onsite habitat, that impact must be on less than 25 square metres (e.g. less than a 5m by 5m square) of onsite habitat with a biodiversity value greater than zero and on less than 5 metres of onsite linear habitat (such as a hedgerow).

The proposal is replacing an existing structure and so therefore there will be no impact of on site habitat as the surface is a sealed surface.

11. Conclusion

In conclusion, the proposal will provide ancillary accommodation with the much-needed space to allow the family to live together and assist with care as the needs arise over the coming years. It will reduce the need for travel between properties therefore reducing the districts carbon footprint helping to achieve its goals towards climate change.