

DELEGATED DECISION REPORT

SMD/2023/0659
Valid 21/12/2023

RUDYARD MANOR GREEN
LANE
RUDYARD

CHANGE OF USE OF A
TRADITIONAL STONE BUILT
BARN INTO A SINGLE
DWELLING HOUSE WITH
GENERAL
REBURBISHMENT AND
RESTORATION WORKS

(FULL - MINOR)

MAIN ISSUES

- Impact on Green Belt
- Design and visual impact
- Neighbouring amenity
- Highway safety

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 and the majority of the roof of the building is missing (the remaining parts are 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 part 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

This is a resubmission of application SMD/2022/0597 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. A first floor addition is also proposed to the south east elevation that extends the building into a large 'L' shape building; it will create the 4th bedroom with ensuite.

The proposed design and layout remains the same. Under this submission, the applicant has provided a building survey by a structural engineer to address the previous refusal. The report was considered rudimentary for the purpose of assessing one of the criteria in the NPPF. The previous refusal reason being:

The site lies within the green belt, whereby paragraph 147 of the National Planning Policy Framework identifies that inappropriate development is, by definition, considered to be harmful to the green belt, and should not be approved except in very special circumstances. The proposed development involves the re-use of a building which is not considered to be of permanent and substantial construction. Therefore, in principle, the building is not considered to be capable of conversion and would amount to inappropriate development in the green belt. There are no considerations which would amount to very special circumstances that would clearly outweigh the harm to the green belt. Accordingly, the development fails to comply with Policies SS10 and H1 of the Staffordshire Moorlands Local Plan 2020 and the National Planning Policy Framework

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.)

SMD/2022/0597 Change of use of a barn into a single dwelling house. Refused

CONSULTATIONS

Publicity

Site Notice expiry date: 30/01/24

Neighbour consultation period ends: 20/01/24

Press Advert: N/A

Public Comments	No comments
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Waste Services	No objections
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Horton Parish Comments	Support
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Conservation officer	No objection subject to reduced glazing to the proposed north elevation and further details on materials
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Environmental Health	No objections subject to conditions
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Staffordshire County Council Highways

No objection to conditions relating to parking and cycle facilities provisions being provided.

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

Under Section 13 of the NPPF paragraph 154, it states that all development is considered inappropriate within the Green Belt unless it falls within certain appropriate exceptions. The relevant criterion under this paragraph for this case is as such:

(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;

(d) identifies that the re-use of buildings is appropriate, provided that buildings are of permanent and substantial construction. Following a site visit, the building was considered in a dilapidated state. Parts of the roof are missing, along the first floor and the walls are in poor condition.

When considering criterion (c), a first floor addition is proposed above the single storey element that extends out into an 'L' shape layout. For reference, the addition is highlighted below:

OUTH WEST

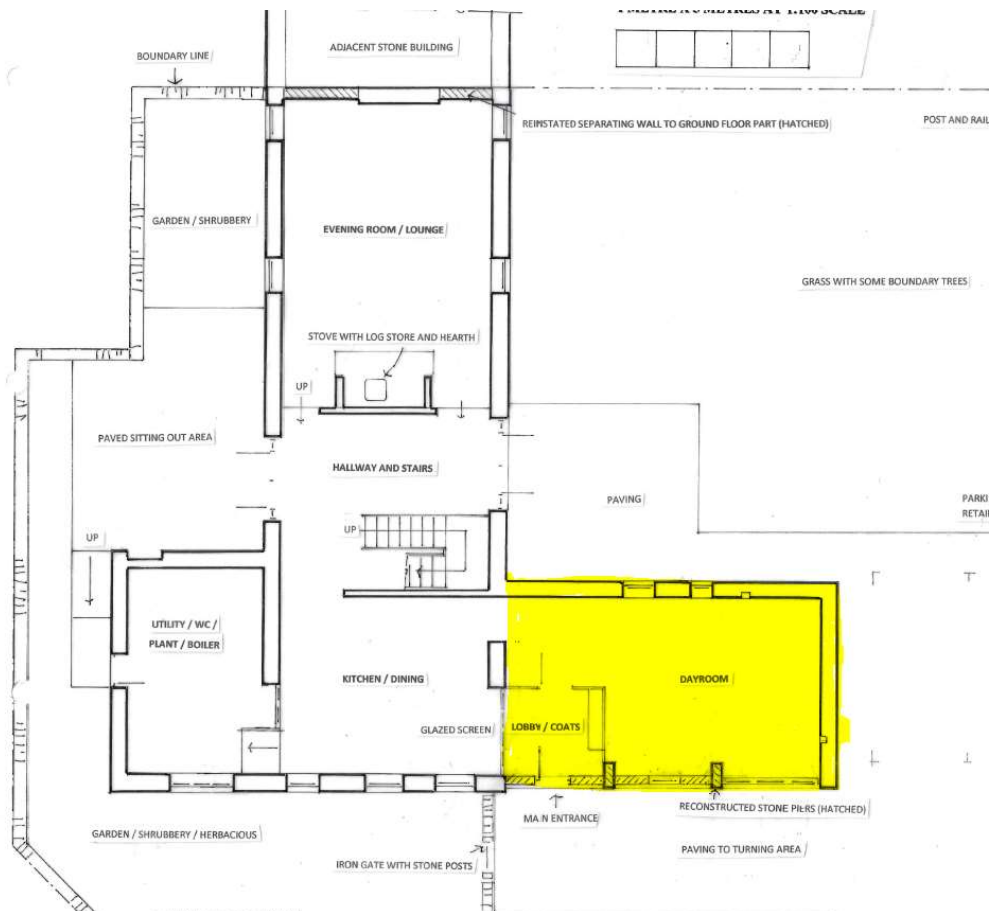


RTH EAST

REVISIONS

B A 08 2024 BRICKWORK REINSTATED TO TWO BAYS OF THE

The addition is considerably large and would provide a generous first floor. However, in comparison to the overall bulk and scale of the original building, the first floor and alteration on the ground floor would arguably equate to less than 1/3 of the building that the Council uses as a point of reference when assessing disproportionate additions. This I made clear in the proposed floor plan showing what is to added.



It should also be said that the addition would be within the existing footprint of the former barn and visually, the proposal benefits from the existing flanked wall that will screen the changes made. As such, the scheme would meet criterion C.

Referring to criterion (d), the previous application was refused on the basis that the structural survey produced by the agent was unable to demonstrate that the building was capable of conversion and due to the significantly poor condition of the building, the case officer deemed it as not of permanent and substantial construction.

Under this resubmission, a structural report by a third party professional body was submitted. The report identified that the primary structural elements are in reasonable structural condition and while the barn has seen some dilapidation due to lack of maintenance over the years, it remains suitable for conversion to a domestic dwelling with minimum future structural alterations and re-building.

The Council sought advice from an external structural surveying consultant to carry out an investigation on the suitability of the property for conversion. The Council was interested in whether the building would require minimal work or more of a rebuild then repair. The report noted that while the roofs and timber floors are largely missed or damaged, a new roof and floors would not be a major structural intervention and usually required in the course of conversion works for buildings such as this. The foundation, walls and structure were generally in good condition with minor cracking in some parts of the stonework that could be addressed by lintels and mild-steel strapping on the inner face of the masonry. Overall, the report concluded that from a structural point of view, the property is suitable for conversion for domestic use.

Taking into account the advice of a structural consultant, the building is deemed capable of conversion and therefore, would meet the criterion d set out in the NPPF under Green Belt policy.

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.

In the original submission, there were initial concerns with regards to the amount of glazing to the north east elevation. This was also seconded by the Conservation officer who suggested reduced glazing. The glazing was considered to be too wide, excessive and contrives with the character and original features of the barn. The amended proposal seeks a reduction of glazing on either side of the door and, the existing window and brick to be retained. Following the changes made, the overall design is in keeping with the character of the building, using materials which would complement the existing building and reuse a number of existing openings. In

addition the undisturbed character of the vernacular is retained and not substantially transformed.

The submission lacked details on the materials to be used. Therefore, materials are to be requested under a pre-commencement condition to ensure a satisfactory external appearance and for the avoidance of doubt. No render is to be proposed. Overall, it is considered to be visually acceptable and meet Policy DC1.

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).

Environmental Health were consulted. The officer recommended a number of conditions including working times, lighting, control of pollution measures and unexpected contamination, which are considered to be reasonable and in the interests of residential amenity. Matters relating to soil testing are considered to be unreasonable and without justification. The scheme would be in accordance with policy DC1 in the Local Plan.

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 requesting further details relating to parking cars and cycles. It was considered unreasonable for a parking scheme when the plan under GGR 07 shows parking for 3 cars and hardstanding already exists. This will be added to any approval.

Other matters

Permitted development rights are to be removed under the conversion of the building. This is ensure no outbuildings or additions are added within the curtilage of the site outlined in red in the interests of the character and appearance of the area and landscape and, to preserve the openness of the Green Belt.

CONCLUSION / PLANNING BALANCE

The development is capable of conversion and capable of reuse. The proposed development amounts to appropriate development in the green belt for which no very circumstances existing to outweigh the harm to the green belt. The development is therefore supported 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 : Approve

Case Officer: Lisa Li

Recommendation Date: 23/09/24

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council