

PLANNING / DESIGN & ACCESS STATEMENT



**PROPOSAL : EXTERNAL AND INTERNAL ALTERATIONS TO PROVIDE
EN-SUITE AND DRESSING ROOM TO MASTER
BEDROOM**

**ADDRESS : IVY HOUSE FARM, ROWNALL ROAD, ROWNALL,
STAFFORDSHIRE, ST9 0BT**

APPLICANT : SAL

DATE : FEBRAURY 2026

JOB No. : 2015-2033

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1.0 INTRODUCTION

Sammons Architectural Ltd have drafted and submitted a planning and listed building consent application to Staffordshire Moorlands District Council for external and internal alterations at Ivy House Farm, Rownall Road, Wetley Rocks to provide an ensuite and dressing room for the master bedroom. The application is accompanied by a full set of drawings comprising of a location plan, block plan, proposed site plan and both existing and proposed floor plans which should be read in conjunction with this planning statement.

2.0 APPLICATION SITE AND ITS SETTING

Ivy House is a grade II Listed Building. The listing description states:

Ivy House Farmhouse 3.1.67 GV II Farmhouse. C17 with mid-C19 and C20 alterations. Coursed dressed and squared stone; tiled roof; ridge stacks (twin-shafted to left) inset from ends. Long low 2-storey front of 4 windows, all with chamfered mullions; in 2 parts under continuous ridge; right-hand part up to ridge stack of two 3 light first-floor windows over single and labelled 4-light windows; the larger left-hand part may have been skilfully refaced in C20; again two 3-light windows over 2 labelled 5-lights; one small single window to right and small gabled projecting porch to right end with segmental head to boarded door; double cart door beyond ridge stack to left.

Barn stables 20 yards to south-west of Ivy House Farmhouse, 03-Jan-1967 GV II Barn and stables. Probably C18, with later alterations. Coursed stone with stone slate roof. Various opening's on north side including doubled doors to right and two window openings to left. Various small openings to south. Lean-to addition with corrugated concrete roof at east end. Included for group value.

The range of buildings to the north of the farmhouse comprise a combination building housing pigsties, with hayloft over, external pens and a domestic privy. The original form of the building is largely intact and probably dates from the mid 19th century. The building is constructed in rubblestone, uncoursed sandstone, with quoins.

The detached traditional barn to the south west of the farmhouse has recently been converted with the benefit of planning permission to two self contained dwellings. To the north west of the farmhouse lies a large portal framed agricultural building which secured consent on appeal for conversion to a further two self contained dwellings.

3.0 THE PROPOSED DEVELOPMENT

This application seeks planning and listed building consent for external and internal alterations to convert the existing store into an ensuite and dressing room which would serve the existing first floor master bedroom. Externally the existing first floor door in the western gable of the building

would be removed and replaced with an inward opening hopper window with a timber panel below. Internally a narrow section of existing stone wall would be removed to facilitate internal access into the existing store area with two timber steps provided due to change in floor levels. The existing walls and roof within the store area will be insulated internally with woodwool slabs and finished with lime plaster.

4 PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the Development Plan unless material considerations indicate otherwise. Given this obligation, this chapter therefore considers national guidance relevant to the application as well as the Staffordshire Moorlands Local Plan (September 2020). The following is considered relevant:

Local Plan

SS1 – Development Principles

SS1a – Presumption in Favour of Sustainable Development

SD1 – Sustainable Use of Resources

DC2 - The Historic Environment

DC3 - Landscape and Settlement Setting

National Planning Policy Framework

National Planning Policy Framework places a strong emphasis on promoting economic growth and sets out policies for the control of development. The Development Plan represents the starting point for the determination of this application, which in this instance is the Core Strategy. The guidance contained within the National Planning Policy Framework is also relevant, in particular the following Chapters:

- 7. Requiring good design
- 12. Conserving and enhancing the historic environment

Within the NPPF it is also worth noting the following relevant paragraphs:

- Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise (para 2).
- Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas, (para 10)
- Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise, (para 11).
- At the heart of the NPPF is a presumption in favour of sustainable development. LPA's should approve proposals which accord with the development plan without delay (para 14).

In determining applications, local authorities should take account of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, the desirability of new development making a positive contribution to local character and distinctiveness (par.210). Any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within the setting), should require clear and convincing justification (par.213). Where a proposed development would lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use (par.215).

Planning (Listed Buildings and Conservation Areas) Act 1990 The local planning authority should have a desirability of preserving the special interest of the Listed Building (s.16). The alteration, extension, or demolition of a listed building in a way that affects its character or appearance as a building of special architectural or historic interest, requires Listed Building Consent. The authority must consider whether to grant or to refuse an application, and must give particular attention to the desirability of preserving the building, its setting and those features which make it special.

ASSESSMENT

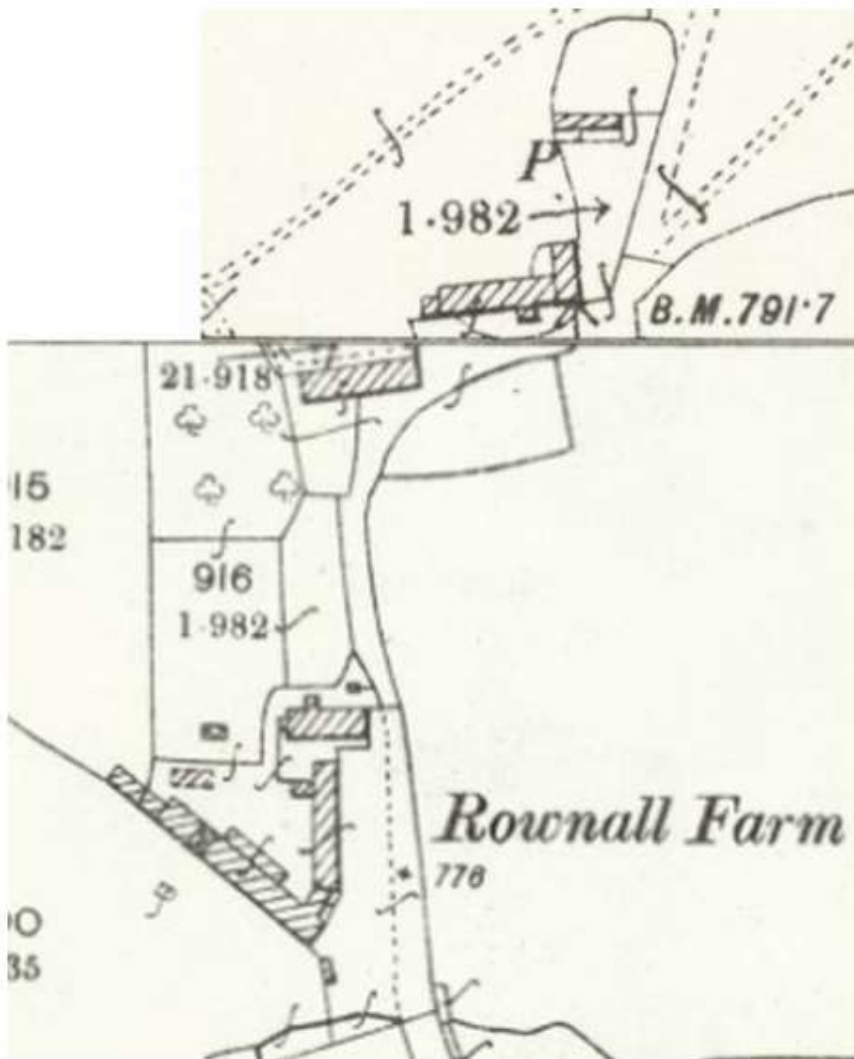
This application relates to a planning and listed building consent application which seeks consent for internal and external alterations to facilitate the creation of an ensuite and dressing room which would serve the existing first floor master bedroom.

Internally a small section of stonework will be removed to provide a doorway giving internal access to the existing store area. Due to the difference in floor levels some timber steps will also be required. Externally the existing external door will be replaced with a inward opening hopper window with timber boarded panel below. This arrangement allows the proportions of the original opening to be retained and the former use to be read. The existing walls and roof within the store area will be insulated internally with woodwool slabs and finished with lime plaster.

The application building was briefly described by Dr Faith Cleverdon in her PhD dissertation on the buildings of the Moorlands, as follows: 50] IVY FARM, Rownall [Fig. 27] (S) SJ950502 Late 16th or early 17th century: fragmentary cruck truss in long, low, stone-walled house. Much altered, probably three bay lobby entrance with two cruck trusses. Added kitchen. Roof raised (date uncertain). 19th century: surviving truss partially destroyed by insertion of stack. 20th century: second cruck removed, front partially rebuilt after subsidence (hence ragged to right of porch). Porch added.

The 1898 Ordnance survey map (1:2500) illustrates Ivy House Farm (named as Rownall Farm), subdivided into two dwellings, with the eastern dwelling running north-south forming a 'wing' and incorporating the eastern bay of the present farmhouse, or what appears to be part of it. To its south on the OS plan is another farm, also named Rownall Farm. Both farms lie at the end of a track leading north from Rownall Hall. Ivy House Farm is the northernmost farm, lying at the northern end of the track. The two farms are so closely spaced and related that there may have

been shared functions, such as the threshing barn. Two tracks lead north and north-east to the emparked Westwood Manor.



1898 Ordnance Survey map showing Ivy House Farm located north of Rownall Farm. This map clearly shows the main house divided into two separate dwellings and the detached pigsty and hayloft to the north.

Ivy House Farm was therefore approached from the south, through the complex at Rownall Farm. The organic nature of the approach, through the farmyard of the southern farm, and the relationship of buildings on the site, with a single detached farmbuilding, to the south of the dwelling, suggests an informal relationship, possibly an outfarm to the manor house.

The main farmhouse has undergone extensive alterations and phases of reconstruction both in the 19th century and since it was listed. For this reason, it is very difficult to pinpoint the sequence of phasing and room functions. What is clear however is that the earliest phase of the building is represented by the remains of a single double bladed cruck truss which is embedded in the wall in the eastern bay which is believed to date from the late 16th or early 17th century. The two western bays of the building are clearly later with the ground and first floor store, the subject of this application being the latest addition. This 'cart bay' was added to the western end of the farmhouse with a store/hay loft over during the 19th century. It was altered in the 20th century by raising the lintel probably to accommodate a tractor. The original joists were all removed and the first floor level raised. All of the original sockets for the hayloft floor joists remain visible.



Inserted and raised floor into cart bay with altered joists and lintel. The original sockets for the joists which ran axially are still visible.

Significance

The farmhouse still retains, to a large extent, its southern elevation and pattern of fenestration, as established during the 17th century and is of high historic and architectural value. The western bays of the former Hall / Houseplace and Parlour are significantly altered and the original floor plan is lost. The 19th century cartshed and hayloft is altered and of moderate evidential value.

The farmhouse derives significance from the utilitarian surroundings to the north, with an enclosed yard to serve the pigsties, and its relationship to this building and the detached barn to the west. The house was designed to face south and a large area of land to the north is embanked. The most important space is the area immediately to the south of the farmhouse which is now approached from the lane to the east although it was historically approached from the south west. The two large portal framed agricultural sheds to the north overshadow the historic farmstead.

The space around the buildings and their associated functional relationship contribute to their significance, as a simple, unpretentious farmstead where the undulating ground levels were used effectively to accommodate combination buildings and to avoid lifting material

Assessment

Policy DC1 also outlines that all development should be of high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area. Proposals should also be designed to respect the site and surroundings through scale, density, layout, siting, landscaping, character and appearance in line with the Council's adopted Supplementary Planning Document. These provisions are reinforced by paragraphs 56 and 58 of the NPPF. Policy DC2 indicates that development which would harm or be detrimental to a heritage asset shall be resisted.

Paragraph 132 of the NPPF recognises that the significance of a heritage asset can be harmed or lost through alteration or destruction of the heritage asset or by development within its setting.

The proposed alterations have little if any impact on the significance or interest of the heritage asset. Externally the proportions of the original door opening would be retained albeit treated differently. The design, appearance and materials of the infill are considered to be appropriate

and sympathetic. Internally the proposed alterations relate to the most recent part of the dwellinghouse and again are limited in nature and easily reversible. They would have little if any impact on the special and historic interest of the building. Accordingly the proposal is considered to comply with policies DC1 and DC2 of the Staffordshire Moorlands Local Plan as well as guidance contained within the NPPF.

6.0 DESIGN & ACCESS STATEMENT USE

The use of the building as a C3 dwellinghouse would remain unchanged.

AMOUNT

The application would not increase the number of dwellings on site it would merely provide additional accommodation to the existing farmhouse.

LAYOUT

The layout is contained within the existing building as shown on the submitted drawings.

SCALE

The proposed development would be carried out within the shell of the existing building and would not therefore affect the scale of the existing dwelling.

LANDSCAPING

The application site is enclosed within mature grounds and no additional landscaping is proposed as part of this application.

APPEARANCE

The application seeks minor internal and external alterations to the dwellinghouse to facilitate the use of an existing store as an ensuite and dressing room for the existing master bedroom. The appearance of the proposed changes are considered to respect and reflect the character and appearance of the existing dwelling and would not result in any harm being caused.

ACCESS

The site already has an established access onto Rownall Road. The proposed development would retain this. The proposal would not result in any intensification in the use of the application site.