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BRIEF PLANNING STATEMENT IN SUPPORT OF A REPEAT PRIOR NOTIFICATION DETERMINATION APPLICATION IN RESPECT OF A PART MB GPDO 2014 AGRICULTURAL BUILDING CONVERSION TO A DWELLING HOUSE AT BROOK FARM PORTERS LANE BRADNOP STAFFORDSHIRE ST13 7NJ

10 2014

The application follows the refusal (objection) of application no. **DET/2014/0024**

Reasons for refusal are addressed as follows:

(1) domestic appearance.. the scheme drawings now utilises existing openings (some currently blocked) and so thus preserves and enhances the buildings appearance in its landscape setting as a traditional stone built early 19th cent. livestock barn.

(2) curtilage extent.. this is now defined on the application drawings within the limit set by condition (9)(b) of the GPDO.

(3) satisfactory amenity.. the external amenity area (curtilage) of the proposed dwelling is shown directly adjacent to the rear amenity area associated with the adjacent dwelling being the original farmhouse. This positioning will mutually protect both parties from any direct adverse effect from farming activities from two directions.

The clearance from the larger site of modern stock buildings currently directly adjacent to the application building and existing former farmhouse will greatly enhance the amenity of existing and future occupiers.

The proposed removal of the large open slurry lagoon near the junction of Douse Lane and Porters Lane will similarly greatly improve the air quality in the immediate vicinity of existing and future occupants.

Furthermore: the applicants will accept a conditioned consent to the effect that the agricultural buildings that are to remain and the land associated with them in proximity to the converted barn are treated as a single planning unit with the barn. This will mean that the agricultural land and buildings in close proximity are under the direct control of the future occupants of the converted barn dwelling and will thus enable them to control their own amenity conditions.

The internal amenity of the proposed dwelling is capable of being assessed at this stage under the DCLG/BRE Housing health and Safety Rating System (HHSRS) and this indicates that the dwelling will provide housing conditions which will be well under average hazard scores and rooms sizes in excess of the associated Decent Homes Standard. Further : with the installation of a wood burning heating appliance and ground source heat pump, the resultant dwelling will score higher than the Building Regulations default Code 3 under the Code for Sustainable Homes criteria if coupled with on site drainage and rain water harvesting.

In respect of wider amenity: the resultant dwelling will set on the edge of the historic and attractive hill side village of Bradnop which in turn is located within in the extremely attractive landscape of the South West Peak with attendant opportunity for outdoor recreational activities. The main road linking Ashbourne with the near market town of Leek is within walking distance.

(4) chimneys..previously proposed chimney stacks have been removed from the proposal drawings

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