

PLANNING STATEMENT

The Proposed Conversion of a Two Redundant Outbuilding
To
Form a Two Dwellings
At
Manor Farm
Carlton Road
Barton-in-the-Beans
Leicestershire.

HMD/0563/2024
December 2024

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ARCHITECTURE
PLANNING & SURVEYING

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1.00 INTRODUCTION

1.01 The change of use planning application is made for the Proposed Development comprising of the conversion of two redundant (vacant) farm outbuildings to form two detached dwellinghouses with associated works at Manor Farm, Carlton Road, Barton-in-the-Beans, Leicestershire.

1.02 The planning application is supported by:-

- Location Plan.
- Drwg.No:HMD/PD/0563/01
(Proposed Site Layout Plan)
- Drwg.No:HMD/PD/0563/02 & 03
(Proposed Floor Plan and Elevations).
- Existing Floor Plan and Elevations
Drwg.No's:HMD/SV/0563/01,02&03.
- Preliminary Ecology Assessment
- BNG Technical Note

2.00 SITE AND SURROUNDING AREA

2.01 The application site encompasses an area of circa:0.5ha and forms part of the Manor Farm complex located in countryside outside the defined settlement boundary for Barton-in-the-Bean, adjacent to the village urban fringe.

2.02 The Application Site is framed by a high mature dense hedgerow screen on the shared north-eastern boundary with Carlton Road and by a mix of both traditional brick and tile farm buildings and modern 20th C steel clad/boxed/framed farm buildings positioned to the north.

2.03 The two subject modern 20th C steel portal frame farm outbuildings exhibit no architectural value of any merit, previously forming part of the working farm, and have a *de minimis* impact upon the GII listed Manor Farmhouse with no existing key inter-visibility due to intervening distances (circa:85.00M/103.00M),existing built forms and topography.

2.04 The application site benefits from an existing vehicle ingress/egress access arrangement with Carlton Road.

3.00 THE DEVELOPMENT PROPOSAL

3.01 The Development Proposal seeks conversion of two redundant farm outbuildings to provide habitable accommodation - each to be laid out over a two floors with entrance hallways leading to open plan breakfast/kitchens/dining rooms/day lounges with a utility rooms and office/studys, and inner halls leading to sitting rooms with sleeping chambers and washrooms provided on upper floors.

3.02 The Development Proposal does not seek any extension(s) to either of the subject buildings, but rather seeks to maximise the existing '*as-built*' form to accommodate each of the resultant designs.

3.03 The Development Proposal utilises the existing openings and includes the replacement of the infill metal box profiled sheets and timber shutters to accommodate glazed apertures, whilst retaining the existing concrete walling.

3.04 The Development Proposal seeks to retain the subject farm buildings existing external finishes (to be cleaned in-situ) with new vertical timber boarding and glazing introduced to suit and, *ipso facto*, the form and design of the modern farm buildings would remain without drama nor complexity. In this instance the rural and functional character of the buildings would be maintained and it is considered that the Development Proposal would represent an enhancement to the immediate setting and compliment the character of the wider environs.

(Re.Drwg.No's: HMD/PD/0563/02&03.)

3.05 The Development Proposal provides secure and private external amenity areas (south-west) without loss of privacy/ overlooking/ overshadowing to neighbouring properties, with retained field hedgerow boundaries assisting to frame the dedicated external grassed amenity areas - including for the removal of large areas of concrete aprons.

3.06 The Development Proposal seeks to utilise the current vehicle access arrangement with Carlton Road and provides sufficient areas for dedicated car parking spaces and service/emergency vehicle turning - in accordance with the LHDG.

3.07 Min.of 3 dedicated vehicle parking spaces @ 2.50m x 5.00m would be provided for each conversion scheme within the curtilage of the Application Site.

4.00 RELEVANT PLANNING HISTORY

4.01 It is considered that the following are relevant in the planning submission appraisal for the development proposal:

- P/App.No:21/00907/P3CQ
- P/App.No:21/01170/P3CQ
- P/App.No:22/00909/FUL
- P/App.No:23/00159/P3CQ
- P/App.No:23/01183/FUL

5.00 RELEVANT PLANNING POLICIES

5.01 Core Strategy (2009)

- Policy 13 Rural Hamlets

5.02 Site Allocation and Development Management Policies DPD (2016)

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM4 Safeguarding the Countryside & Settlement Separation
- Policy DM6 Enhancement of Biodiversity and Geological Interest
- Policy DM7 Preventing Pollution and Flooding
- Policy DM10 Development and Design
- Policy DM15 Redundant Rural Buildings
- Policy DM17 Highways and Transportation
- Policy DM18 Vehicle Parking Standards

5.03 National Planning Policies and Guidance

- National Planning Policy Framework (2023)
- Planning Practice Guidance (PPG)

5.04 Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)

6.00 PLANNING APPRAISAL

- Strategic Planning Policies
- Design and Impact upon the Character of the Area
- Impact upon Highway Safety
- Ecology

Strategic Planning Policies

6.01 Paragraph 2 of the NPPF states that planning law requires that planning applications be determined in accordance with the development plan unless material consideration indicate otherwise.

6.02 The development plan consist of the Core Strategy (2009) and the adopted SADMP (2016).

6.03 The NPPF states the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.

6.04 The application site lies outside the defined settlement boundaries of Barton-in-the-Beans and *ipso facto* Policy DM4 of the SADMP (2016) is applicable where development in the countryside will be considered sustainable where specific criterion are satisfied.

6.05 The SADPM (2016) Policy DM4 criterion b) is engaged whereby:-

“the proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting”

6.06 The Policy SADMP (2016) Policy DM15 criterion (a) & (b) require subject farm outbuildings to be vacant and redundant and capable of being capable of converted with significant rebuild ,alteration nor extension.

6.07 It is considered that the Development Proposal is compliant with the relevant Policies of the Core Strategy (2009) and the adopted SADMP (2016) and guidance contained within the NPPF.

Design and Impact upon the Character of the Area

6.08 The Development Proposal seeks conversion of the modern steel framed/cladded farm outbuildings without significant alterations, minimal introduction of new opening and retention of the existing facades - thereby assisting to retain the existing scale, mass and appearance of each of the subject buildings without drama, complexity nor contradiction.

6.09 It is considered that the Development Proposal is compliant with Policies DM1, DM4 and DM10 of the adopted SADPM (2016) and guidance contained within the NPPF.

Impact upon Highway Safety

6.10 The LCC Local Highway Authority substantive consultation response (18.10.22) for Planning Application.No:22/00909/FUL advised no objections (stc) and stated:

'the impacts on highway safety would not be unacceptable and when considered cumulatively with other developments, the impacts on the road network would not be severe'

6.11 P/app.No:19/00093/FUL was found to be acceptable on highways matters for 11 Dwellinghouses.

6.12 It is considered that the Development Proposal is complaint with Policies DM18 and DM18 of the adopted SADMP (2016) and the guidance contained within the NPPF .

Ecology

6.12 A Preliminary Ecology Assessment and a Biodiversity Net Gain Technical Note from Wildlife Consultants Ltd. supports the Development Proposal.

6.13 It is considered that the Development Proposals would accord with Policy DM6 of the adopted SADMP (2016) and the relevant guidance within the NPPF.

7.00 CONCLUSION

7.01 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

7.02 The National Planning Policy Framework is a material consideration in determining planning applications and states that plans and decisions should apply a presumption in favour of sustainable development and approve development proposals that accord with an up-to-date development plan.

7.03 Policy DM4 of the adopted SADPM (2016) is out-of-date as the defined settlement boundaries were previously drawn for a lower delivery target for new housing than now required, thus the Council are unable to demonstrate a 5 year land supply to secure the sufficient delivery of new housing.

7.04 It is considered that '*tilted*' balance of NPPF is engaged and applies where permission should be granted unless adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole.

7.05 It is acknowledged that the Application Site lies within countryside and thus conflicts with the relevant strategic policies of the Development Plan, however it is considered that there would be limited identifiable harm to the character and appearance to the area from the considered and sympathetic change use of two (vacant and redundant) modern 20th C farm outbuildings to form two Dwellinghouses with no resultant adverse impacts upon highways safety, drainage, heritage, ecology nor neighbouring amenities.

7.06 It is considered that the presumption in favour of sustainable development applies in support of the development proposal that accords with Policies DM1,DM4,DM6,DM7,DM10,DM15,DM17 and DM18 of the adopted SADMP (2016), the Good Design Guide SPD and the standing advice and guidance contained within the NPPF.

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2024