

PLANNING STATEMENT

The Proposed Conversion of a Redundant Outbuilding
To
Form a Single Dwelling
At
Manor Farm
Barton-in-the-Beans
Leicestershire.

HMD/0507/2023
November 2023

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ARCHITECTURE
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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 a redundant (vacant) farm outbuilding to form a single dwellinghouse 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/0507/01 Proposed Site Layout Plan.
- Drwg.No:HMD/PD/0507/02 Proposed Floor Plan and Elevations.
- Existing Floor Plan and Elevations.
- Site Access Plan.

2.00 SITE AND SURROUNDING AREA

2.01 The application site encompasses an area of circa:0.2ha 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 eastern boundary with Carlton Road and a mix of both traditional brick and tile farm buildings and modern steel clad framed/clad farm buildings positioned to the north,south and west.

2.03 The subject modern farm outbuilding previously formed part of a working farm complex - having a *de minimis* impact upon the GII listed Manor Farmhouse and exhibiting no architectural value of any merit.

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

3.00 THE DEVELOPMENT PROPOSAL

3.01 The development proposal seeks conversion of the redundant farm outbuilding to provide habitable accommodation laid out over a single floor with an entrance hallway leading to an open plan breakfast/kitchen/dining room/day lounge with a utility room and office/study and an inner hall leading to a sitting room, a gymnasium and six sleeping chambers with washrooms.

3.02 The development proposal does not seek any extension(s) but requires removal of the single storey mono-pitched extension located on the southern façade and partial removal of a small area of roof scape from the retained farm outbuilding to provide a small courtyard garden to assist with the framing of the formal entrance.

3.03 The development proposal utilises the existing openings and seeks minimal introduction of additional fenestration to the retained façades.

3.04 The development proposal retains the farm building existing external finishes (to be cleaned in-situ) with new vertical timber boarding and glazing introduced to suit. (Re.Drwg.No's: HMD/PD/0507/01 & 02.)

3.05 The development proposal provides a secure and private external amenity area (west) without loss of privacy/overlooking to neighbouring properties.

3.06 The development proposal seeks utilisation of the current vehicle access arrangement with Carlton Road and provides four dedicated car parking spaces.

3.07 Four dedicated vehicle parking spaces @ min 2.50m x 5.00m are provided 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

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 (2023) states that planning law requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

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

6.03 Paragraph 12 of the NPPF (2023) 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 the subject farm outbuilding building 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 (2023)

Design and Impact upon the Character of the Area

6.08 The development proposal seeks conversion of the modern steel framed/cladded farm outbuilding 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 the building without drama, complexity nor contradiction.

6.09 It is considered that the development proposals are compliant with policies DM1,DM4 and DM10 of the adopted SADPM (2016) and guidance contained within the NPPF (2023)

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 It is considered that the development proposal are complaint with policies DM18 and DM18 of the adopted SADMP (2016) and the guidance contained within the NPPF (2023).

Ecology

6.12 The Leicestershire County Council Ecology Team consultation response (22.11.22) for P/App.No:22/00909/FUL advised no objections (stc).

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 (2023)

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 (2023) is a material consideration in determining planning applications and Paragraph 11 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 Paragraph 11(d) of the NPPG (2023) is engaged and the '*tilted*' balance applies where permission should be granted unless adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF (2023) 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 a single (vacant and redundant) modern farm outbuilding to a single dwellinghouse with no resultant adverse impacts upon highways safety, drainage, 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 (2023)

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