

Delegated Report for P/2019/01547

Application Number	P/2019/01547	
Planning Officer	Gary Shilton	
Application Type	Detailed Planning Application	
Site Address	Red Barn Riddings Farm Moisty Lane Marchington Staffordshire ST14 8JY	
Proposal	Conversion and alterations of existing barn to form dwelling, including pitched roof over existing flat roofed extension, satellite dish and air source heat pump, erection of a detached garage/workshop and installation of sewage treatment plant	
Expiry Dates	Weekly List	10/02/2020
	Neighbours	08/02/2020
	Consultations	05/02/2020
	Site Notice	15/02/2020
	Newspaper Advert	N/A
Application not Determined within Statutory Time Period - Reason	N/A	
Environmental Assessment	Screening opinion undertaken	N/A
	Schedule 1 or 2	N/A
	EIA Required	N/A
Relevant Planning Policies/Guidance	Government Documents	The National Planning Policy Framework The National Planning Practice Guidance
	Local Plan Policies	Policy NP1 of the Local Plan sets out the role of Neighbourhood Plans and the Marchington Neighbourhood Plan was made in 2016. SP1, SP8, SP24, SP27, SP29, SP35, DP1, DP3, DP5 (Archaeology) and DP7.
	Supplementary Planning Documents	East Staffordshire Design Guide Separation Distances and Amenity Supplementary Planning Document (SPD) Parking Standards Supplementary Planning Document (SPD) Housing Choice Supplementary Planning Document (SPD) Re-Use of Redundant Rural Buildings
	Other Policies/Guidance	Marchington Neighbourhood Plan Policies: DP1, DP2, H3, NE2, T1 and BE3.
Relevant History	<p>P/2019/00301 – Conversion of existing barn to form dwelling including external alterations, erection of detached garage and installation of septic tank. Approved 09/08/2019</p> <p>P/2018/01178 – Discharge of Conditions 3-7 of planning permission P/2015/01103 for the conversion of existing barn to form dwelling including external alterations, erection of detached garage and installation of septic tank. Approved 02/10/2018</p> <p>P/2015/01103 – Conversion of existing barn to form dwelling including the demolition of existing single storey extension to allow the erection of a two storey side extension, erection of detached garage and installation of septic tank. Approved 30/11/2015</p> <p>P/2014/01525 – Outline application for residential development of up to six dwellings including details of access, appearance, layout and scale and demolition of existing buildings. Refused 24/03/2015</p>	

Consultation Responses	<p>County Highways: No objection</p> <p>Severn Trent: No objections</p> <p>Environmental Health - No objection subject to a condition for a method statement to be submitted if any contamination is found at the site</p>
Marchington Parish Council	No comments received at the time of writing this report.
Neighbour Responses	No representations received at the time of writing this report.
Human Rights Act Considerations	There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these issues have been taken into account in the determination of this application.
Crime and Disorder Implications	It is considered that the proposal does not raise any crime and disorder implications.
Equalities Act 2010	Due regard, where relevant, has been given to the East Staffordshire Borough Council's equality duty as contained within the Equalities Act 2010.

Planning Officer's Assessment

Site Description

The building which this proposal relate to is a brick built barn situated between a disused storage yard and a dwelling house to the east. The barn has been subject to several modifications over recent years and had been lived in unlawfully for a number of years. The application site is located within open countryside in Marchington (and is therefore outside settlement boundaries as defined in the adopted Local Plan). It is accessed via a long drive some 150m from the highway which is also shared with the scaffolding business to the west of the access track. To the north of the site is open countryside. To the west are units and storage yard associated with a scaffolding business, Riddings Cottage is located to the east. Directly in front of the building is a large steel barn, used for storage associated with the scaffolding business. Levels decline across the site.

The building sits on a tarmacked area, with grassed area to the rear. The grassed area is currently garden area for Riddings Farm bounded by wooden post and rail fence. Part of this garden would become the garden area for the converted building.

Proposals

This proposal is a resubmission of an extant planning permission, application P/2019/00301. The application differs from the previous approval as the site area has been increased to the west of the site to re-orientate and enlarge the detached garage to the west of the barn conversion, rebuild the single storey flat roofed element with a pitched roof, retaining the same footprint, and the inclusion of a satellite dish and air source heat pump.

The proposal also includes external alterations including the insertion of windows and doors and a ground source heat pump.

Internally the proposal would provide a utility, WC, kitchen, dining room, lounge, dressing room, en-suite, plant room and bedroom at ground floor and two bedrooms with en-suites at first floor. The proposed garage would be located to the side of the building. It would have a pitched roof with a maximum height of 4.8m. It would have a width of 10.2m and depth of 6.1m.

The proposed septic tank would be located to the rear of the building. A specification was submitted with the application.

Assessment

As per the 2019 scheme it is considered that the main issues are the principle of the development, impacts on visual and residential amenities, along with the ecological, highway/drainage and archaeological implications. The relevant national and local planning policies are addressed under the relevant subject headings below.

Principle of the Development

Policy SP8 of the Local Plan states *inter alia* that development outside of settlement boundaries will not be permitted unless it is the appropriate re-use of a rural building.

Proposals falling within these categories should not adversely affect the amenities enjoyed by existing land users, the design of the proposed development and materials are visually well related to the proposed site and the proposal would not have an adverse impact on the transport and highway network.

The Council's Supplementary Planning Document "Re-Use of Rural Buildings", which was adopted in September 2010 states that; *"[Residential] use is generally only appropriate for traditional agricultural buildings which are structurally sound, make a positive contribution to their surroundings, are capable of conversion without substantial alteration or extension, where there is an existing vehicular access to the building, and where any domestic curtilage can be accommodated without creating a visual intrusion into the surrounding countryside."*

The previous consent P/2019/00301 demonstrated that the building was capable of conversion without the need for substantial alteration or extension. However this proposal would re-build the single storey flat roofed extension to the west of the site which is a later addition to the original farm building. Further structural details have been submitted in relation to the demolition and rebuilding of the single storey extension which includes improving the thermal performance of the conversion and the aesthetic

appearance of the converted building. Based on the above it is considered that proposal is acceptable given the scheme essentially will deliver a development that reflects an extant planning permission.

The other relevant detailed matters are considered below and in doing so due regard is had to Overall Policy DP1 (Sustainable Development Principles) of the made Marchington Neighbourhood Plan which states that :-

“(A) Planning permission will be granted for development in Marchington Parish at a scale and in locations that accord with policies set out in the Neighbourhood Plan where it can be shown that the development would support the community, by:

- 1. Providing new homes, to meet the development requirement of approximately 20 new dwellings identified in the adopted East Staffordshire Local Plan, also taking account of the setting and character of the village and addressing local housing demand needs in terms of size, type and tenure.*
- 2. Providing a high standard of design and an appropriate location, ensuring that new buildings, especially housing, meet contemporary construction, energy efficiency and water management standards and reflect the character of the surroundings.*
- 3. Providing other forms of development which meet the economic, social and environmental needs of the area and are appropriate in terms of scale, location and design.*
- 4. Ensuring that potential for ground pollution should be taken into account and, where necessary, measures taken to manage this through a pollution prevention plan.*
- 5. Providing superfast broadband (fibre optic) connection. Unless it can be demonstrated through consultation with NGA Network providers that this would not be either possible, practical or economically viable. In such circumstances sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date.*

(B). Demonstrating that new development has regard to the principles set out in the Neighbourhood Plan and be located to ensure that it does not adversely affect the following:

- 1. The amenity of nearby residents.*
- 2. The character and appearance of the local area in which it is located.*
- 3. Social, built, historic, cultural and natural heritage assets.”*

Visual Amenity

Policy SP24 of the East Staffordshire Local Plan states that development proposals must contribute positively to the area in which they are proposed and reinforce character and identity through local distinctiveness. Policy DP1 expands upon this aim with specific reference to the design of new development and Policy DP3 focuses on residential development. These policies are supplemented by the guidance set out in the Re-Use of Redundant Buildings SPD.

Marchington Neighbourhood Plan Policy H3 (The design of residential conversions and extensions) states that:

“In addition to the design principles set out in the Local Plan, residential conversions or extensions should be designed to reflect the character of nearby buildings and their setting. This will require particular attention to:

- The choice of materials (usually to mirror the typical Parish vernacular of red brick and Staffordshire blue roof tiles).
- The scale of development including roof heights.
- Layout within the plot.
- Parking provision, which as a minimum, should be in accordance with the standards adopted by the Borough Council.
- The relationship with adjoining and nearby properties in terms of the amenity enjoyed by occupiers and the character of the area

Sustainable design features (e.g. sustainable drainage, porous/permeable surfacing for drives and domestic scale renewable energy) are encouraged where feasible, provided that it is incorporated into an overall design that complements the character of the area.”

The building proposed to be converted is a brick built building and of substantial construction, the majority of which is structurally sound, and is likely to remain for the foreseeable future. It is considered that the alterations proposed to the building would improve its character and appearance and reintroduces part of the original building helping to integrate more harmoniously with its surroundings.

The proposed garage is not considered to dominate the character of the existing building.

Residential Amenity

East Staffordshire Local Plan Policy SP1 lists principles in determining whether proposals constitute sustainable development. One principle is that proposals should be designed to protect the amenity of the occupiers of residential properties nearby and any future occupiers of the development through good design principles. DP7 deals with the issues of noise pollution etc.

Local Plan Policy DP3 states that planning permission for new residential development will not be approved unless it would have no adverse effects on neighbouring properties. Local Plan Policy SP8 states that proposals to convert existing buildings in the countryside to dwellings will be permitted taking into account amongst other things the impact upon the enjoyment and amenities of existing land users.

The nearest residential property is Riddings Farm located 5m to the north east of the site. Riddings Cottage is located 33m to the east. By virtue of these distances and the orientation of the building and the fenestration within the elevations it is not considered that any harm to neighbouring residential amenity would occur. It is noted that some of the living accommodation would look on to the side elevation of the storage building to the south. This is approximately 7m away. Whilst this would restrict some light into some of the accommodation any prospective future occupier would be aware of this issue.

The proposed internal accommodation and garden sized is considered acceptable and would not result in harm to the amenity of any future occupiers. The garden remaining to the rear to serve Riddings Farm would be of an adequate size to support a family dwelling house.

Ecology

National Planning Policy Framework states that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, planning permission should be refused.

The Natural Environment and Rural Communities Act 2006 states that public authorities in England have a duty to have regard to conserving biodiversity as part of policy or decision making.

Strategic Policy 29 lists criteria including development retain features of biological interest produces a net gain in biodiversity in line with Staffordshire biodiversity action plan species and supporting developments with multi-functional benefits.



Neighbourhood Plan Policy NE2 (Nature Conservation) requires that proposals for new development will be required to demonstrate how design has taken into account its potential impact on local habitats and species.

A Bat Survey/Assessment (June 2019) found no evidence of bat roosts in the buildings but given the locality is suitable for foraging recommends long terms mitigation by way of the provision of bat boxes. These will be secured by condition.

Highway Safety/Drainage

Policy SP35 of the East Staffordshire Local Plan states that proposals which would prejudice the safe and efficient use of the highway network will be resisted. Neighbourhood Plan Policy T1 seeks to ensure that development meets traffic requirements.

The access to the proposal although shared with the scaffolding business is wide

	<p>enough to accommodate passing vehicles. Furthermore adequate parking is proposed. Therefore it is not considered that the proposal would prejudice the safe or efficient use of the highway network.</p> <p>Policy SP29 deals with drainage and Neighbourhood Plan Policy DP2 (Infrastructure - Flood prevention and management) indicates that development should not increase the risk of flooding and/or exacerbate existing drainage problems.</p> <p>There are no flood risks and the foul and surface water disposal arrangements would be acceptable.</p> <p>Archaeology Neighbourhood Plan Policy BE3 and Local Plan Policy DP5 seek to ensure the protection and enhancement of archaeological sites. SCC Archaeology raised no concerns in relation to the any archaeology on the previous application P/2019/000301.</p>		
<p>Planning Officer's response to Parish Council</p>	<p>None required</p>		
<p>Conclusion</p>	<p>The proposal would not harm the character or appearance of the area. Furthermore, the proposal would not adversely affect highway safety or the amenities enjoyed by the occupiers of nearby dwellings. The proposal would not harm protected species or their habitat. The proposal therefore accords with Policies SP1, SP8, SP24, SP27, SP29, SP35, DP1, DP3, DP5 and DP7 of the Local Plan, made Marchington Neighbourhood Plan Policies DP1, DP2, H3, NE2, T1 and BE3, the National Planning Policy Framework, the Re-Use of Rural Buildings Supplementary Planning Document and the East Staffordshire Design Guide.</p>		
<p>(including Signature & date)</p>	<p> 6th March 2020 </p>		
<p>Engagement</p>	<p>The Local Planning Authority has taken a positive approach to decision-taking in respect of this application concluding that it is a sustainable form of development which complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has secured a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of Paragraph 38 of the National Planning Policy Framework.</p>		
<p>Section 106 required?</p>	<p>No</p>		
<p>Draft Decision Notice checked by Planning Officer or Team Leader</p>	<table border="1" style="width: 100%; height: 85px;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%;"></td> </tr> </table>		
<p>Team Leader Comments</p>	<table border="1" style="width: 100%; height: 48px;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%;"></td> </tr> </table>		