

Design & Access Statement – Application for conversion / change of use of a building to a dwelling, together with the erection of extensions – Howard Farm, Howard Lane, Stratton, Bude EX23 9TF

Introduction

The proposal is an application for the conversion / change of use of a building to a dwelling, together with the erection of extensions – Howard Farm, Howard Lane, Stratton, Bude EX23 9TF

The building is single storey, of block construction with a slate roof. It was built in 2000 and was initially partially used for stables / partially for agriculture. The agricultural use increased such that by 2009 the application part of the building was solely in agricultural use and has continued to be so.

Two applications have been made for prior approval to convert the building to a dwelling – both refused for reasons unconnected with the structure of the building – PA20/09559 and PA21/03036.

The case officer for the prior approval applications has indicated that support would be forthcoming for a planning application to convert the building to a dwelling – hence this proposal.

The building is structurally sound and suitable for conversion under CCLP policy 7(3).

Access is proposed utilising the existing access to the site

The barn can be converted without any amenity issues for nearby properties.

It is considered that the building falls within CLP policy 7, paragraph 3 and policy 21 – through re-using an existing building that will lead to an enhancement to the immediate setting. The proposal is also supported under the policies of the NPPF Feb 2019.

Relevant Planning Policies

The relevant Development Plan policies include:

Cornwall Local Plan Strategic Policies 2010-2030 [Nov 2016] – policies 1, 2, 7, 12, 13, 21, PP13.

NPPF Feb 2019 – Chapter 2 Achieving sustainable development, paragraphs 7-10; The presumption in favour of sustainable development - paragraph 11; Chapter 5 Delivering a sufficient supply of homes, paragraph 68c, Rural Housing, paragraph 79(b) & (c); Chapter 11 – Making effective use of land – paragraph 118 (d).

NPPG 2014

Location and Setting

The building is sited to the north of Howard Farm Cottage – Howard Farm being located to the south of Stratton approximately .5km from the village where there is a shop, a couple of pubs and a hairdresser.

The proposal is not likely to have any significant impact on the locality or the setting of the building within the locality of the other buildings/dwellings at Howard Farm. For the avoidance of doubt there would be no livestock use of the remaining adjoining building which would be retained.

The site is not within any designated area but is within an AGLV

Design & Landscaping Considerations

The barn is constructed of block with a slate roof. The wall materials will be rendered block and timber cladding. Doors and windows will be coated aluminium. Extensions are proposed to provide a porch, kitchen /dining room and an additional bedroom.

Landscaping includes timber post and rail fencing to provide the bulk of the of the boundary treatments – with screen planting within the fence. The hedge to the north would be retained.

The simple conversion proposal, with the extension, would conserve and enhance the building and the locality, in accordance with policy.

Access

Vehicular / pedestrian access to the barn would be via the existing access from the county highway, with parking to the northwest of the building.

Foul Water Interests Survey

The property will be served by a foul water treatment plant.

Barn Owl & Bat Survey

A current Ecological Report is attached for information.