



SUPPORTING STATEMENT

In respect of a planning application for the change of use of an existing outbuilding to a residential dwelling along with the subdivision of the plot at;

Oakage, Freewood Street, Bradfield St George,
Suffolk, IP30 0AY

CONTENTS

1.0	Introduction	3
2.0	The Site	4
3.0	The Proposal	4
4.0	Planning History	5
5.0	Planning Policy Context	6
6.0	Planning Considerations	8
7.0	Planning Balance	19

1.0 Introduction

1.1 This statement is prepared on behalf of Mr and Mrs Ellis in respect of an application for the change of use of an existing outbuilding to a dwelling and the subdivision of the plot to form a separate curtilage.

1.2 It will consider the planning policy position and provide an overview of the relevant material considerations relating to the proposed development.

1.3 The extract below shows the location of the site relative to nearby development.

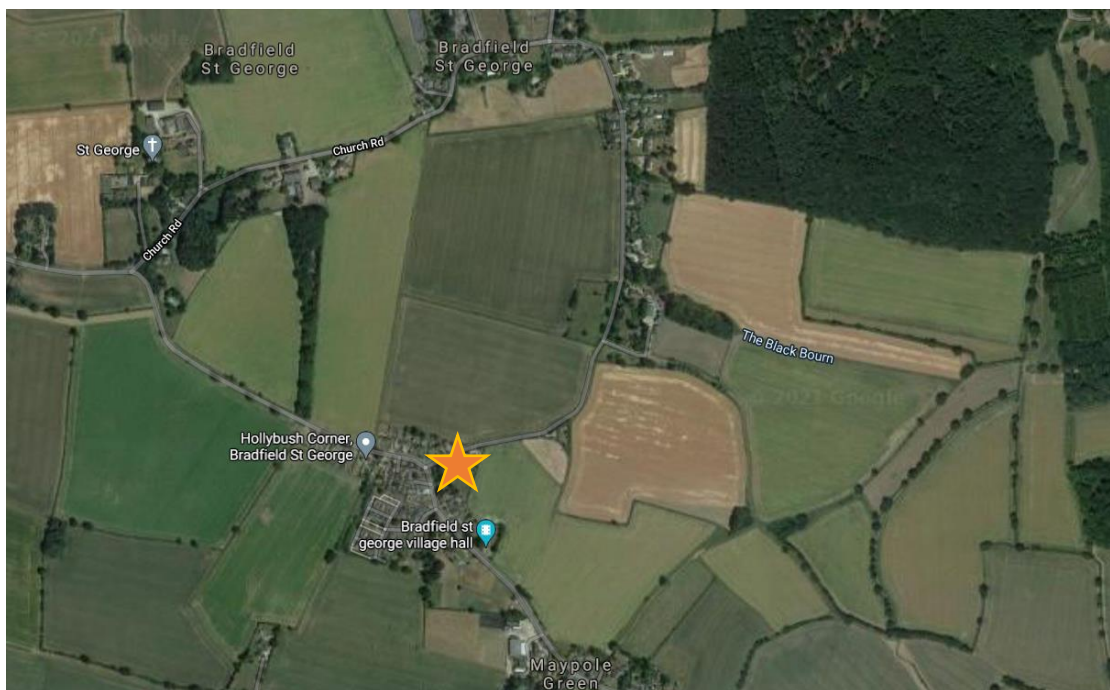


Image 1: Google Aerial View

1.4 Further to this Supporting Statement, the application is supported by a suite of plans and documents including;

- Full Planning Application Forms;
- Existing and Proposed Plans by Tim Moll Architect;
- Contaminated Land Questionnaire;
- Environmental Report;
- Flood Map for Planning Extract.

2.0 The Site

- 2.1 The subject building is an existing outbuilding located to the west of the dwelling known as Oakage and forms part of its residential garden curtilage.
- 2.2 The site is located on the corner of Felsham Road and Freewood Street. The site lies outside of the settlement boundary of Bradfield St George, however it does sit directly adjacent to it on three sides (north, south and west boundaries).
- 2.3 There are a number of mature trees to the north and west of the site and a mature hedgerow to the east of the site that separates the existing garden curtilage with the adjacent agricultural fields to the southeast.
- 2.4 The nearest Local Service Centres are Great Whelnetham and Rougham (3 miles), and the nearest Town is Bury St Edmunds (7 Miles). The A14 and A134 are approximately 4 miles from the site.
- 2.5 The site is not subjected to any specific landscape designations and lies entirely within Flood Zone 1, therefore falling at the lowest risk of flooding.
- 2.6 There are no listed building in the immediate vicinity of the site (nor is the host property listed) and the site is not within a Conservation Area.

3.0 The Proposal

- 3.1 The application seeks planning permission for the change of use of the existing outbuilding into one dwelling.
- 3.2 The existing access off Freewood Street would be utilised to serve the new dwelling and parking will be provided to the front of the site. The submitted block plan demonstrates that suitable parking can be achieved and that there is ample space available to enable vehicles to turn on site such that they can safely access and egress the site.

- 3.3 The proposal would benefit from a large private rear amenity space, which includes the heavily landscaped area to the western edge of the land.
- 3.4 Furthermore, a good sized amenity space is retained for the existing dwelling, with that property benefitting from its own parking and turning space served off an existing access to the eastern side of its frontage.
- 3.5 No works are proposed to the exterior of the building, with the new dwelling formed from a new internal layout and the closing up of one door.

4.0 Planning History

4.1 Within the identified red line site plan submitted as part of this application, there is no relevant planning history.

4.2 However, the existing dwelling (to the east) known as Oakage has the following application history:

- Outline application – four dwellings with garages and access under planning reference E/85/2012/P was withdrawn in May 1985.
- Planning application for the construction of a two storey replacement dwelling with attached cartlodge and an additional two storey dwelling with detached cartlodge (demolition of existing dwelling and associated outbuildings) under planning reference DC/15/1210/FUL was withdrawn in August 2015.
- Planning application for the (i) Construction of two storey replacement dwelling with detached cartlodge (ii) Construction of one and a half storey infill dwelling with detached cartlodge, including creation of new access off Felsham Road (demolition of existing dwelling and associated outbuildings) (Resubmission of DC/15/1210/FUL) under planning reference DC/15/2093/FUL was refused in December 2015.

- Householder planning application for the erection of a one and a half storey side extension and raising the roof on the existing bungalow to provide additional accommodation under planning reference DC/16/2401/HH was refused in December 2016.
- Householder planning application for the erection (i) one and a half storey side extension to West elevation, (ii) raise roof on existing bungalow to provide additional accommodation, (iii) single storey side extension to East elevation, (iv) alterations to front bay window and (v) construction of 3 bay detached cart lodge (resubmission of DC/16/2401/HH) under planning reference DC/17/0428/HH was granted in April 2017.
- Non-material amendment to DC/17/0428/HH - (i) Set the cart lodge further back from the front boundary and (ii) change the position of 2no. doors on the proposed cart lodge under planning reference NMA(A)/17/0428 was granted in October 2017.

4.3 Whilst the planning application history for Oakage is of interest, this is separate to this proposal and is of limited relevance to this proposal.

5.0 Planning Policy Context

5.1 The revised National Planning Policy Framework was published in February 2019. It sets out the Government's planning policy and is a material consideration when determining planning applications.

5.2 The NPPF is wide ranging and LPAs are required to be proactive in making planning decisions and apply a presumption in favour of sustainable development. The NPPF also sets out other key principles, including;

- the need to increase the supply of new housing in well-connected locations;
- ensuring good standards of sustainable design for new development that will function well;

- add to the overall quality of an area;
- optimise site potential;
- respond to local character and reflect the identity of local surroundings;
- create safe and accessible environments, and;
- be visually attractive as a result of good architecture and appropriate landscaping.

5.3 At the heart of the NPPF is the presumption in favour of sustainable development. It identifies that *“For decision-taking this means:*

- *approving development proposals that accord with the development plan without delay;*
or
- *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.*

5.4 In terms of Local Policy, the following policies are considered to be relevant to this proposal.

Joint Development Management Policies Document

- Policy DM1 - Presumption in Favour of Sustainable Development
- Policy DM2 - Creating Places Development Principles and Local Distinctiveness
- Policy DM5 - Development in the Countryside
- Policy DM11 - Protected Species
- Policy DM13 - Landscape Features
- Policy DM14 - Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
- Policy DM22 – Residential Design

- Policy DM28 - Residential Use of Redundant Buildings in the Countryside
- Policy DM33 – Re-use or Replacement of Buildings in the Countryside
- Policy DM46 – Parking Standards

St Edmundsbury Core Strategy 2010

- Policy CS1 – St Edmundsbury Spatial Strategy
- Policy CS2 - Sustainable Development
- Policy CS3 – Design and Local Distinctiveness
- Policy CS13 - Rural Areas

Vision 2031

- Policy RV1 - Presumption in Favour of Sustainable Development

5.5 These policies will be referred to wherever relevant to the consideration of this proposal.

6.0 Planning Considerations

Principle of Development

6.1 Paragraph 10 of the Revised NPPF states *“So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development”*.

6.2 Whilst the site lies in the countryside for the purposes of planning policy, Paragraph 79 of the NPPF identifies that;

“Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

c) the development would re-use redundant or disused buildings and enhance its immediate setting;

d) the development would involve the subdivision of an existing residential dwelling; or

e) the design is of exceptional quality, in that it:

- is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.”*

6.3 There is, therefore, in-principle support for the re-use of rural buildings in the countryside for housing such that this proposal would meet the aims of the NPPF in this regard. Furthermore, paragraph 79 also recognises the potential to subdivide an existing residential dwelling which, for reasons that will be set out within this statement, has been demonstrated through recent appeal cases to also be wholly applicable to this proposal.

6.4 As such, whilst this statement will go on to consider the various elements of this proposal in more detail, it will firstly look at the aspect of paragraph 79 of the NPPF relating to the subdivision of an existing residential dwelling.

6.5 The introduction of the provision to subdivide an existing residential unit within paragraph 79 did not appear in the previous paragraph that it replaced (paragraph 55 of the 2012 NPPF) and, as such, has only been in the NPPF since July last year. There are not, therefore, many appeal decisions which yet address this matter. However, two appeal decisions have confirmed the extent to which this can be interpreted and these are recognised below;

6.6 In the appeal ref: APP/U1105/W/17/3191044 at Winslade Manor, Exmouth Road, Clyst St Mary, Exeter, Devon EX5 1AR the Inspector considered a dwelling and annex and whether the condition restricting the use of the annex should be removed. The Inspector stated;

“16. The appeal proposal would divide the existing residential unit into two houses. There is, therefore, no doubt that the proposal before me would involve the subdivision of an existing dwelling. Consequently, it is my view that the exception contained in paragraph 79(d) of the Framework, namely that the subdivision of an existing dwelling is acceptable in isolated locations, applies in this case.

17. The Council accepts this position, but suggests that it needs to be weighed against concerns about the sustainability of the site’s location. However, it is clear that by their very nature, isolated locations may not have good access to local services and facilities. By explicitly setting out this exception, Government policy would therefore seem to acknowledge that there will be some circumstances in which rural development will be acceptable despite noncompliance with the general aspiration to locate housing where it will enhance or maintain the vitality of rural communities”.

6.7 Furthermore, in the appeal ref: APP/J3530/W/18/3197489 at Bluntswood Cottage, Grundisburgh Road, Hasketon, Woodbridge, Suffolk IP13 6HT the Inspector considered the formation of a new dwelling from an annex/workshop building associated with a residential dwelling. He found;

“11. The annex/workshop building is a single storey structure set back from, and fronting onto, the B1079 Grundisburgh Road behind a hedge and low fence. The structure already has the appearance of a bungalow and is positioned to the side of Bluntswood Cottage. The proposal would not result in significant alterations to the appeal building but it would require a new driveway and the physical subdivision of the existing garden through the erection of fencing.

12. The building’s frontage onto Grundisburgh Road and its position side by side with Bluntswood Cottage ensures the proposal would not appear as harmful tandem development. Moreover, as the appeal building has a domestic appearance and sits within a well-tended garden I do not consider the proposal would further domesticate the site, push residential development further into the countryside or undermine the qualities of the Special Landscape Area”.

6.8 In another recent case, also within the East Suffolk district, Appeal Ref: APP/J3530/W/19/3226122 at Woodlands, Woodbridge Road, Debach, IP13 6BY, the Inspector came to the same conclusions, finding that;

“9. The Framework was revised in February 2019 and on my reading the closest equivalent of paragraph 55 are paragraphs 78 and 79 in the revised version. Paragraph 79 of the revised Framework includes the subdivision of an existing residential dwelling as a circumstance where development can be justified in countryside locations.

10. There is no definition of dwelling in the Framework or CS to suggest that it only relates to the primary building and does not include any ancillary outbuildings. Therefore an ‘existing residential dwelling’ can reasonably be defined as a primary building and any ancillary outbuildings. From the evidence before me the outbuilding was constructed as a cartlodge to support the main house known as Woodlands. It is in close proximity to the host dwelling and is ancillary to it. I acknowledge the comments of the Inspector for the case at Bluntswood Cottage and having considered the specific circumstances of this case I have come to a similar finding in this particular regard. Therefore, the proposed development would accord with part (d) of paragraph 79 of the Framework as well as part (f) of CS Policy DM3.

11. While I note the comments of the Inspector for the case in Devon, since that case was in a different district and the annex was attached to the host building, it is not directly comparable to this appeal. In any event, each case must be determined on its individual merits.

12. There is an inconsistency within CS Policy DM3, where part (b) requires a local need to be demonstrated but part (f) does not since there is no such requirement in the Framework. Since the Framework is more up to date, I have deferred to this and the proposal would not conflict with part (f) of CS Policy DM3.

13. Consequently, the proposed development would, exceptionally, accord with the Council’s strategy for the location of rural housing. Therefore, it would accord with the Council’s policies relating to rural housing, these being CS Policies SP1, SP1A, SP19, SP29, DM3 and DM4 and Policy SSP2 of the Site Allocations and Site Specific Policies Development Plan Document January 2017”.

6.9 Each of these appeals were allowed and clearly demonstrate that the subdivision of an existing dwelling and outbuilding(s) to provide two separate dwellings is permitted by the provisions of paragraph 79. The aforementioned appeals clearly demonstrate support for this point and means therefore that this principle cannot be at question.

6.10 The outbuilding at Oakage forms part of the residential use of the site (being used ancillary to the main house) and its subdivision is, therefore, considered acceptable in principle by virtue of paragraph 79.

6.11 Turning to the element of paragraph 79 that provides for the reuse of buildings in the countryside, the Council has a specific policy that addresses the conversion of rural buildings. Policy DM33 of the Forest Heath and St Edmundsbury Local Plan Joint Development Management Policies Document 2015 (DMPD) allows for the reuse and conversion of buildings in the countryside for residential use, in accordance with policy DM28. Policy DM28 sets out an out-dated approach to the conversion of rural buildings which seeks to require uses for alternative commercial uses prior to consideration of residential uses. This policy does not comply with the NPPF, where no such requirement exists. However, the requirements of policy DM28 are met by this proposal, as per the assessment of the policy requirements which follows.

a. alternative uses for employment/economic development, tourist accommodation, recreation and community facilities, in accordance with Policy DM33, have been fully explored to the satisfaction of the local planning authority and can be discounted

6.12 The building is currently in residential use associated with the host dwelling, and this criterion of policy DM28 is not relevant to this proposal. In any event, the location of the building, within an existing residential area with dwellings on all sides makes it inherently unsuitable for alternative commercial uses.

b. the building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction;

6.13 The building is readily available for, and structurally suitable for, the proposed use and there is no proposal to extend, significantly alter or reconstruct the building. The criterion is met by this proposal.

c. the proposal is a high quality design and the method of conversion retains the character and historic interest of the building. In the case of barns the single open volume should be retained with minimal change to the external appearance;

6.14 The building is well designed and there is no change proposed to the external character of the building. This element of policy DM28 is clearly met by the proposal.

d. the proposal would lead to an enhancement to the immediate setting of the building, and the creation of a residential curtilage and any associated domestic paraphernalia would not have a harmful effect on the character of the site or setting of the building, any wider group of buildings, or the surrounding area.

6.15 The proposal would give rise to no harmful effects on the character of the site or the setting of the building, or the wider area. The site is already in uses as part of the existing residential curtilage of Oakage and is well contained. The new use would be able to occur without detriment to the wider surroundings.

6.16 In respect of the above policy position, of particular relevance is a recent appeal in the West Suffolk area (Appeal Ref: Appeal Decision APP/F3545/W/20/3259096 dated 11th February 2021 in respect of Oak Farm Barn, Rougham). In considering a proposal in that case to separate an annexe from a dwelling to create a separate unit, the Inspector found that;

“4. Policy DM5 of the West Suffolk Council Joint Development Management Policies Document 2015 (JDMPD) seeks to protect the countryside from unsustainable development and supports new or extended buildings where it meets the criteria as set out therein. This includes small scale residential development in accordance with Policy DM27, which states that new dwellings will be permitted in the countryside providing it is within a cluster of 10 or more dwellings, and the scale of development consists of infilling a small undeveloped plot. As the

proposal does not satisfy that criteria, it would be in conflict with Policies DM5 and DM27 of the JDPMD.

5. Policy DM33 of the JDMPD also supports the re-use or replacement of buildings in the countryside, providing the proposal includes the residential use of a building, where it is in accordance with Policy DM28. However, as the building was in use at the time of my visit, the proposal would also be in conflict with Policy DM28 of the JDMPD, which supports the residential use of redundant buildings in the countryside.

6. The Council also refer to paragraph 79 of the Framework which states that decisions should avoid isolated homes in the countryside unless, amongst other things, the development would involve the sub-division of an existing residential dwelling. Furthermore, having regard to the Braintree1 judgement, the Council state that isolated, in the phrase “isolated homes in the countryside”, simply means a dwelling that is physically separate or remote from a settlement.

7. However, as the Council state, whether a dwelling would be isolated is a matter for the decision taker based on fact and planning judgement, taking into account the particular circumstances of the case in hand. Thus, although I acknowledge that the appeal site lies beyond the settlement boundary of Rougham, that does not place it within an isolated location for the purposes of paragraph 79 of the Framework. In this instance, the annexe is not isolated as it adjoins an existing dwelling and there are further residential properties very close to the appeal site on Moat Lane, Almshouse Road and Oak Lane. Therefore, the proposed development would not result in an isolated dwelling in the countryside. Consequently, paragraph 79 of the Framework is not a defining matter in this particular case.

8. Furthermore, the thrust of the Council’s argument is that the site lies within a location that is not well served by modes of transport to access services and facilities, resulting in an over reliance on the private motor car. I acknowledge that, given the local road network, it is highly probable that the occupiers of the dwelling would be largely reliant on the private car to access services and facilities. However, the annexe is already in residential use and as a result of the level of development proposed, any additional harm created by a separate dwelling would be very similar to the existing arrangement. Furthermore, paragraph 103 of the Framework states

that opportunities to maximise sustainable transport solutions will vary from urban to rural areas and that should be taken into account in decision-making.

9. Thus, although the proposal for a separate residential dwelling would not accord with the Council's spatial strategy, the conflict with the development plan would be limited since the annexe is already in residential use, albeit linked to the main dwelling. Therefore, for the reasons detailed above, the appeal site would constitute an appropriate location for the proposed scheme, as there are sufficient considerations in favour of the development which justify taking a decision other than in accordance with the development plan".

- 6.17 For the very same reasons, and as this proposal is better related to an existing settlement than the proposal at Oak Farm Barn. it can be seen that the principle of the development is acceptable and accords with both local and national policy.

Sustainable Development (Three Objectives)

- 6.18 From an economic aspect, there would be a modest economic benefit resulting from the separate use of the dwelling due to the contribution to the local economy through the purchase of goods, employment and involvement in community activity. The increase in the number of households occupying the site would also result in economic benefits from localised spending. It is, therefore, considered that the economic objective of sustainable development is met by this proposal.
- 6.19 The social aspects of new housing are embedded in the NPPF which states that *"supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being"*.
- 6.20 Notwithstanding that a proposal in this location would contribute to enhancing and maintaining services in this village and neighbouring areas, including Great Wheltenham, Rougham and Bury St Edmunds, the PPG advises that *"all settlements can play a role in delivering sustainable development in rural areas"*, cross-referencing to NPPF 79, *"and so*

blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided...". Moreover, in rural areas, where public transport is limited, people may have to travel by car to a village or town to access services. At paragraph 103 of the NPPF, it identifies that *"The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making"*. The general policy in favour of locating development where travel is minimised, and use of public transport is maximised, has to be sufficiently flexible to take account of the differences between urban and rural areas. This has been recognised through the appeal decisions referenced and appended to this statement.

- 6.21 The delivery of a new dwelling to the market would help to provide the supply of housing required by the NPPF, and the proposal's contribution to the Council's housing supply should not be underestimated. The applicant intends to carry out the development in a short timescale should permission be granted and the site should thereby be considered deliverable in the terms set out in the NPPF. As such, it should be afforded further weight in terms of its sustainability credentials.
- 6.22 With regards to the environmental elements of the proposal, the proposal makes reuse of an existing building in the countryside where there is no detriment recognised to environmental aspects such as flooding, contamination, landscape impacts and biodiversity. Indeed, a number of appeal decisions have highlighted the limited amount of vehicular activity resulting from the erection of a single dwelling as being such that would not weigh against development in terms of the NPPF's aims to minimise travel by car.
- 6.23 In any event, the site is located close to bus stops which lie at the junction of Freewood Street and Felsham Road. As such, it is felt that the proposal demonstrates a cohesive approach to sustainability that meets with the aspirations of the NPPF and is in line with the way in which

the dimensions of sustainable development are applied by Planning Inspectors and Planning Officers alike.

Design and Layout

- 6.24 The outbuilding is already in use for residential purposes albeit ancillary to the main dwellinghouse. The outbuilding, due to its location within the curtilage of Oakage, readily lends itself to the proposed use in terms of its design, layout and accessibility.
- 6.25 The existing garden curtilage will be split, leaving the proposed dwelling with a large private rear amenity space together with sufficient space to the front of the site for vehicle parking and manoeuvring.
- 6.26 The proposal would, therefore, provide a self-contained dwelling with minimal change to the character of the locality. The proposal thereby accords with saved policy DM02.

Biodiversity

- 6.27 Guidance on the conservation of protected species is given in ODPM Circular 06/2005. At Paragraph 99 the Circular advises that the presence or otherwise of protected species, and the extent to which they might be affected by the proposed development, must be established before planning permission is granted. However, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place before the permission is granted.
- 6.28 This is an existing outbuilding that is in residential use. In light of this, and given the very obvious visual signs that the building is not being used or occupied by bats or barn owls, it is not reasonable for the LPA to seek further ecological information in respect of this application.
- 6.29 As such, it is considered that there are no ecological/biodiversity reasons to restrict the grant of planning permission in this instance.

Highway Safety

- 6.30 The existing access provides good visibility in both directions. A separate access also already exists for the existing dwelling of Oakage.
- 6.31 According to www.crashmap.co.uk, there have been no recorded accidents in the immediate vicinity of the access. The existing access does not give rise to highway safety concerns and the intensification of the use of this access would not, therefore, give rise to any particular highway safety issues.
- 6.32 The proposal is, therefore, in accordance with the provisions of paragraph 108 of the NPPF, which identifies that in assessing specific applications for development it should be ensured that safe and suitable access can be achieved for all users.

Land Contamination

- 6.33 Submitted with this application is a Groundsure Homebuyers Report and the Council's land contamination questionnaire which demonstrate that the land is not known to be, or likely to be, contaminated.
- 6.34 The proposal is therefore in accordance with paragraph 178 of the NPPF which states that planning policies and decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.

Residential Amenity

- 6.35 The outbuilding is already in ancillary residential use, and there is no impact resulting from this proposal which would give rise to detriment to neighbouring amenity.
- 6.36 The proposed dwelling would have appropriate separation distances from the existing neighbouring dwellings and is not considered to result in any form of loss of privacy or light to the existing neighbours given its size and location within the plot.

6.37 The proposal is, therefore, acceptable in terms of its impacts on residential amenity.

Flood Risk and Drainage

6.38 The property already benefits from a suitable drainage system, and there is nothing within this proposal that would alter that.

6.39 The Homebuyers Report submitted with the application, accompanied by the extract from the Environment Agency “Flood Map for Planning” which is also submitted with this proposal, demonstrate that the proposal is not at risk of flooding.

7.0 Planning Balance

7.1 The proposal seeks permission for the change use of an existing outbuilding to a new dwelling with associated parking, turning and amenity space.

7.2 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The consideration is, therefore, whether the development accords with the development plan and, if not, whether there are material considerations that would indicate a decision should be taken contrary to the development plan.

7.3 The development plan includes the St Edmundsbury Core Strategy, the Joint Development Management Policies Document and the Rural Vision 2031 strategy document. However, in accordance with paragraph 79 of the NPPF, the proposal seeks the subdivision of an existing dwelling in the countryside where there can be no ‘in-principle’ objection to the proposed use.

7.4 In any event, the Council have policies within the development plan which support the reuse of buildings in the countryside. The proposal aligns with the aims of these policies such that there is development plan support for the proposal also.

- 7.5 The material considerations that are relative to the determination of this application have been satisfactorily addressed (including design and layout, highway safety, biodiversity, land contamination, residential amenity and drainage and flooding) such that they have been found to comply with the provisions of the NPPF and the relevant development plan policies.
- 7.6 The proposal has been considered in the light of the presumption in favour of sustainable development and is found to be a sustainable development. For all of the above reasons, the LPA is requested to support this proposal and enable the reuse of this building in the manner set out in this application.