

PLANNING & DESIGN STATEMENT



STONE HOUSE FARM, SOUTHAM LANE



FEBRUARY 2022

V-1

STONE HOUSE FARM, SOUTHAM LANE

PLANNING & DESIGN STATEMENT

Project Ref: 97902.PM

Client: Mr A Newman



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Appendix 1 Site Photographs

Appendix 2 Approved Site Plan

1.0 INTRODUCTION:

- 1.1 This Planning & Design Statement has been prepared by Acre Planning Limited on behalf of Mr A Newman (hereafter 'the Applicant') to support a Full Planning application relating to Stone House Farm, Southam Lane, Southam (hereafter 'the site').
- 1.2 This application seeks planning permission for the following development as described on the relevant planning forms:

'Change of use of land from agricultural to domestic (part retrospective), altered driveway route (retrospective) and the erection of a domestic garage.'
- 1.3 The purpose of this statement is to describe the site and the proposed scheme before establishing how the proposal correlates with the adopted Development Plan and other material considerations.
- 1.4 The structure of this Planning Statement is as follows:
 - 2.0 Site Assessment - Describes the site and its surroundings and reviews the planning history for the site.
 - 3.0 Policy & Guidance Review - Sets out the national and local planning policy and guidance context.
 - 4.0 Proposal - Describes in detail the proposed development and provides an assessment/justification regarding planning policy and material considerations.
 - 5.0 Conclusion

2.0 SITE ASSESSMENT:

2.1 Location:

2.1.1 The site is located on Southam Lane, approximately 950m to the west of the village of Southam.

2.2 Site:

2.2.1 The application site includes a substantial detached dwelling known as Stone House Farm and surrounding land. As per the Planning History section of this statement, the existing dwelling was approved in 2015 as an agricultural workers dwelling within a defined curtilage.

2.2.2 The approved dwelling is occupied in association with the adjacent farm buildings and yard situated to the east of the dwelling. Following the completion of the dwelling, the Applicant completed hard landscaping around the dwelling and new fencing was added along the driveway to create a more direct route.

2.2.3 As per the supporting plans and photographs as Appendix 1, new fencing creates the boundary to the site, the driveway and retained agricultural land to the south.

2.2.4 The site is not located in a Conservation Area, Area of Outstanding Natural Beauty, and it is not near to heritage assets such as listed buildings. A Green Belt designation, however, covers the site.

2.3 Planning History:

Site

2.3.1 There is a long planning history associated with the site, with applications 14/01065/OUT and 15/00491/APP for the erection of agricultural workers dwelling being the most relevant.

2.3.2 The approved applications define the curtilage of the approved dwelling, and they also removed Permitted Development Rights, thus requiring any extension or outbuilding to be subject to a planning application.

2.3.3 The approved site plan is included in Appendix 2.

3.0 POLICY & GUIDANCE REVIEW:

- 3.0.1 This section identifies the relevant planning policies within the Development Plan for the Tewkesbury Borough, in-line with Section 38(6) of the Planning and Compulsory Purchase Act (2004).
- 3.0.2 In this case, the Local Development Plan consists of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy adopted December 2017, the Tewkesbury Borough Local Plan adopted in 2006 and the Tewkesbury Borough Plan 2011-2031 Pre-submission Version (October 2019).
- 3.0.3 Furthermore, there are material considerations relevant to the proposed development, including the National Planning Policy Framework (NPPF) and accompanying Planning Practice Guidance (PPG).
- 3.0.4 To ascertain their relevance to the location of the site and the development proposal, national and local planning policies and guidance are now assessed.

3.1 National

National Planning Policy Framework (NPPF) (as updated July 2021)

- 3.1.1 Chapter 12 of the NPPF establishes the requirements of good design. Developments should, therefore, foster a strong sense of place; respond to local character and history; reflect the identity of local surroundings and materials; and achieve developments that are visually attractive as a result of good architecture and appropriate landscaping. The NPPF looks for the design of new developments to add to the overall quality of the area with weight to be given to outstanding or innovative designs, which help raise the standard of design more generally.
- 3.1.2 The design proposal is consistent with the approved dwelling, which was considered complementary to the area when approved.
- 3.1.3 The site lies within the Green Belt, where Paragraph 149 states that "the construction of new buildings as inappropriate in the Green Belt". There, however, are exceptions such as extensions or where Permitted Development Rights are available.
- 3.1.4 Paragraphs 174 & 180 set out that developments should contribute to and enhance the the natural and local environment. This should be achieved by protecting and enhancing valued landscapes; recognising the broader benefits of ecosystem services, minimising impacts on biodiversity and providing gains in biodiversity as mitigation.
- 3.1.5 The proposal garage and change of use would not be harmful to the wider landscape setting given its proximity to the dwelling.

3.2 Local

- 3.2.1 The adopted Joint Core Strategy (JCS) sets the strategic development framework for the wider area with some Local Plan policies saved until replaced by the emerging Tewkesbury Borough Plan (TBP), which has reached an advanced stage.
- 3.2.2 The Pre-Submission TBP was submitted for examination in May 2020, with the Examination in Public concluding in March 2021.
- 3.2.3 The Inspector, in a letter dated June 2021, set out what modifications were required to make the Plan 'sound'. A schedule of Main Modifications to the Pre-submission TBP was approved at the Council's meeting in October 2021, with this document now published for public consultation.
- 3.2.4 Concerning the current status of the TBP, it is considered that those policies in the Pre-submission version of the TBP which were not listed as requiring main modifications may now attract more weight in consideration of applications, with those policies which are subject to main modifications attracting less weight depending on the extent of the changes required.
- 3.2.5 The relevant policies from both the JCS and TBP are set out below:

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) – Adopted 11 December 2017

- Policy SD3 (Sustainable Design and Construction)
- Policy SD4 (Design Requirements)
- Policy SD5 Green Belt
- Policy SD6 (Landscape)

Tewkesbury Borough Local Plan to 2011- Adopted March 2006 (saved policies not replaced by the JCS)

- Policy HOU8 (Domestic Extensions)

Tewkesbury Borough Plan 2011-2031 Pre-submission Version (October 2019)

- Policy RES10 Alteration and extension of existing dwellings
- Policy RES11 Change of use of agricultural land to domestic garden

3.3 Principle of Development

- 3.3.1 The development of a new building in the Green Belt is considered to be inappropriate development. Indeed, a domestic garage as proposed does not meet one of the exceptions within the NPPF. However, it should be noted that new outbuildings and garages subject to size and locational restrictions can be developed in the Green Belt under Class E of the Town and Country Planning (General Permitted Development) Order (2015) (as amended).
- 3.3.2 The property does not benefit from Permitted Development Rights as condition 6 of Application 14/01065/OUT removes them. The condition seeks to ensure that the express permission of the LPA is sought before adding extensions, outbuildings or other structures.
- 3.3.3 As Permitted Development Rights have been removed by condition, the provision of an outbuilding should be considered acceptable in principle subject to policy considerations such as need, design, scale and the impact on the wider landscape and Green Belt setting.
- 3.3.4 Regarding the proposed change of use and revised driveway alignment, these works are considered acceptable in principle subject to the consideration of landscape and Green Belt impacts.
- 3.3.5 These matters are considered within section 4.0 of this statement with respect to the relevant local planning policies and guidance as referred to above.

4.0 Proposal

4.1 Development Details

4.1.1 The development proposal includes the following:

- Detached garage
- Change of use from agricultural to domestic curtilage
- Revised driveway arrangements

4.1.2 Following the development of the dwelling, the line of the approved driveway was altered to make the route straight. The approved driveway included a curved route, which was impractical to construct and then use. A more streamlined route was installed with this flanked by grass on either side with a post and rail fence on the field boundary.

4.1.3 In addition, a patio was added following the completion of the dwelling, with the southern boundary fence pushed back to create a larger rear garden laid to lawn. The fence has been realigned, with landscaping added. As such, the revised driveway and curtilage area are befitting of a dwelling of this scale.

4.1.4 The approved scheme, as per many modern dwellings, has limited storage inside. As such, the Applicant requires secure and dry domestic storage, room for vehicles, and an area for use as a domestic workshop. Therefore, the proposed garage would be used as an ancillary structure to the dwelling.

4.1.5 A double garage of this nature would support the ongoing use of the agricultural workers property. It would clearly be a domestic feature in keeping with the scale and nature of the approved dwelling.

4.1.6 The proposals are now considered in more detail:

4.2 Layout

4.2.1 The extended curtilage encompasses land around the dwelling and driveway with fencing already erected around the boundary save for the boundary to the farmyard to the east.

4.2.2 The existing and proposed fencing sets out clear defensible boundaries to ensure no further encroachment in the countryside. It is considered that the works undertaken do not harm the landscape or the ongoing agricultural activities on adjoining land. As such, the curtilage layout and change of use would therefore be in accordance with Policy RES11.

4.2.3 The proposed garage is situated in close proximity to the eastern elevation of the dwelling. The garage would provide storage, workshop and garaging to support the use of the existing dwelling.

4.3 Scale

- 4.3.1 The garage would be subservient to the host dwelling and would be a proportionate addition concerning the nature of the site and the completed dwelling. By its location, the proposed garage would be read as an extension and, therefore, would not be a disproportionate or inappropriate addition.

4.4 Design & Appearance

- 4.4.1 The proposed garage would be of an appropriate size and design with materials to match the host dwelling in accordance with Policy RES10.

4.5 Access

- 4.5.1 Access from the public highway is unchanged by this application. The approved driveway is altered, with the constructed route now straight. Sufficient parking is maintained.

4.6 Amenity

- 4.6.1 There are no surrounding dwellings.

4.7 Flood Risk & Drainage

- 4.7.1 The drainage for the garage would be linked to the soakaway for the dwelling.

4.8 Landscape

- 4.8.1 The site is in a semi-rural area where the dwelling is highly visible from elevated viewpoints, particularly from the east. The garage would be subservient to the host dwelling, and it would be read in conjunction with it. Therefore, it is considered that the proposed development would not have a detrimental landscape impact to warrant refusal of planning permission.

4.9 Green Belt

- 4.9.1 In principle, new outbuildings can be constructed in Green Belt using Permitted Development Rights. The site does not benefit from such rights as they were removed at the outline planning stage. Therefore, the express permission of the LPA is required. It is

considered that in this location without the condition that a new outbuilding could be built without planning permission. As such, a new outbuilding should be in principle acceptable.

- 4.9.2 As planning permission is required, the Applicant has opted for a building that would not meet the Class E requirements due to the attic storage area and overall height. However, the scale and proximity of the building to the host dwelling mean that there would be no harm to the functions of the Green Belt or its openness. Indeed, the garage is situated within the originally approved curtilage of the dwelling.

5.0 CONCLUSION:

- 5.1 This application has been prepared to demonstrate that a change of use, altered driveway and erection of a new domestic garage, in principle be suitable in relation to the site and the local setting.
- 5.2 The proposal takes full account of all relevant planning policies and guidance at both national and local levels.
- 5.3 It has been demonstrated that the proposal would be sympathetic to the local area. The proposed development can come forward with no harm expected to the wider setting or the openness of the Green Belt.





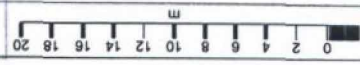




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30 OCT 2014

TEWKESBURY BOROUGH COUNCIL
OPERATIONS



UK	REVISION	DATE

DRAWING TITLE
Application Plan

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