



PLANNING STATEMENT

Supporting a Planning Application for

CONVERSION OF AN OUTBUILDING TO A SINGLE DWELLINGHOUSE

At

**THE TALLET
NUPDOWN LANE
OLDBURY-ON-SEVERN
BS35 1RS**

on behalf of

Mr and Mrs B. Savage

Prepared by

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APPENDICES

APPENDIX NL1 Planning permission PT07/2129/F - drawing 0224/1 including approved Site Plan

1 INTRODUCTION AND BACKGROUND

- 1.1 This Planning Statement accompanies an application for the conversion of an outbuilding to a single dwellinghouse at The Tallet, Nupdown Lane, Oldbury-on-Severn, BS35 1RS.
- 1.2 The following information is submitted with this application:
- Plans, drawings and Design Report prepared by Mitchell Eley Gould
 - Preliminary Ecological Appraisal Report prepared by Smart Ecology
 - Bat Survey Report prepared by Smart Ecology
 - Flood Risk Assessment prepared by Clive Onions of Edenvale Young
- 1.3 The information is summarised and considered in this Planning Statement.

Background

- 1.4 The Tallet has been a residential dwelling since the mid-2000s. Planning permission was granted in July 2002 for the conversion of an agricultural building to a two-bedroom dwellinghouse (planning reference PT02/1074/F). Planning permission was granted for a single storey extension in 2007 (planning reference PT07/2129/F).
- 1.5 The approved 'Existing Survey' plan which accompanied the 2007 planning application to extend the dwelling (drawing no. 0224/1) is reproduced at **Appendix NL1**. The plan includes the existing Site Plan as at 2007. The heavy black line on the Site Plan at drawing 0224/1 defined the residential application area. The building which is the subject of this planning application has been used for incidental residential / domestic purposes since the mid-2000s.

2 THE PROPOSED SITE

The Outbuilding

- 2.1 The outbuilding is a steel portal framed structure, with an external footprint measuring approximately 13.7m by 7.5m. The eaves extend to approximately 5m and ridge height to approximately 6.1m. The walls are formed of concrete blockwork at ground floor level, with mixed cladding to the eaves.
- 2.2 The exterior of the outbuilding is shown in Photographs 1 and 2 below.

Photograph 1: south-eastern (front) elevation



Photograph 2: north-western (rear) elevation



2.3 Internally, the ground floor is divided into 4no. separate enclosed rooms, accessed via a central full-height atrium. A small kitchenette and a separate toilet are located in one of the rooms. The mezzanine floor above the south-western rooms is accessed by a permanent staircase and is used for domestic storage purposes. The outbuilding has been used for residential storage and incidental residential purposes since the mid-2000s.

2.4 Internal photographs of the outbuilding are given below.

Photograph 3: south-western rooms



Photograph 4: north-eastern room (kitchenette and doorway to toilet)



Photograph 5: interior of atrium and south-western mezzanine floor



Existing Residential Garden

- 2.5 An enclosed residential garden was formed during the conversion of the building now known as The Tallet. The defined residential garden area is slightly smaller than the solid line shown at **Appendix NL1**. The extent of the enclosed garden created in the mid-2000s is clearly visible on Google Earth's timeline of aerial photographs. The first aerial photograph following residential conversion works is dated April 2005, reproduced below.

Insert 1: defined residential area at The Tallet (Google Earth image, dated April 2005)



- 2.6 The residential area is enclosed by fences and extends to approximately 1,000 sqm. The proposal seeks form a second, separate dwellinghouse with its own private amenity space within the existing residential area.

Access

- 2.7 Access from Nupdown Lane is long-established, as shown at Insert 1 and at **Appendix NL1**.

Designations and Constraints

- 2.8 The Tallet is not in the Green Belt, nor is it within a nationally or locally designated landscape area.
- 2.9 The building is in Flood Zone 3 benefitting from flood defences.
- 2.10 A public right of way (a footpath) passes to the east of the fenced residential curtilage, along the driveway from Nupdown Lane. The footpath does not pass through the existing residential curtilage. The existing view of the outbuilding from the public right of way is shown in Photograph 6 below. The existing closeboard fence will be retained.

Photograph 6: view from public right of way to the south-west of The Tallet



- 2.11 Note: the rainwater pipe running from the existing outbuilding is to be removed.

3 THE PROPOSED DEVELOPMENT

- 3.1 Conversion of the outbuilding to a single dwellinghouse is proposed, creating a three-bedroom dwelling within its own private residential curtilage.
- 3.2 The layout of the existing ground floor will remain largely the same. The central atrium and storage room with the existing kitchenette will form the main living space, with a separate enclosed living room, study and boot/utility room.
- 3.3 The mezzanine floors will be re-purposed and a first floor created over the atrium. A revised staircase will be formed to the front of the building. Three bedrooms, a bathroom storage space and a snug will form the first floor accommodation.
- 3.4 Existing timber cladding will be retained where possible. Areas of existing metal and corrugated external cladding will be retained, repaired / re-painted or replaced to match the existing where necessary. The concrete blockwork at lower levels will be rendered.
- 3.5 Existing doors and windows will be re-used and re-purposed. Additional fenestration will be inserted into existing walls where necessary to bring natural light into the ground and first floors. Velux windows will replace existing skylights.
- 3.6 The proposed design, form and materials will retain the outbuilding's rural appearance.

Residential Curtilage

- 3.7 The total residential area associated with the proposed dwelling will be approximately 560sqm, including the footprint of the building. The private amenity area will extend to approximately 430sqm, plus parking. Part of the south-eastern boundary fence will be removed, allowing vehicular access into the separated garden. Vehicular access to the existing dwelling will be unaffected.
- 3.8 Residential parking for 2no. vehicles and associated bicycles will be provided within the separated residential curtilage. One of the residential parking bays will be provided with an electric vehicle charging point.
- 3.9 Trees to the north-west and southern part of the existing garden will be retained. Bat and bird nesting boxes will be provided, as recommended in the Preliminary Ecological Appraisal and Bat Survey Report.

4 PLANNING POLICY CONTEXT

4.1 This section of the Planning Statement sets out the relevant planning policies from:

- The National Planning Policy Framework (NPPF) (updated July 2021)
- The South Gloucestershire Core Strategy (2013)
- The Policies, Sites and Places Plan (PSP Plan) (2017)
- Planning Practice Guidance (PPG)

National Planning Policy

4.2 Government guidance is set out in the NPPF, a material consideration when determining planning applications. The NPPF, updated in July 2021, sets out the overarching planning policies for England and how they should be applied at the local level. The guidance states that the document should be read as a whole. Notwithstanding this, the following paragraphs are considered of particular relevance to the determination of the application.

Flood Risk

4.3 The NPPF states at paragraph 161 that plans should apply a sequential, risk-based approach to the location of development. The aim of the Sequential Test is *‘to steer new development to areas with the lowest risk of flooding from any source’* (paragraph 162 of the NPPF).

4.4 Planning Practice Guidance (PPG) provides further advice regarding the application of the Sequential Test to individual planning applications. The PPG advises that the Sequential Test does not apply to a change of use (with certain exceptions not applicable to this application) or minor development, which includes *‘development that does not increase the size of buildings e.g. alterations to external appearance’*.

4.5 The conversion of an incidental residential outbuilding to single dwellinghouse is proposed. A new residential unit will be created, separated from the host dwelling. This is a material change of use. Minor external alternations are proposed. The Sequential Test is not engaged.

4.6 Nevertheless, the proposed use will involve a greater number of people using the outbuilding than the existing situation. The converted building will provide primary living accommodation. There will therefore be a change in the ‘vulnerability’ of users and an increase in the number of people at risk in the event of a flood.

4.7 When determining planning applications, paragraph 167 of the NPPF notes that local planning authorities should ensure that flood risk is not increased elsewhere. Development should only be allowed in areas at risk of flooding where the appropriate flood risk assessment has been carried out and it can be demonstrated that:

- a) *‘within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*

- b) *the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
- c) *it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) *any residual risk can be safely managed; and*
- e) *safe access and escape routes are included where appropriate, as part of an agreed emergency plan.'*

Conserving and enhancing the natural environment

- 4.8 Paragraph 180 of the NPPF advises that *'opportunities to improve biodiversity in and around developments should be integrated as part of their design'* (bullet point d).

Promoting Sustainable Transport

- 4.9 At Section 9 of the NPPF, the Government recognizes that opportunities to maximize sustainable transport solutions will vary from urban to rural areas (paragraph 105) and that *'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'* (paragraph 111).

Local Planning Policy

South Gloucestershire Core Strategy

- 4.10 The South Gloucestershire Core Strategy was adopted in December 2013. The main policies from the Core Strategy relevant to this development are set out below.
- 4.11 Policy CS1 part 1, relating to high quality design, requires that *'siting, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context'*.
- 4.12 Policy CS8 - Improving Accessibility states that *'car parking and vehicular site access should be well integrated and situated so it supports the street scene and does not compromise walking, cycling, public transport infrastructure and highway safety'*. It requires all new development proposals to provide cycle parking facilities in accordance with the Council's standards.
- 4.13 Policy CS34 – Rural Areas expects development proposals to *'protect, conserve and enhance the rural areas' distinctive character, landscape, biodiversity and heritage'*. Supporting paragraph 16.7 states *'within the open countryside and within villages and other settlements without defined settlement boundaries, development will be strictly controlled in line with other relevant policies'*.

- 4.14 Policy CS34 goes on at bullet point 12 to require development proposals in rural areas to demonstrate how flood risk will be managed.

Policies, Sites and Places Plan (PSP Plan)

- 4.15 Policy PSP40 sets out the limited situations where proposals for residential development in the open countryside will be acceptable. This includes (bullet point 4 of the policy) the conversion and re-use of existing buildings for residential purposes where:
- i. *'the building is of permanent and substantial construction; and*
 - ii. *it would not adversely affect the operation of a rural business(es) or working farm(s); and*
 - iii. *any extension as part of the conversion or subsequently is not disproportionate to the original building; and*
 - iv. *if the building is redundant or disused, the proposal would also need to lead to an enhancement of its immediate setting.'*
- 4.16 Policy PSP8 – Residential Amenity states that development proposals *'will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of occupiers of the development or of nearby properties'* citing the following examples:
1. *'loss of privacy or overlooking;*
 2. *overbearing and dominant impact;*
 3. *loss of light (daylight / sunlight);*
 4. *noise or disturbance; and*
 5. *odours, fumes or vibration.'*
- 4.17 Policy PSP43 – Private Amenity Space Standards sets out a guide by which private amenity space will be assessed. Three-bedroom dwellings should be accompanied by a minimum of 60 sq m of amenity space. Supporting text states that external private amenity space does not include car parking or turning areas (paragraph 8.66).
- 4.18 Policy PSP16 sets out the Council's parking standards for cars and bicycles. A three-bedroom dwelling requires a minimum of two vehicle parking spaces. Dwellings of two or more bedrooms should provide secure, covered space for the storage of two bicycles.
- 4.19 Policy PSP19 – Wider Biodiversity states *'where appropriate, biodiversity gain will be sought from development proposals'*.
- 4.20 Policy PSP3 'Trees and Woodland' states *'development proposals should minimise the loss of existing vegetation on a site that is of importance in terms of ecological, recreational, historical or landscape value.'* Development proposals should, where appropriate, protect trees.

5 ASSESSMENT AGAINST PLANNING POLICY

Residential Re-Use

- 5.1 Residential conversion of an existing outbuilding is proposed, leading to the sub-division of a residential property. Local policy PSP40 allows for the conversion of buildings to residential use in the countryside, subject to certain criteria:
- i. the building has been in use for many years, is fully enclosed and is of permanent and substantial construction;
 - ii. the building has been in incidental residential use since the mid-2000s. The operation of a farm or other rural business will be unaffected by the conversion of the building;
 - iii. an extension is not proposed;
 - iv. the building remains in use. It is not redundant.
- 5.2 The policy requirements of PSP40 are met.

Design

- 5.3 Minimal changes are proposed to the exterior of the outbuilding. Existing rooflights will be replaced with velux rooflights. Internal insulation will be improved. Existing cladding materials will be retained and enhanced or replaced to match the existing where necessary. Existing blockwork will be rendered.
- 5.4 The proposed conversion is wholly informed by the character of the residential outbuilding and its setting. Repairs and rendering will enhance the setting. The rural character of the site is respected and enhanced. Views from the public footpath will be largely unchanged. The design aims of CS1 are met.

Residential Amenity

- 5.5 An existing residential plot will be divided into 2no. separate residential units. A new gap will be formed in the existing garden fence, to allow for parking. The separated garden (excluding parking) will extend to approximately 430 sqm.
- 5.6 Amenity space associated with the proposed dwelling will be well in excess of the Council's minimum standards for a three-bedroom dwelling, set out in PSP43.
- 5.7 The garden available to the occupiers of The Tallet will continue to exceed minimum standards for a two-bedroom house.

Private Amenity

- 5.8 There will be no loss of light to neighbouring properties. No change is proposed to the scale of the building. Full residential use will not lead to adverse odours, fumes or vibrations. Any noise or disturbance associated with 1no. additional dwellinghouse is expected to be minor. Windows are proposed at first floor level but will not directly overlook a neighbouring residential dwellinghouse. As set out above, occupiers of The Tallet will continue to enjoy a substantial garden and continued on-site parking.
- 5.9 There will be no unacceptable impact on the residential amenity of occupiers of the proposed dwelling or the occupiers of nearby properties. Local policy PSP8 is met.

Highways and Parking

- 5.10 The existing access from Nupdown Lane is long-established and well-formed. A three-bedroom dwelling is proposed. There will be some intensification of the use of the highway access as a result of a second residential dwelling at the site but this is not expected to have a significant effect upon the local highway network or use of the public footpath.
- 5.11 Two parking spaces and bicycle storage are proposed within the existing residential area, meeting local residential parking standards. Policies CS8 and PSP16 are met. In addition, an electric car charging point is proposed.

Flood Risk

- 5.12 With reference to the Flood Map for Planning website (<https://flood-map-for-planning.service.gov.uk/>), the site is in Flood Zone 3 benefitting from flood defences. A Flood Risk Assessment is submitted with the application.
- 5.13 The proposals are considered against the criteria set out in paragraph 167 of the NPPF:
- a) the change of use of an existing outbuilding is proposed. The most vulnerable uses (sleeping accommodation) will be contained on the first floor;
 - b) flood resilience measures are proposed. Finished floor levels on the ground floor will be raised by approximately 400mm. The conversion will utilise flood resilience methods. Electricity and fixed communication cables and sockets will be installed at elevated levels. Internal floor and walls will be finished with hard, impermeable surfaces. The proposals will be appropriately flood resistant and resilient and capable of being quickly brought back into use without significant refurbishment;
 - c) much of the area directly to the south-east of the outbuilding is down to hardstanding. This area will be landscaped. Hardstanding is to be removed and replaced with lawn and proposed planting. Surface drainage will be improved;

- d) The Tallet is listed as a residential property for which flood warnings are available (with reference to <https://www.fws.environment-agency.gov.uk/app/olr/details>). An application will be made for the new residential dwelling to be added to the list prior to first occupation. Evacuation routes are identified (see the Flood Risk Assessment). A Flood Evacuation Plan will be prepared. In the event of a breach of flood defences, evacuation procedures will be followed. As a last resort, a safe refuge is provided in the dwelling to which residents can retreat. Residual flood risk can be safely managed;
- e) as above, safe escape routes are identified and can be incorporated into a Flood Evacuation Plan.

5.14 The proposals meet the flood risk requirements set out in the NPPF.

Ecology / Biodiversity

- 5.15 A Preliminary Ecological Appraisal assessment was undertaken in May 2021 and bat survey work undertaken during the summer of 2021. Reports are submitted with the application. Bat roosts were identified in the building, used by low numbers of 2no. common species of bats.
- 5.16 Compensatory bat boxes will be provided at the north-eastern elevation of the building. Improved cavity and crevice bat boxes will be installed on trees in the north-western part of the garden prior to conversion and will be retained as additional roosting opportunities.
- 5.17 Existing trees are to be retained and will be appropriately protected during the conversion process where necessary. Some lawn will be removed to provide a parking area however much of the existing hardstanding to the immediate front/south-east of the outbuilding will be taken up and planted. A box for nesting birds will be installed at the north-eastern elevation, as per the recommendations of the Preliminary Ecological Appraisal. The proposals offer an opportunity to enhance biodiversity within the existing garden.
- 5.18 The proposals meet the aims of the NPPF with regards ecology and biodiversity and local policies CS34 and PSP3 and PSP19.

6 SUMMARY AND CONCLUSION

- 6.1 Planning permission is sought for the residential conversion of an existing outbuilding at The Tallet, Nupdown Lane, Oldbury-on-Severn, BS35 1RS.
- 6.2 The proposed design will respect the character and appearance of the existing building and its rural setting.
- 6.3 An existing, long-established access will be utilized. The proposed residential conversion of the building will not lead to significant impacts on the local highway network.
- 6.4 The site is in Flood Zone 3 benefitting from flood defences. Flood resilience measures are proposed and flood risk is not increased elsewhere.
- 6.5 A Bat Survey Report and suggested mitigation confirm there will be no significant effects upon protected species. Biodiversity enhancement measures are proposed.
- 6.6 It is considered that the proposal accords with the relevant planning policies. We conclude therefore that the residential building conversion is supported in national and local planning policy. The application can, we respectfully suggest, be recommended for approval.

Sara Tucker BA (Hons) MSc MRICS MBIAC

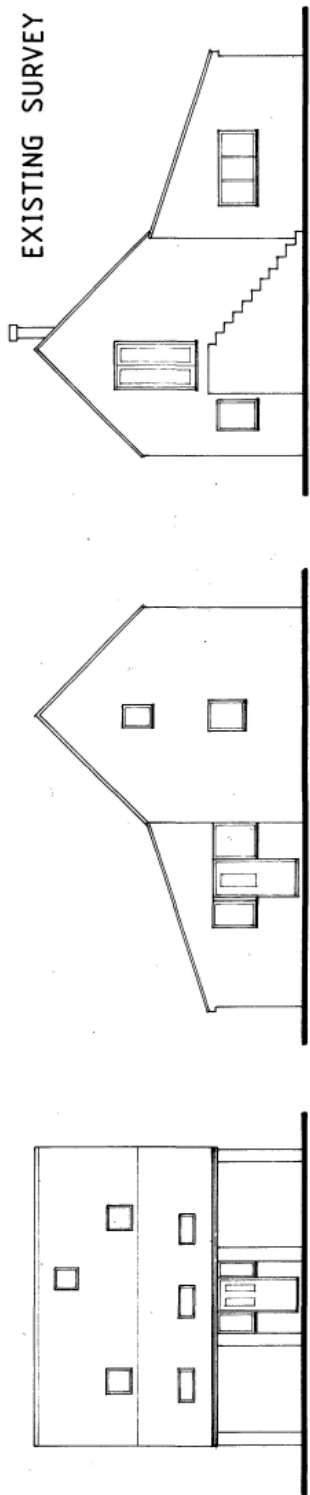
North & Letherby
Brick Cottage
Bilsham Lane
Olveston
Bristol
BS35 4HD

June 2022

APPENDIX NL1

Planning permission PT07/2129/F

Drawing 0224/1 including Approved Site Plan

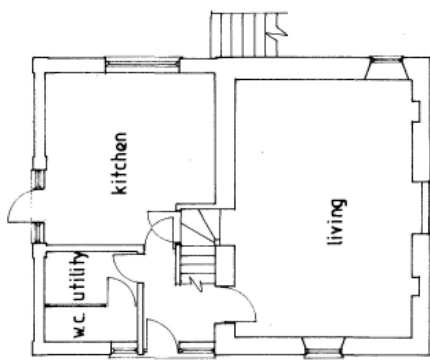


Rear Elevation

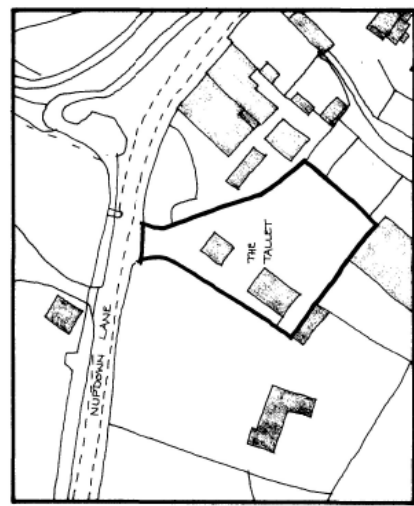
Side Elevation

Side Elevation

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Ground Floor Plan



Site Plan

SC
PLANNING
STRATEGIC APPROVAL
05 JUL 2007
RECEIVED
THORNBURY

SOUTH GLOS COUNCIL
PLANNING TRANSFORMATION &
STRATEGIC DEVELOPMENT
22 JUN 2007
RECEIVED
THORNBURY

Extension at The Tallet, Nupdown Lane, Oldbury-On-Severn.
For Mr. & Mrs. B. Savage.
Scales 1:50, 1:100, 1:500, & 1:1250
Rev.

Drg. no. 0224/1