

Planning Statement

Town & Country Planning Act 1990

In respect of:
Conversion of three outbuildings to residential dwellings and associated works

At:
Park End Lodge, Castle Lane, Moreton Vallance, Gloucestershire, GL2 7NE

On behalf of:
Mr Richard Downton

April 2022





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1.0 Introduction

- 1.1. Mcloughlin Planning has been instructed by Mrs R Downton to submit a planning application for the Conversion of outbuildings into three new dwellings.
- 1.2. The purpose of this Planning Statement is to set out a comprehensive assessment of the development proposal against the policies of the development plan, and any other material considerations. It makes the clear and unequivocal case for why planning permission should be granted.
- 1.3. With the above in mind, this statement is structured as follows:
 - Section 2 – The Site and its Planning History
 - Section 3 – The Proposed Development
 - Section 4 – Planning Policy Context
 - Section 5 - Analysis of Planning Considerations
 - Section 6 - Summary and Conclusions
- 1.4. This statement should be read in association with the other documentation that accompanies this application, including the package of submitted plans. Additional documents submitted are as follows:
 - Site Location Plan
 - Existing and Proposed Elevations



2.0 The Site and its Planning History

The Site and its Context

- 2.1. The application site comprises the residential property known as Park End Lodge and 4 outbuildings. It is located in the village of Moreton Valence approximately six miles to the Southwest of Gloucester. The dwelling is accessed via Castle Lane, a single-track country lane, from which a small cluster of other dwellings can also be accessed. The site is self-contained and screened from wider views as it is enclosed by trees and hedges, but the proximity of other dwellings on the lane means it is not completely isolated. The site also falls wholly in flood zone 1. The site is located within the Lower Severn Vale district, and it is largely flat agricultural land and countryside, with no protected trees on the site
- 2.2. The existing dwelling is approximately over 100 years old as it first appears on the 1883-1885 Ordnance Survey. The building and outbuildings were primarily constructed with red brick which is used for the walls with wooden windows and doors. The building sits on a brick plinth and the roof is constructed with concrete tiles. The dwelling is considered not to be of any particular architectural merit and its appearance does conform to the local vernacular.
- 2.3. The Outbuildings require repurposing in order to secure the long-term future of the structures and maintain the distinct setting and feel for the area. There is little planning history of note, but there are two main historic planning proposals. One in 1985 to permit the change of use for existing buildings to be converted into a function room and restaurant.

Planning History

- 2.4. S.15/1486/HHOLD replacement porch and boot room – permitted 18/08/2015
- 2.5. 2021/0558/PREDSK Conversion of Agricultural barns to four dwellings.
- 2.6. The Pre-application response was generally supportive of the principal for development of this nature, being policy compliant. However, concerns were raised about a need for four dwellings at the proposed site of this nature.



3.0 The Proposed Development

- 3.1. The application is for the conversion of outbuildings into three dwellings. The existing outbuildings were previously used for agricultural storage and for ancillary residential purposes but are now surplus to requirements. A structural report has been submitted as part of this application to demonstrate that the buildings that for part of this application are capable of conversion.



4.0 Planning Policy Context

4.1. This section of the Planning Statement sets out the development plan context for the site, and is structured as follows:

- Stroud District Local Plan adopted 2015
- National Planning Policy Framework (NPPF) amended July 2021

4.2. In determination of the application, section 38(6) of the Town and Country Planning Act 1990 (as amended), requires that:

"If regard is to be had to the development plan for the purposes of any determination under the planning acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

4.3. The relevant policies for the Development Plan are listed below.

Stroud District Local Plan

4.4. In the case of this application, the Development Plan is the Stroud District local plan which was adopted in November 2015

4.5. The relevant policies are as follows:

- CP1 Presumption in favour of sustainable development
- CP2 Strategic growth and development locations
- CP3 Settlement hierarchy
- CP14 High quality sustainable development
- CP15 A quality and working countryside
- HC1 Meeting small-scale housing need within defined settlements
- ES3 Maintaining quality of life within our environmental limits
- ES4 Water resources, quality and flood risk
- ES6 Providing for biodiversity and geodiversity
- ES7 Landscape character
- ES10 Valuing our historic environment and assets
- ES8 Trees, Hedgerows and woodlands



- ES12 Better design of places

National Planning Policy Framework

- 4.6. The National tier of Planning Policy is set out within the revised National Planning Policy Framework, which was revised in July 2021. The Framework provides formal guidance to all parties involved in the planning system in England and covers a wide range of issues relating to sustainable development.



5.0 Analysis of Planning Considerations

5.1. This section of the statement deals with all matters relevant to the determination of the application for the proposed conversion to dwellings. These are as follows:

- The Principle of Development
- Design and Landscape Impact
- Heritage Considerations
- Impact on Neighbouring Living Conditions
- Biodiversity and Geodiversity
- Access and Parking

5.2. Each are addressed in turn below.

The Principle of Development

5.3. The site falls outside of the settlement of Moreton Valence and is defined as open countryside within the 2015 Local Plan. Moreton Valence can be considered a tier 5 settlement.

5.4. Core Policy CP2 outlines that Stroud District will accommodate at least 11,400 additional dwellings, with specific strategy sites identified. Outside of the strategic sites, development will take place in accordance with the settlement hierarchy outlined in CP3 of the Local Plan.

5.5. Due to the proposed site being located outside of settlement boundaries. Developments are principally determined by Local Plan Policy CP15. This policy sets out the six criteria that a proposed countryside development would need to comply with in order to be permitted. The relevant criteria are listed in turn below with an explanation of how the proposal complies with each one.

1. *CP15.4 It is demonstrated that the proposal is enabling development, required in order to maintain a heritage asset of acknowledged importance.*

5.6. During the pre-application process it was acknowledge by the LPA that the buildings proposed for conversion are considered to be Non-Designated Heritage assets. The conversion of these buildings in a high quality, sympathetic manner that enhances and maintains and enhances the existing features of the NDA, such as the scheme proposed here would secure the long-term future of the buildings and therefore satisfies CP15.4.



Additionally as part of the application a structural survey was undertaken and submitted, in order to demonstrate that the buildings proposed to be converted are suitable for conversion without extensive alterations being carried out.

Design and Landscape Impact

- 5.7. Policy ES7 of the Local Plan, states that in all locations development proposals should conserve or enhance the special features and diversity of the different landscapes. Development will only be permitted if the following criteria are met:
1. The location, materials, scale and use are sympathetic and complement the landscape character; and
 2. Natural features including trees, hedgerows, and water features that contribute to the landscape character and setting of the development should be retained and managed appropriately in the future.
- 5.8. To demonstrate why the Proposal has little negative landscape impact, it is first important to understand the landscape character for the site and the surrounding area.
- 5.9. The Stroud Landscape Character assessment designates the area within which the site sits as a Lowland Plain character area. This area is characterised as an expansive landscape comprised mainly of gravel terraces and head deposits with large fields divided by low hedgerows. There are numerous villages and hamlets scattered through this the LCA, in addition to scattered farms.
- 5.10. The proposal takes advantage of existing built form, by converting outbuildings into dwellings. Furthermore, as a result of the sympathetic design and retaining the use of existing materials and the scale of built form minimises the impacts on the landscape character.
- 5.11. In addition to the above the proposal will retain any existing natural features on the site in order to further preserve the existing character of the landscape.

Heritage Considerations

- 5.12. Policy ES10 states that Stroud Districts historic environment will be preserved, protected, and enhanced, in accordance with the following principles:
- Proposals involving a historic asset require a description of the asset significance and an assessment of potential impact



- Proposals will be supported which conserve and where appropriate enhance the heritage significance and setting of the district's heritage assets
- Proposals will be supported which protect and enhance the significance and setting of locally identified heritage assets
- Proposals will be supported which protect and enhance key views and vistas
- Any harm or loss would require clear and convincing justification to the relevant decision maker as to why the heritage interest should be overridden.

5.13. The heritage assets in question are barns/outbuildings, that are red brick in nature and first appear on the Ordnance survey maps circa. 1883-1885.

5.14. This proposal does not include the harm to or loss of any heritage interest. In fact, the proposal will conserve and even enhance the heritage asset by bringing the buildings back into use albeit a change of use, to secure the long-term future of the assets.

Impact on Neighbouring Living Conditions

5.15. The proposal has been designed in such a manner that minimises the impacts on both the neighbouring dwellings and those using the proposed dwellings on site.

5.16. Furthermore, there are also tree belts that surround the site, which have a twofold impact. The first of those is to blend the site into the wider landscape, and the second is to maintain a high level of privacy.

Biodiversity and Geodiversity

5.17. Policy ES6 relates specifically to biodiversity and geodiversity. The policy states that all new development will be required to conserve and enhance the natural environment. The council will support development that enhances existing sites and features of nature conservation value that contribute to the priorities established through the local nature partnership.

5.18. Policy ES8 ensures that trees, hedgerows, and woodlands, where appropriate enhance and expand the districts tree and woodland resource. Development that would result in the unacceptable loss of, damage to, or threaten the continued well-being of protected trees, hedgerows, community orchards, veteran trees, or woodland (including those that are not protected but considered to be worthy of protection) will not be permitted.

5.19. The accompanying Ecological Impact Assessment establishes the biodiversity and geodiversity value for the site and demonstrates that there are no mitigation measures



required. The landscaping plan also demonstrates how the proposal looks to enhance the biodiversity of the site.

- 5.20. To ensure that Policy ES8 is adhered to the designs of the proposal look to retain, conserve and enhance the existing tree and hedgerows.

Access and Parking

- 5.21. Policy CP13 States that in all development cases schemes shall:
- Be located where there are choices in the mode of transport available and which minimise the distance people need to travel.
 - Provide appropriate vehicular parking, having regard to car ownership and the councils' adopted standards (all bays except disabled should be minimum 2.4m x 4.8m with a minimum aisle width of 6m)
 - Not detrimental to and where possible enhance road safety and
 - Not cause or contribute to significant highway problems or lead to traffic related environmental problems
- 5.22. This is backed up in Delivery Policy EI12 which states that where appropriate, new developments will be required to connect into the surrounding infrastructure and contribute towards
- 5.23. The proposed development would take advantage of the existing access that is currently used as access for Park End Lodge. Due to the increased number of dwellings at the site there would be an increase to the intensification of the site
- 5.24.



6.0 Summary and Conclusions

- 6.1. The purpose of this Planning Statement is to support the Planning Application for the Conversion of 3 Agricultural buildings into dwellings at Park End Lodge, Moreton Vallance. In so doing, this statement comprehensively demonstrates the case for development and how the proposal accords with the provisions of the Development Plan
- 6.2. The application demonstrates through the careful considerations and sensitive design results in a proposal that is sympathetic and in keeping with the character of the existing buildings and the surrounding area.
- 6.3. Therefore in accordance with (Section 386 of the Town & Country Planning Act 1990) as amended, the proposed development accords with the provisions of the Development, and as a result, Planning Permission should be granted subject to the appropriate conditions



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