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**Proposed change of use of existing holiday
let outbuilding (Class E) to ancillary use to
the main residential building (Class C3).**

Gosses Barn, Bridge Reeve EX18 7BE

Planning Statement/ Covering Letter.



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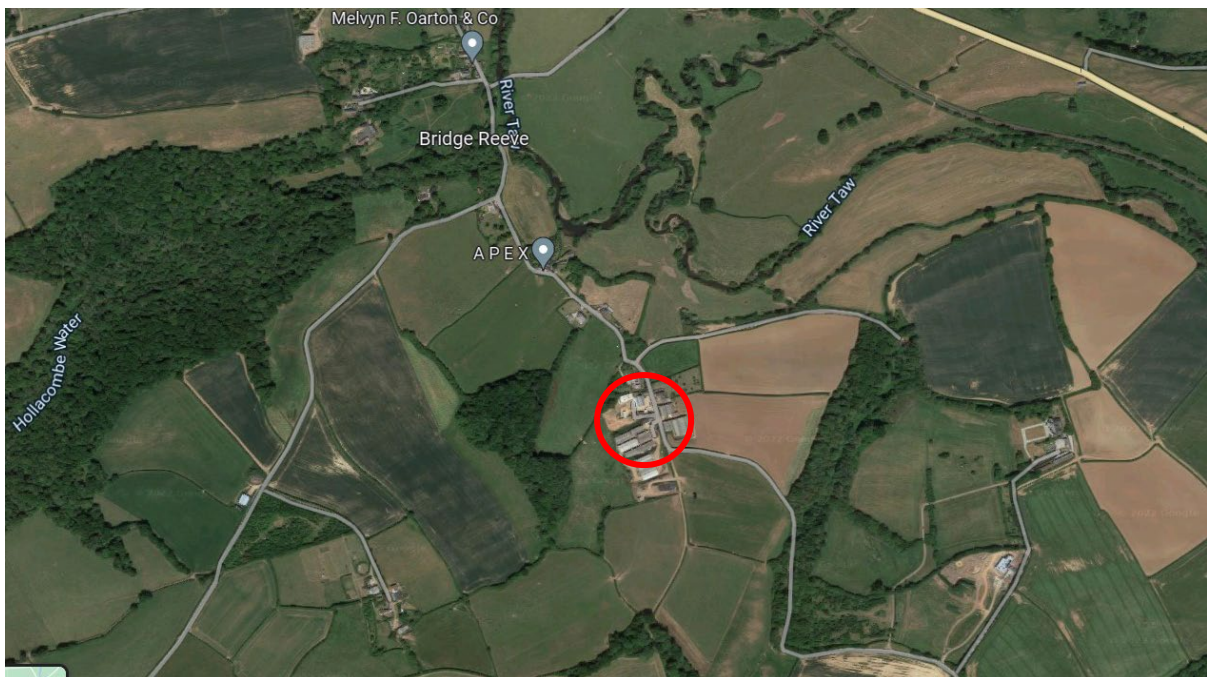
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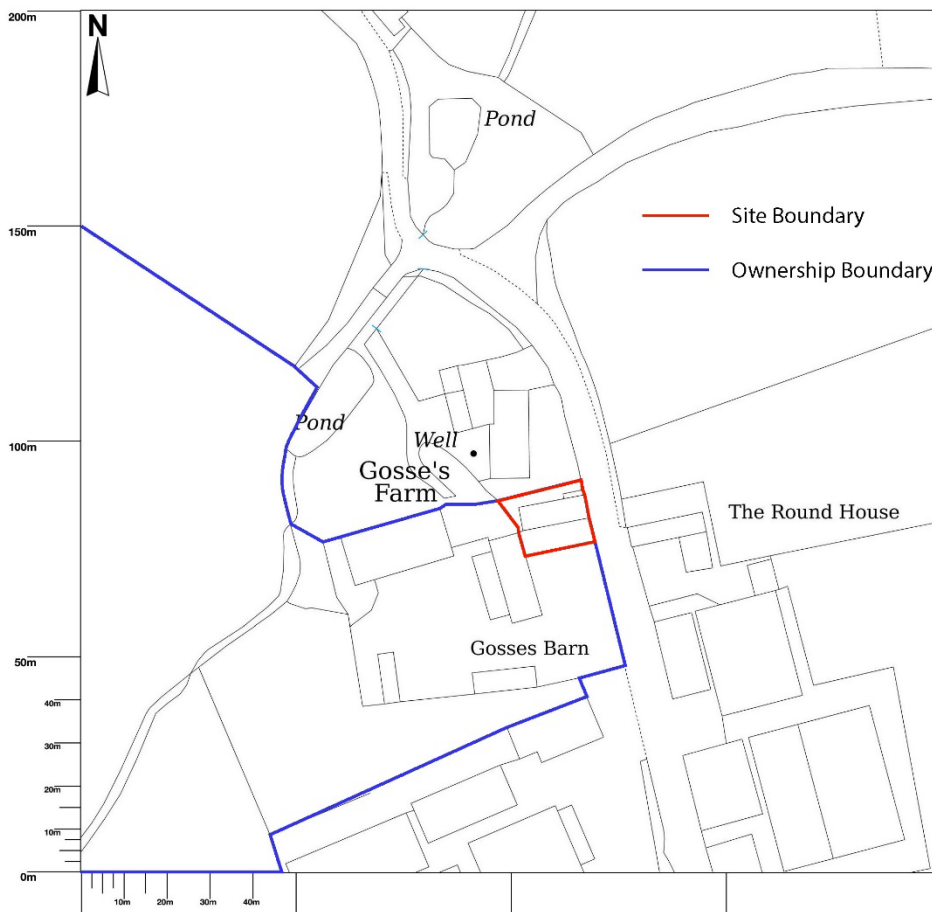
Application Site

The application site is an existing one storey detached outbuilding sited alongside the main residential dwelling house. The property is located on a rural setting in Bridge Reeve with access on the main lane.

The outbuilding was built as a Holiday Let by the previous owners following a planning application to Mid Devon District Council in March 2001. The current owners are seeking a planning permission to change the use of the building to residential ancillary to the main building.

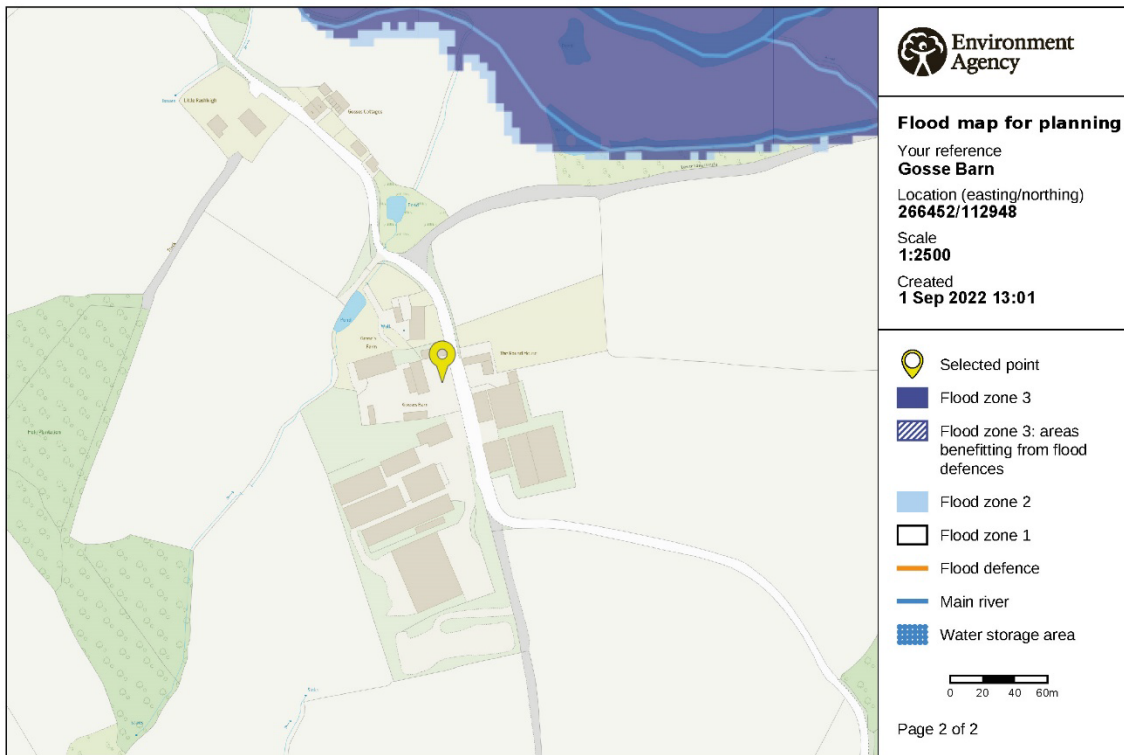
Figure 1: Site Location Plan, aerial image





Current Site Location Plan including ownership boundary in blue

The proposed site is also located In Flod Zone 1 as per Environment Agency information. See map below with an extract of this information

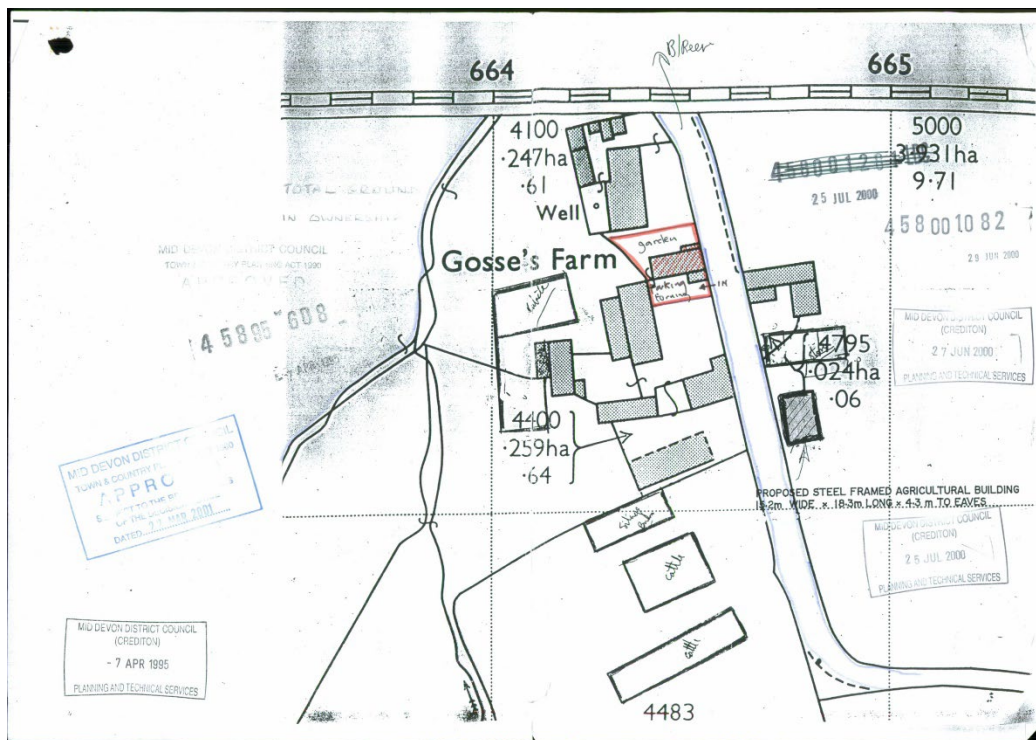


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The Proposal:

The proposal is seeking planning permission for the change of use for the outbuilding from current Holliday Let (Class E Commercial) to Residential use ancillary to the main building (Class C3 Dwellinghouse). The proposed change of use will result in no changes to the current building externally or internally and will have no impact on parking requirement or any additional arrangements for highways access.

All drawings used for the former Planning Application (Ref: 00/01082/FULL March 2001) submitted and approved by the local authority are reflective of the current conditions of the building. Therefore, we have submitted these drawings as part of this planning application to show the existing conditions of the building.



Site Location Plan of the former application

Fig 1: Existing plans and elevations

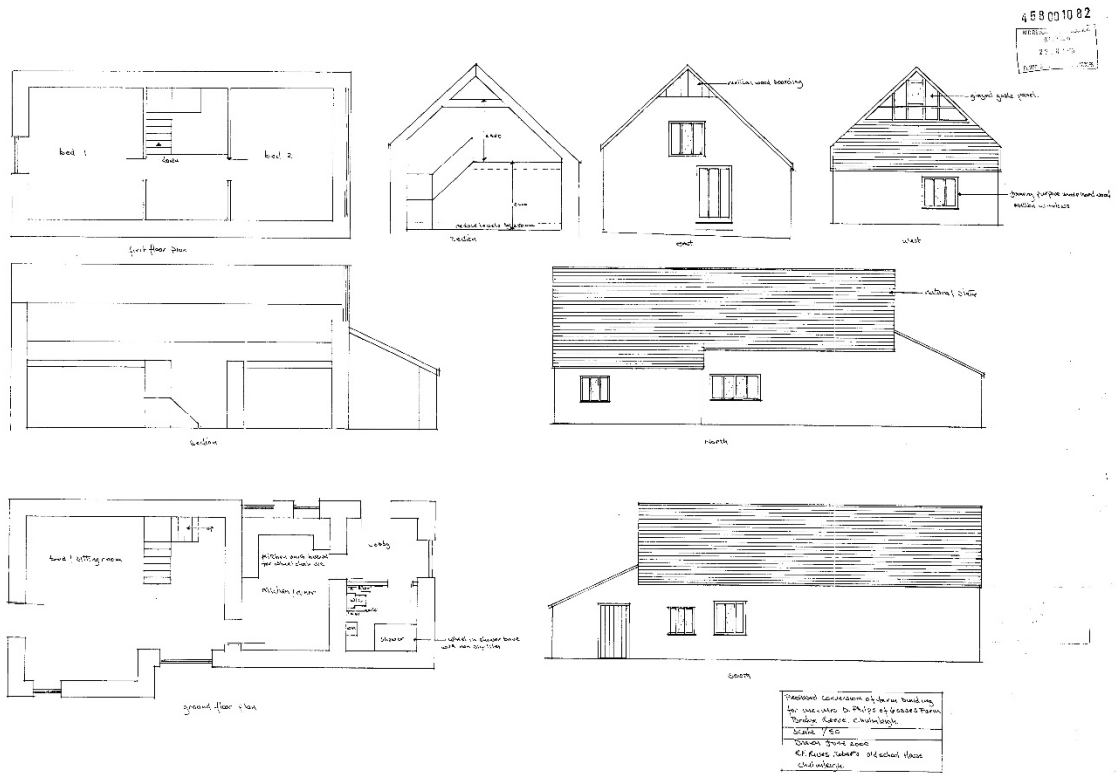


Fig 1: Existing plans:

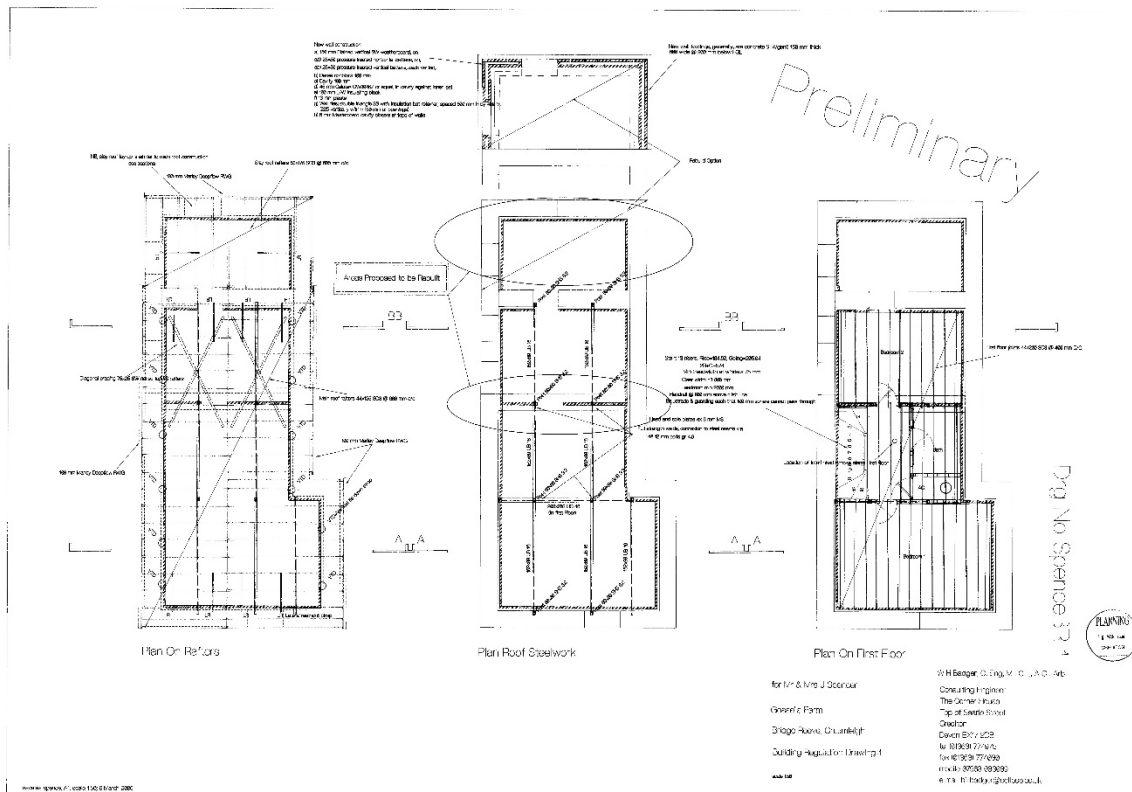




Photo of the existing building



Photo of the existing building



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Planning History:

The current building is a converted barn following the granting of permission of a planning application Ref: 00/01082/FULL (4/58/2000/1082/FULL) for conversion of barn to a unit of holiday accommodation - HOLIDAY OCCUPANCY CONDITION APPLIES | Gosses Farm Bridge Reeve Wembworthy. This application was granted permission in March 2001.

Since the conversion the building was used as a Holiday Let. The property has since changed ownership and the current owner no longer requires the building to be used as a Holiday Let and seeks permission to change the use to residential.

All drawings submitted and approved in the above-mentioned application have been used for this planning application as they reflect the existing conditions of the building for which this proposal is submitted.

Assessment

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

National Planning Policy Framework (NPPF)
National Planning Practice Guidance
Mid Devon Local Plan 2013 – 2033, Adopted July 2020

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- i) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- ii) a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- iii) an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Mid Devon Local Plan 2013 – 2033, Adopted July 2020

The following policies of the Mid Devon Local Plan 2013 – 2033, Adopted July 2020 can be considered as relevant and in support of the proposed change of use:

Policy DM1 - High quality design that emphasises the importance of good design to maintain and enhance the quality of places. The proposed change of use does not suggest any changes in the design therefore in compliance with this policy.

Policy DM9 - Conversion of rural buildings

The conversion of redundant or disused rural buildings of substantial and permanent construction which positively contribute to an area's rural character for residential, tourism or employment uses will be permitted where:

- a) A suitable access to the building is in place or can be created without damaging the surrounding area's rural character and the road network can support the proposed use;*
- b) The building can be converted without significant alteration, extension or rebuilding;*
- c) The design will retain the original character of the building and its surroundings; and*
- d) The development will retain any nature conservation interest associated with the site or building, and provide net gains in biodiversity where possible.*

Policy DM11 - Residential extensions and ancillary development

Extensions to existing dwellings and other ancillary development will be permitted provided that they:

- a) Respect the character, scale, setting and design of existing dwellings;*
- b) Will not result in over-development of the dwelling curtilage; and*
- c) Will not have a significantly adverse impact on the living conditions of occupants of neighbouring properties.*

The proposed change of use would not involve any extensions to the footprint of the existing building and all interior and exterior arrangements will remain the same. Therefore, the proposed change of use will not incur any variation in appearance, scale, loss of light, outlook, or privacy. As highlighted from the supplied elevations and plans, the proposal will not have any significant impact on streetscape character or surrounding amenity.



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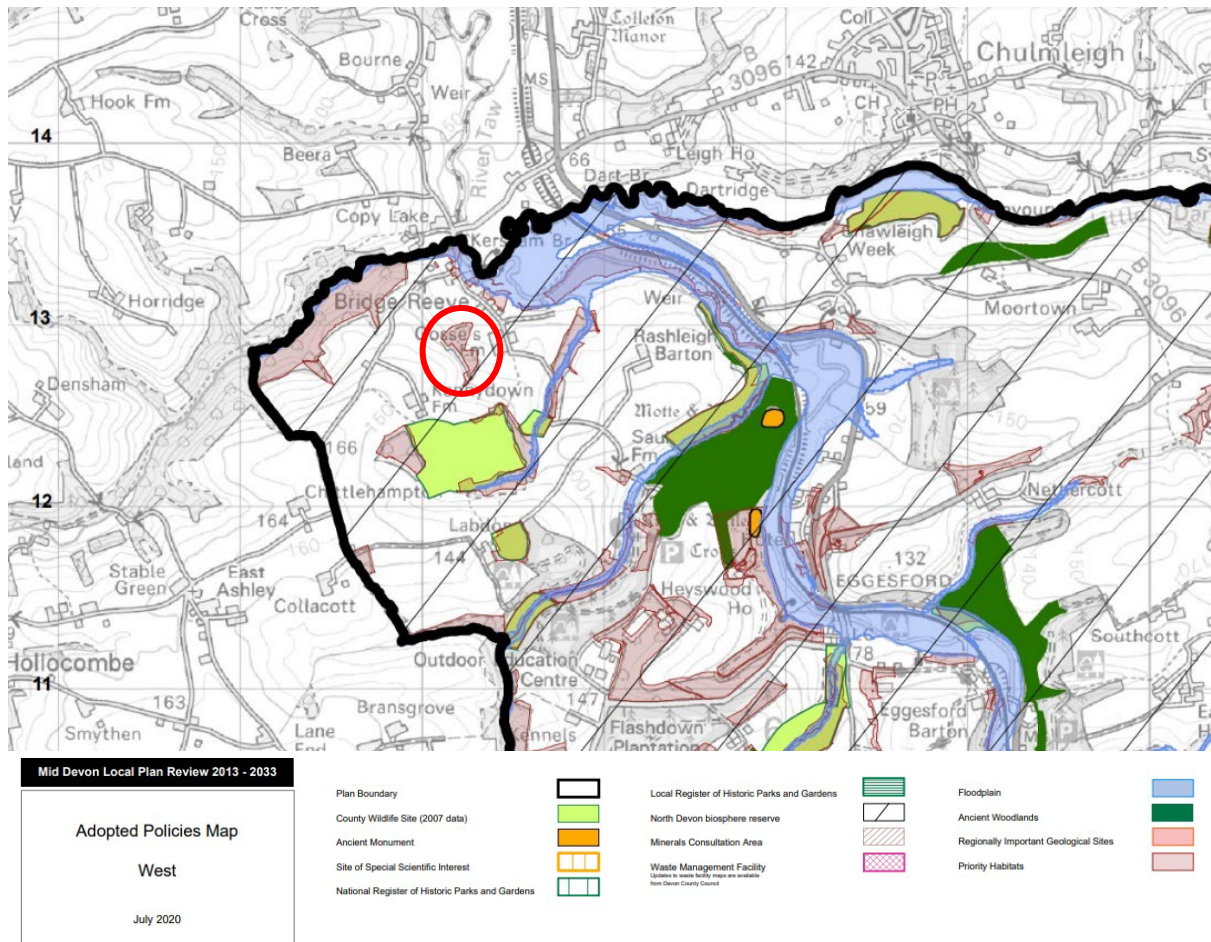
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Local Plan Policies Map showing Gosse Farm an area of Priority Habitat with no other conflicting policies with the proposed change of use.

The proposal retains the principle of Sustainable Development which accords with the prevailing policies of the Development Plan and NPPF. The National Planning Policy Framework (NPPF) has a general presumption in favour of sustainable development.

Paragraph 11 of the NPPF confirms that there is a presumption in favour of sustainable development and that development that accords with the development plan should be approved unless material considerations indicate otherwise.

Para 11 of the NPPF (and footnote 8) also advises that where the development plan is absent, silent, or relevant policies are out of date, permission should be granted unless there are specific policies in the NPPF that indicate that development should be restricted. This applies to a variety of designations, including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.

Conclusion:

Following a review of the proposals applicable policy and material considerations it is of our professional view that the development is in compliance with all applicable polices as previously illustrated.

We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with applicable guidance of the NPPF.

Should any further information be requested to assist in the council's assessment of the proposal, please do not hesitate to contact me directly.

Thank you,

Kind regards,

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