



Planning, Design and Access Statement

In respect of an application for the

**Erection of a carport with bat roost above, and conversion of
existing barn into a dwelling**

At

Pylemoor Manor Farm

Washfield

Tiverton

EX16 9RF

T. 01884 38662

Introduction

This statement has been prepared by XL Planning Ltd to accompany a full planning application submitted to Mid Devon District Council for householder planning permission for a carport with bat roost above, and the conversion of existing barn to a dwelling at Pylemoor Barn, Washfield, Tiverton. EX16 9RF..

This application is supported by the following suite of documents:

- Design and Access Statement
- Full set of Plans
- Structural Survey
- Ecology report

The purpose of the design and access statement is to provide the local planning authority with relevant background information to the proposal and the necessary objective criteria to address the key development control issues associated with the determination of this application. Firstly, this document will outline the site location, planning history for the site, and the relevant planning policy framework, before justifying the design, access and other material planning considerations for the proposal.

Overall, the erection of a carport with a bat roost and the conversion of the barn into a dwelling is considered to be appropriately located and designed in relation to the site and the neighbouring dwellings.

Site and Surrounding Area

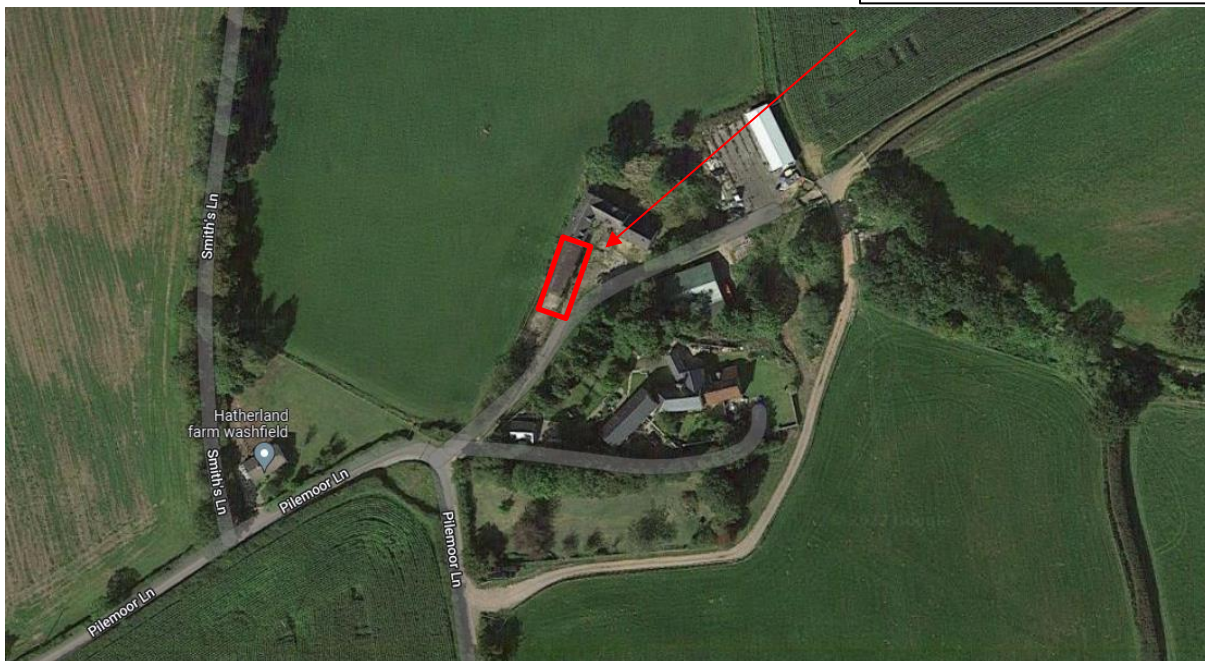
The application site is located to the north west of the nearest settlement of Tiverton which is 6km away. Tiverton is identified as a designated Town Centre within the Mid Devon Local Plan.

In planning policy terms, the site is in the open countryside.

The application site is located within flood zone 1 and is not at any undue risk of flooding. The site is not within any protected landscapes, nor is the host dwelling subject to any historic listings. However there is a listed building, described as Pylemoor Farmhouse and adjoining outbuilding, (listing reference: 1170206) which is to the south east of the barn. The listed building is of such a distance that it is not considered necessary to provide a heritage statement with the application.

The adjoining barn, and 'L' shaped barn, has already been converted into a dwelling.

Location of barn to be converted



Site Location (image reproduced from Google Maps 2022)

Planning History

Having researched the Mid Devon District Council website, the following planning history is available for the application site:

Date	Type of Application	Decision	Reference
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2022	Erection of 2 dwellings following demolition of agricultural buildings utilising the Class Q fallback position	Approved	22/00429/FULL
2014	Conversion of redundant barn to dwelling	Withdrawn	14/01701/FULL
2013	Conversion of redundant agricultural building to dwelling	Withdrawn	13/01307/FULL

Policy Context

The following section of this design and access statement highlights the current national and local planning policies relevant for the determination of the proposal.

National Policy

National Planning Policy Framework

The revised National Planning Policy Framework was published in February 2019 and sets out the government's planning policies for England and how these are expected to be applied. This revised framework replaces the previous version of the NPPF published 2018, with a presumption in favour of sustainable development remaining at the heart, under paragraph 11.

Under Rural Housing - Paragraph 79 emphasises that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

Under Chapter 11 – Making effective use of land, Paragraph 120 encourages that planning policies and decisions should promote and support the development of under-utilised land and buildings, encouraging multiple benefits from both urban and rural land, particularly that of which meets housing needs.

Under chapter 12 of the revised NPPF 'Achieving well-designed places', paragraph 130 states that planning policies and decisions should ensure that developments:

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- “a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.*

The proposed development seeks to sensitively convert the barn in an area where barn conversion have already been carried out. The barn once converted will provide well designed accommodation for the future occupants and will add to the quality of the area, in accordance with the aims of paragraph 130.

Local Policy

NPPF Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

Mid Devon District Council Local Plan 2013-2033 was adopted in July 2020. The following core strategies and development management policies from the adopted Local Development Framework which are relevant to the determination of the proposed development are the following:

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- Policy DM1: High Quality Design
- Policy DM5: Parking
- Policy DM9: Conversion of Rural Buildings
- Policy DM11: Residential Extensions and Ancillary Development

Policy DM1: High Quality Design

Designs of new development must be of high quality, based upon and demonstrating the following principles:

- a) Clear understanding of the characteristics of the site, its wider context and the surrounding area;*
- b) Efficient and effective use of the site, having regard to criterion (a);*
- c) Positive contribution to local character including any heritage or biodiversity assets and the setting of heritage assets;*
- d) Creation of safe and accessible places that also encourage and enable sustainable modes of travel such as walking and cycling;*
- e) Visually attractive places that are well integrated with surrounding buildings, streets and landscapes, and do not have an unacceptably adverse effect on the privacy and amenity of the proposed or neighbouring properties and uses, taking account of:*
 - i) Architecture*
 - ii) Siting, layout, scale and massing*
 - iii) Orientation and fenestration*
 - iv) Materials, landscaping and green infrastructure*
- f) Appropriate drainage including sustainable drainage systems (SUDS), including arrangements for future maintenance, and connection of foul drainage to a mains sewer where available;*
- g) Adequate levels of daylight, sunlight and privacy to private amenity spaces and principal windows;*
- h) Suitably sized rooms and overall floorspace which allows for adequate storage and movement within the building together as set out in the Nationally Described Space Standard with external spaces for recycling, refuse and cycle storage; and*
- i) On sites of 10 houses or more the provision of 20% of dwellings built to Level 2 of Building Regulations Part M 'access to and use of dwellings'.*

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DM5: Parking

Development must provide an appropriate level of parking, taking into account: a) The accessibility of the site, including the availability of public transport; and b) The type, mix and use of development. Design must enable and encourage the maximum use of sustainable modes of transport, including provision for cyclists and low-emission vehicles. Within the towns of Tiverton, Cullompton and Crediton, infrastructure for electric vehicles should be built into development. The Council will seek parking provision and electric vehicle infrastructure according to the following standards, the variation of which must be justified on a case-by-case basis.

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.*

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.*

Taking into account the national and local policy framework, along with the general support for ancillary residential development, the proposal is considered to constitute an appropriate form of development in this countryside location.

The Case for Permission

The case for permission is set out in the subsections below and demonstrates how the development proposal meets with the key planning policies contained within the Mid Devon District Council Local Plan. Specifically, Policy DM9 is of key relevance to this proposal.

The proposal site is a traditional barn, thought to be around 100 years old and the accompanying structural report states the barn is in good overall condition and worth of conversion without any significant alteration or extension. The adjoining 'L' shaped barn has already been converted into living accommodation.

As can be seen above, an application was made in 2014 for the barn to be converted but was withdrawn after validation due to the need to address ecology concerns. As can be seen in the accompanying Ecology Report it was recommended that a bat roost is provided on site. This will be within the roof of a proposed.

NPPF Paragraph 130 part states that development should function well and add to the overall quality of the area, are visually attractive and sympathetic to local character.

The design of the fenestration of the barn is beautifully and sympathetically done with minimal openings, whilst making the most of the large door on the front and the previously blocked up access on the rear to provide glazed features that flood the barn with natural light. The character of the barn remains and will still be identifiable as a barn once converted.

The timber carport provides undercover vehicle parking whilst also provided and adequate bat roost to enhance the biodiversity of the site.

Overall, the conversion of the barn and erection of a carport with bat roost is considered to respect, the character and scale, to enhance the surroundings of the site. The proposal would not have any impact on the privacy or amenity of the occupiers of neighbouring properties, therefore the proposal is an appropriate form of development that accords with key policies DM1, DM5, DM9 and DM11.

Layout and Scale

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The barn will be two storey with the ground floor providing a large kitchen with a pantry, utility and WC, dining area and large separate lounge.

At first floor level there will be a master bedroom with ensuite and dressing room. Three further double bedrooms and a family bathroom. There will be a study area in front of the large rear full length window making th most of the countryside views.

The carport will be located to the south west elevation of the barn. The carport will have two spaces for vehicle parking. The roof space will provide a bat roost area as specified within the ecology report.

The layout has been designed provide adequate accommodation and enjoyment for the occupants and creates a high quality and modern space for family living in line with policies DM1, DM9 and DM11.

Landscaping

As part of this proposal, minimal additional landscaping is considered necessary as the development is small scale. Whilst no additional landscaping is proposed, this can be provided if required, and the proposal is considered to fully comply with the policy requirements from DM1 and DM11.

Appearance

As importantly highlighted within NPPF Paragraph 130 and local policies DM1, DM9 and DM11, the design of development should retain local distinctiveness, and should have a positive impact on the immediate setting of the building and protect the wider rural character.

The conversion has been carefully designed to retain the characteristics of a traditional stone barn, with the fenestration placed to provide natural light to the rooms within the barn without creating too many new openings through the fabric of the building.

The material choices are good quality, cost effective and an aesthetically pleasing option for the applicant, allowing the essential rural character of the site to remain, ensuring the development is in keeping with the site overall.

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There will be no issues of overlooking from the site at any principle elevation, with no reduction or impact upon the residential or visual amenity for any neighbouring occupants or future occupants of the dwelling to fully comply with Local Plan policies DM1, DM9 and DM11 and the NPPF.

Access and Parking

The existing access will be utilised. Two parking spaces will be provided within the carport. Therefore the proposal is in accordance with Policy DM5.

Surface Water and foul drainage

The barn will be serviced by a treatment plant. The surface water will be dealt with by installing new guttering and downpipes that will flow into a soakaway.

Ecology and Biodiversity

An ecological emergence survey was carried out at Pylemoor Barn and bats were found to emerge from the building. The mitigation measures suggested in paragraph 4.1.3 to overcome the loss of habitat through conversion of the barn include:

- Carrying out works, e.g., roof removal, under an ecological watching brief to ensure no bats are killed or injured.
- Provision of an alternative roost for all bat species in the form of a garage or car port with a pitched roof, tiled with natural slate, and situated within the grounds of the property (ideally with a similar orientation, to the south of the existing barn). In accordance with Bat Mitigation Guidelines (Mitchell-Jones, A.J. 2004), the roof void should be unobstructed by constructional timbers, i.e., not a trussed roof, and have an apex height in excess of at least of 2.8 m and a length and width of 5 m.
- External and internal lighting should follow guidance set out in the Bat Conservation Trust and Institute of Lighting Professionals guidance Note 08/18 (ILP 2018) to avoid potential impacts on foraging, roosting and commuting bats. For example, the use of recessed ceiling lights rather than pendant lights in front of windows would reduce light

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spill. Particular care should be given as to not deter bats from roosting in the garage/car port. No lighting should be placed around or inside any designated bat roost or roosting provision, and external lighting on the southern elevation of the barn should be avoided.

Bird boxes are suggested to be installed on the barn to enhance to biodiversity for nesting birds.

With these measures in place it is considered that the conversion of the barn and the erection of a car port will not have an unacceptable impact on ecology and biodiversity of the site in accordance with policy DM9 of the Local Plan.

Structural Survey

A Structural Survey Appraisal was carried out on 28th July 2022 by Sands Civil and Structural Engineers. The findings of the survey state that the barn is structurally sound and capable of conversion. The existing stone walls, timber roof trusses, purlins, rafters and tiling battens can be retained. Most of the slate roof can be retained with minor repairs to ensure water tightness.

It is considered that the existing barn is therefore capable and worthy of conversion in accordance with policy DM9 of the Local Plan.

Conclusion

Overall, the proposed development at Pylemoor Barn by virtue of its scale, massing, design and location is not considered to harm the visual or functional amenity of the site, the surrounding area or the adjoining highways network. The proposed development has been designed to have a low impact and satisfies all the relevant provisions of national and local planning policies from the Mid Devon Local Plan in a manner which maintains and supports the distinctive character and appearance of this attractive countryside location.

It is considered that there would be no unacceptable adverse impacts that outweigh the benefits of the proposal. As such, the proposal is considered to comply with Paragraph 130

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from the Revised NPPF, and Local Plan policies DM1, DM5, DM9 and DM11 and there is no reason why the application should not be granted approval.