

**FULL PLANNING APPLICATION FOR THE CHANGE OF USE OF AN EXISTING AGRICULTURAL
WORKSHOP BUILDING TO A DWELLING-HOUSE**

AT

THE WORKSHOP

CULMSTOCK

CULLOMPTON

DEVON

EX15 3HU



PREPARED BY: SB PLANNING

DATE: MARCH 2023

PLANNING STATEMENT

In support of an application to Mid Devon Council for the full planning permission for the proposed change of use and conversion of an agricultural building to a single private dwelling, at The Workshop, Culmstock, Cullompton, Devon EX15 3HU.

1.0 Introduction

This statement is to support of an application to seek planning approval to change the use of a redundant former agricultural workshop into a dwelling-house [Class C3], and for operations reasonably necessary for the conversion, at The Workshop, Culmstock, Cullompton, Devon EX15 3HU.

The site was granted permission under reference 19/01962/FULL in 2020 for a change of use to a canine therapy centre. The current owner has taken steps to implement the change of use by way of altering the openings, installing new fenestration, and cladding etc. However, the person that had previously entered into an agreement to lease the site to run the canine therapy centre has since pulled out due to financial reasons. This in turn has rendered the current planning permission and business plan for the site redundant.

The owner applicant then sought to change the destiny of the site by way of applying for a change of use to a dwelling-house under Class Q reference 23/00150/PNCOU. The case officer concluded that the site did not meet the legislation and therefore did not qualify for Class Q, so the application was withdrawn. This application is an attempt to achieve full planning permission for a change of use to a dwelling-house under the Mid Devon Local Plan.

2.0 Design

The building comprises a traditional masonry structure, with a combination of concrete block, and external timber cladding. The building has a composite roof recently replaced in anthracite [grey]. Internally, the building has a made floor mainly of concrete slab. The existing building is substantial in terms of its form, materials, and level of enclosure making it a simple conversion. The existing materials can and will be retained in the conversion.

The main roof of the building is suitable for retention and can be internally insulated with the provision of a new ceiling and insulation above. New internal walls where required would be timber stud partitions and plaster boarded. The proposal is for a single storey dwelling with three bedrooms which is a sensible design suggestion. Whilst all the existing openings will be retained [already new uPVC double glazed units] the proposal sees 1no door changed to a window and 2no new windows created to enable the proposed internal layout

The existing site access leads directly to the main public highway B3391. The access point is considered sufficiently wide and there is sufficient visibility in both directions since it is an existing entrance to the site. The impact of an additional single residential unit is not likely to give rise to unacceptable levels of traffic and would not result in an unacceptable level of movements in this location when compared with movements associated with the past agricultural use of the building. There is a reasonable sized area surrounding the building for parking and garden which is commensurate with the size to the proposed dwelling-house.

3.0 Relevant Planning Policies and National Planning Policy

The National Planning Policy Framework [NPPF] sets out the Governments planning policies for England.

Paragraph 79 [c] of the NPPF encourages isolated homes in the countryside only where the re-use of redundant or disused buildings would enhance the immediate setting. Paragraph 148 goes onto encourage the reuse of existing resources, including the conversion of existing buildings. It is believed that the proposed site accords with this part of the NPPF perfectly.

The revised NPPF was published on 19th February 2019 and sets out the governments planning policies for England and how these are expected to be applied. The presumption is in favour of sustainable development which remains at the heart in all previous 2012 and 2016 revisions.

Under chapter 12 of the revised NPPF 'Achieving well-design places', paragraph 127 states that planning policies and decisions should ensure that developments:

- 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 because 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".

ADOPTED DEVELOPMENT PLAN

Section 38 [6] of The Planning and Compulsory Purchase Act 2004 identifies that planning decisions shall be taken in accordance with the Development Plan unless material considerations indicate otherwise. For Mid Devon, the Development Plan currently comprises:

- **Mid Devon Local Plan 2013-2033 Adopted July 2020**

Material considerations include national policy, which mainly comprises the NPPF and accompanying Planning Practice Guidance [PPG].

The relevant Local Plan policies are thought to apply as follows:

Policy S1: Sustainable development priorities

Policy S1 outlines the presumption in favour of sustainable development and reflects the NPPF vision. The policy states: "The Council will work in partnership with town and parish councils and other public

bodies to ensure that all new development reinforces and delivers sustainable communities in line with guiding principles..’

Policy S1 highlights under d) *supporting a prosperous rural economy through the conversion of suitable existing buildings* and g) *delivering a wide choice of high quality homes through a diverse housing mix.*

It is considered that the development would be sustainable and there are no reasons why permission should not be granted in accordance with policy S1.

Policy DM9: Conversion of rural buildings

The policy states:

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.

It is believed that the conversion of the redundant traditionally constructed workshop building will meet this policy DM9 absolutely.

4.0 Justification for the Proposal

Planning permission should be granted in accordance with the NPPF and the Local Plan for a presumption in favour of sustainable development.

The local plan forms the starting point, against which planning applications are determined, the NPPF sets out the Government’s policy position. It is therefore a material consideration and is given significant weight in all planning decisions. There is a presumption in favour of sustainable development at the heart of planning decisions, for which there are three dimensions: economic, social, and environmental.

For decisions taking the presumption in favour of sustainable development means that authorities are obliged to approve development proposals that accord with the development plan without delay. It is believed that the proposal meets with Policy DM9.

5.0 Highways and Parking

Reducing reliance on the private car requires development to provide suitable, safe and good access for all users and does not compromise highway safety. The NPPF states that for all development transport impacts should be considered. It suggests to decision makers that they should only prevent or refuse development on transport grounds where the residual cumulative impacts are severe.

The site has an existing vehicular access that would be suitable for domestic use. The addition of one dwelling is low. The proposed development is therefore unlikely to result in any direct impacts that

would amount to significant harm by increased traffic movements. The development provides ample space to park and turn to exit the site in a forward direction directly on to the highway.

Furthermore, there is adequate external space for garden and amenity space for refuse and recycling. In addition, there is scope for the development of utility buildings such as sheds for storage, or with planning permission, the erection of a garage.

6.0 Surface water drainage and foul waste

Surface water will remain as existing which is believed to discharge direct to a soakaway system and foul waste will also remain as existing to a modern package treatment plant. These drainage proposals are considered normal and appropriate for rural dwellings.

7.0 Conclusions

The NPPF states that contributing to achieve sustainable development should be regarded as the purpose of the planning system. The presumption is that all sustainable development should be approved.

It is recognised that the proposal fully accords with the adopted policy DM9 and therefore that proposed development is sustainable.

The proposal complies with the aims of the relevant development plan policies and with central government advice in accordance with Section 38[6] of the Planning and Compulsory Purchase Act 2004. It is therefore believe that the Council should grant planning permission.