



**RJD|CONSULTANCY**  
DYNAMIC RURAL DEVELOPMENT

# **PLANNING, DESIGN AND ACCESS STATEMENT**

**FURTHER CONVERSION OF  
EXISTING UNDERCROFT TO  
PROVIDE 1 NO. ADDITIONAL  
BEDROOM, BATHROOM &  
STORAGE AREA**

**THE GRANARY, GREENHILL  
FARM, CHEDWORTH**

**20<sup>TH</sup> SEPTEMBER 2023**

# PLANNING, DESIGN AND ACCESS STATEMENT

## LOCATION

THE GRANARY, GREENHILL FARM, CHEDWORTH, CHELTENHAM,  
GLOUCESTERSHIRE. GL54 4AP

## PROPOSAL

FURTHER CONVERSION OF EXISTING UNDERCROFT TO  
PROVIDE 1 NO. ADDITIONAL BEDROOM, BATHROOM & STORAGE AREA

## APPLICANT

MR EDWARD COOKSON

## AGENT

RJD CONSULTANCY

## ISSUE DATE

20<sup>TH</sup> SEPTEMBER 2023

## DRAFTED BY

ROBERT JONES-DAVIES  
DIRECTOR

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# 1. INTRODUCTION AND APPROACH

- 1.1.** Mr Edward Cookson ('the applicant') is submitting a householder planning and listed building consent application seeking permission in relation to the proposed conversion of an existing building within his ownership.
- 1.2.** The RJD Consultancy has been instructed to provide a proportionate planning justification statement to support the application.
- 1.3.** This statement should be read in conjunction with the following documents submitted in support of the application:
- A completed application form and CIL forms
  - A drawing package consisting of
    - Location plan
    - Existing Elevations & Floor Plans – 1: 100 on A3
    - Proposed Elevations & Floor Plans – 1:100 on A3
  - A Biodiversity Self-Assessment Form for Householder Applications
- 1.4.** The proposal subject of this application is the further conversion of an existing undercroft to The Granary at Greenhill Farm to provide an additional bedroom, a more comfortable bathroom arrangement and an area of dedicated external covered storage space .
- 1.5.** The proposals seek to provide an additional bedroom to the Granary, who's use is to remain incidental and ancillary to the principal occupation of the farmhouse.
- 1.6.** Greenhill Farm has recently come under new ownership and The Granary is to be occupied by a full-time member of household and associated ground staff team.
- 1.7.** This statement is split into the following sections;
- Section 2 – details of the site including constraints and planning history
  - Section 3 – sets out details of the development
  - Section 4 - assesses the proposal against local & national planning policy
  - Section 5 – sets out an assessment on the above
  - Section 6 – sets out conclusions on the above

## 2. SITE AND SURROUNDINGS

- 2.1. This section of the statement seeks to introduce details of the site and its surrounding context.

### LOCATION

- 2.2. Greenhill Farm is located to the west of the Roman Road known as the Fosse Way, on the periphery of the village of Chedworth. Greenhill Farm is c. 10km north of the Cotswold market town of Cirencester, as illustrated on the map extracts below;

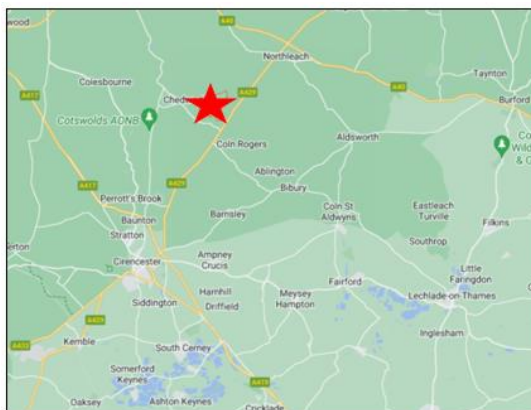


Figure 1: Location (source: googlemaps)

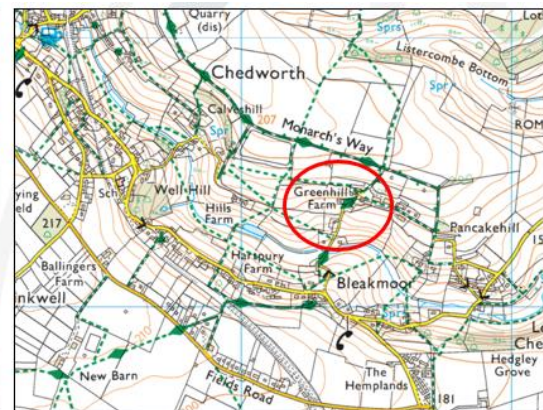


Figure 2: OS map extract (source: streetmap.co.uk)

- 2.3. The principal farmhouse is set back from the access road (Green Lane) and the previously converted Granary (as outlined in red on the below), subject of this application, is adjacent to it;

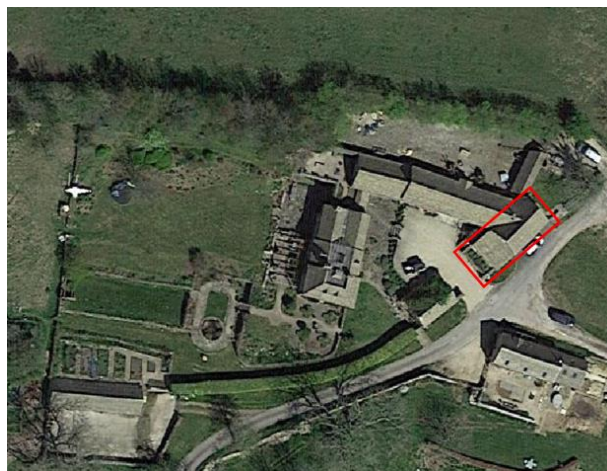
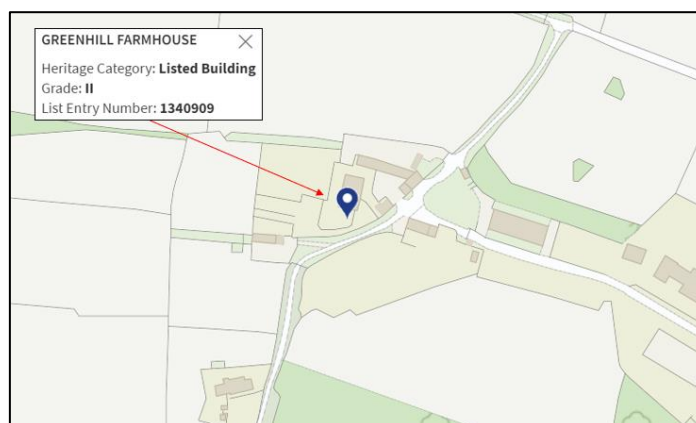


Figure 3: Satellite Image (source: googlemaps)

- 2.4. The subject site is located within the Cotswold District Council authority area and in the county parish of Chedworth.

## SITE DESIGNATIONS

- 2.5. Location** – The Granary, Greenhill Farm is located outside of a designated settlement boundary and is therefore from a planning perspective considered to be in open countryside.
- 2.6. Landscape** – The site is located within the designated Cotswolds National Landscape (formerly known as Area of Outstanding National Beauty - AONB).
- 2.7. Heritage** – The principal Greenhill Farmhouse is Grade II listed (and consequently The Granary is considered to be curtilage listed) and the area sits within the designated Chedworth conservation area.



- 2.8. Environmental** – Having reviewed the Environment Agency flood map Greenhill Farm is located in the Zone 1 designation. This an area considered to have the lowest probability of flooding i.e. Land having a less than 1 in 1,000 year probability of river or sea flooding.
- 2.9. Ecological** – There are no known ecological constraints in close proximity to the subject site. The designated SSSI known as the Stony Furlong Railway Cutting is located over c. 1km to the south of the property.
- 2.10. Arboricultural** – there are no designated TPO's in close proximity of the main house and the nearest area of designated Ancient Woodland (known as Coates Grove) is located c. 1 km to the north east of the property.
- 2.11. Public rights of way** – a Restricted Byway (no.48) runs to the east of the subject site as shown on the map below.



Figure 4: PROW Map (source: gloucestershire.gov.uk)

## DIRECT PLANNING HISTORY

2.12. Please find a table below outlining the direct planning history of the property

Date	Ref.	Alt. Ref.	App.	Status	Description of Works
04/08/2000	00.00182	CD.8256/H	LBC	Approve	Renovation, partial demolition and extension of farmhouse and ancillary agricultural building.
04/08/2000	00.00183	CD.8256/J	PP	Approve	Renovation, partial demolition and extension of farmhouse and ancillary agricultural building.
15/01/2001	00.02567	CD.8256/N	PP	Approve	Amendments to proposals granted under planning consent CD.8256/J
15/01/2001	00.02566	CD.8256/P	PP	Approve	Change of use of disused agricultural building for equestrian use
05/02/2001	00.02568	CD.8256/R	LBC	Approve	Extensions and Alterations to farmhouse and barn (revisions to previous approval CD.8256/H).
06/06/2001	01/00849/FUL	CD.8256/U	PP	Approve	Change of use of 1317msq of land to garden, resubmission of application CD.8256/Q
04/02/2003	02/02759/LBC	CD.8256/V	LBC	Approve	Retention of works involving the replacement buildings linking with alteration/ renovation (Further revisions to CD.8256/H)
04/02/2003	02/02760/FUL	CD.8256/W	PP	Approve	Retention of works involving the replacement buildings linking with alteration/ renovation (Further revisions to CD.8256/J)
18/02/2004	04/00026/FUL	CD.8256/Y	PP	Approve	Proposal retention of existing and new landscaping/garden works
27/03/2013	12/04893/FUL	CD.8256/1/D	PP	Approve	Change of use of land to equestrian and construction of riding arena

Table I: Site planning history

## DIRECT SITE CONTEXT

**2.13.** Please see below for some recent external and an internal image of the subject site.



*Figure 5: Site images*



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## **3. DESCRIPTION OF DEVELOPMENT**

### **BACKGROUND TO THE PROPOSALS**

- 3.1.** The applicant has recently taken ownership of Greenhill Farmhouse and the associated Granary.
- 3.2.** The existing configuration of the residential dwelling comprises of an open-plan living space, on one level, with a single bedroom and bathroom located below it.
- 3.3.** The existing bathroom to the property is currently located and extends into the undercroft.
- 3.4.** This application seeks to extend the existing bathroom to enable a separate w/c and provide the dwelling with a spare bedroom for use by the occupant's family and friends, in addition to providing a dedicated and secure area of external storage for cycles and household bins.
- 3.5.** It is the applicant's intention to offer occupation of the property as part of a remuneration package for full-time employment at Greenhill Farm.
- 3.6.** The ability to offer a high standard of living accommodation greatly enhances the attractiveness of a position at Greenhill Farm and has a direct effect on retention of that member of the team.

### **CONSTRUCTION**

- 3.7.** The proposals presented with the application are a product of iteration, with the most sensitive scheme progressed in consideration of the building's curtilage listed status, and location within the Chedworth conservation area.
- 3.8.** Intervention in the historic fabric of the building has been kept to a minimum/ non-existent, in favour of directing and isolating development to those areas of the building to have been previously and more recently constructed.
- 3.9.** With this principle in mind, the consequent building works associated with the proposals are demountable and so reversible, if ever so required.
- 3.10.** The aspiration for the scheme has been to keep the character of the existing undercroft in-tact and as such, the eastern elevation has been recessed by a distance

of 1.15m from the façade of the building. This distance helps to screen the proposals from the casual passer-by.

- 3.11.** In addition, a sensitive use of materials has been adopted with the external wall being clad in native timber, which will be left untreated and to silver down naturally.
- 3.12.** For natural light and ventilation, an openable window is provided in both the newly proposed bedroom and bathroom.
- 3.13.** There will be no changes to the existing roof structure, gable ends or rear elevation (facing the listed farmhouse) as a product of the proposals.
- 3.14.** It is therefore considered that the intervention caused by the proposals to the casual passer-by is nominal.
- 3.15.** Please refer to the enclosed drawing package for a detailed review of the proposals.

## HERITAGE

- 3.16.** The Granary is considered to be curtilage listed by virtue of its association and proximity to Greenhill Farmhouse. Consequently, special attention has been paid to the proposals potential impacts on the setting of the listing asset.
- 3.17.** As a first measure, the detailed listing description of the Grade II listed Greenhill Farmhouse has been reviewed in full and is provided below for ease of reference;

Farmhouse, c1700 with later (probably C19) extensions. Limestone rubble with dressed stone quoins; extensions at rear coursed squared and dressed limestone; concrete tile roof; ashlar squared and dressed limestone and brick stacks. Rectangular main body with later extensions at right angles at rear. Main body: 2 storeys and attic and cellar. Extensions to rear 2 storeys. Symmetrical 4-windowed facade lit by stone-mullioned cross windows. Moulded continuous dripmould over the ground floor windows. C19 plank door with single glass pane at top within a flat-chamfered basket-headed surround with a gabled C19 porch with part-glazed door. Two 2-light roof dormers. The return walls were formerly lit by 4 stone-mullioned cross windows (now blocked). Extensions to rear are lit by 2 and 3-light wooden casements. Roof of main body hipped at the front with a triple gable at the rear. Each gable to the rear of the main body formerly had a gable-end stack (central stack now removed). Interior: C20 fireplaces and stairs; kitchen reputed to contain a well and access to cellar. Interior not accessible.

Listing NGR: SP0641111419

- 3.18.** Greenhill Farmhouse was first listed on 23<sup>rd</sup> Jan 1952 and as outlined above, The Granary was not considered of high enough status to be specifically mentioned within the detailed listing description or given its own individual listing.
- 3.19.** However, there is heritage capital in the historical relationship to exist between the principal farmhouse and the Granary. The design team have therefore been sensitive to this and no interventions to the historic fabric of the building are proposed within this application. It is consequently felt in terms of the historical relationship that there is none, to low impact caused by the proposals.
- 3.20.** In the same vein, as there are no changes or interventions proposed to the rear of the property, and therefore the immediate setting of the listed assets remains the same and unaltered.
- 3.21.** The only level of change brought about by the proposals is to the casual passer-by and in this regard the design team have been careful with A. the sensitive use of building materials and B. have proactively recessed the infill by a distance of c. 1.15m from the existing columns. It is therefore concluded that the level of change is nominal.

#### **LANDSCAPE**

- 3.22.** Commensurate with its historic use, the subject site does not benefit from an exclusive area of formal garden, in favour of sharing the residential curtilage of the main house.
- 3.23.** There are no landscaping changes/ proposals included within this application.

#### **ACCESS AND PARKING**

- 3.24.** The access and parking provision is unchanged and remains as historic provided.

## 4. PLANNING POLICY

**4.1.** Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 2 of the National Planning Policy Framework (NPPF) explains that the starting point for the determination of planning applications is the development plan and the determination of an application must be made in accordance with the plan unless material considerations indicate otherwise.

**4.2.** Paragraphs 11 and 12 of the NPPF re-state that planning law requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise and that the NPPF does not change the statutory status of the development plan as the starting point for decision making.

**4.3.** The adopted development plan for the Wiltshire Council consists of the following document:

- Cotswold District Local Plan 2011 – 2031 (adopted March 2018)

**4.4.** Other material consideration are;

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

### RELEVANT POLICIES WITHIN THE COTSWOLD DISTRICT LOCAL PLAN

**4.5.** The following policies are considered to be most relevant with the extant local plan.

EC6	Conversion of rural buildings
EN1	Built, Natural & Historic Environment
EN2	Design of Built & Natural Environment
EN4	The Wider Natural & Historic Landscape
EN5	Cotswolds AONB
EN8	Bio & Geo: Features Habitats & Species
EN10	Designated Heritage Assets
EN11	Conservation Areas
EN13	Conversion of non-domestic historic buildings

## 5. ASSESSMENT

- 5.1. Principle** – The proposals seek to modestly extend a previously converted Granary, into an area of currently underutilised space within the existing undercroft.
- 5.2.** The existing undercroft was previously extended into, during the original residential conversion of the building in the early 2000's, to provide an internal staircase linking the living and bedroom accommodation, in addition to providing the properties bathroom. The integrity of the undercroft has therefore already been somewhat diminished.
- 5.3.** In terms of the principle of conversion, we turn towards the Local Plan policy EC6 – Conversion of rural buildings, which states that proposals to convert rural buildings will be permitted provided the proposals demonstrate accordance with three criteria.
- 5.4.** The first is that the building is structurally sound, suitable for and capable of conversion. If required this application could be supported by the opinion from a structural engineer however it is clear to see that the existing building is structurally sound and will comfortably accommodate the proposals without substantial alterations, extensions and re-building.
- 5.5.** The second point of the police being, the conversion of the building would not cause conflict with the existing farming operation. The building has clearly not been used in association with the farming operation at Greenhill Farm for some time, and therefore there is no impact caused by the proposals on the continued viable operation.
- 5.6.** The third limb of the policy requires proposals to be compatible with the extant uses on the site, which clearly they are, in addition to being commensurate with the existing and planning uses in close proximity, which being residential they are.
- 5.7.** Consequently, it is felt there is an 'in principle' position of support for the proposals albeit with a requirement to demonstrate accordance with other relevant policies within the local plan.
- 5.8. Heritage** – although the Granary is not listed in its own right, it is afforded a degree of protection via its historic relationship and setting within the curtilage of the Grade

II listed Greenhill Farmhouse, in addition to being located within the designated Chedworth Conservation area.

- 5.9.** Policy EN13 gives guidance on ‘The conversion of non-domestic historic buildings’ and at point 2 states;

*‘Proposals to extend or alter heritage assets that have been converted, will be permitted where it can be demonstrated that the proposed works would preserve the significance of the asset (including its form and features), its setting and/or the character or the appearance of the surrounding landscape in a manner that is proportionate to the significance of the asset’.*

- 5.10.** Although the specific building to which the proposals relate is unlisted, and therefore a degree of proportionality needs to be born in mind, the project team have been careful and proactive in their design treatment of the proposals to ensure the significance of the existing building is preserved.

- 5.11.** In consideration of the role the building plays to the setting and character of the surrounding landscape, it is considered the proposals are wholly proportionate and able to be easily accommodated without significant harm to either the listed asset (Policy EN10) or the wider conservation area (Policy EN11).

- 5.12. Design and Impact on the Character and Appearance of the Area/the Cotswolds Area of Outstanding Natural Beauty (AONB)** – The proposed development does not extend beyond the footprint of the existing building, and any interventions & alterations proposed to facilitate the building to function for its proposed use are minor.

- 5.13.** It is felt the design complies with the Cotswold Design Code, and that the materials are of a suitable design and scale for the site, such that they are in keeping with the character and appearance of the wider rural area.

- 5.14. Residential Amenity** – The proposed windows in the south east elevation do not lead to any overlooking or overbearing impact either upon the main farmhouse or neighbouring properties. It is therefore felt there is no adverse impact on the residential amenity of the neighbouring farmhouse or properties.

**5.15. Highways** – No alterations to the existing parking, turning and access arrangement will be caused by the proposals and so it is considered there will be no impact on highway safety in this location.

## **6. CONCLUSION**

- 6.1.** The proposals contained within this application seek to modestly extend a previously converted Granary, into an area of currently underutilised space within the existing undercroft. This in turn, has been the subject of previous conversion providing the properties bathroom and stair between the living and bedroom accommodation.
- 6.2.** The proposals for the additional bedroom have been sensitively designed, making nominal to no interventions to the historic fabric of the existing building (reversible if required), and change isolated to those areas already to have been the subject of intervention/ extension.
- 6.3.** Proportionate respect has been paid to the property's location within the setting of a listed building, the Chedworth conservation area and the wider Cotswold National Landscape designation (AONB).
- 6.4.** Through assessment of the relevant policies within the extant Local Plan, the proposals have been seen to demonstrate accordance with them.
- 6.5.** It is therefore concluded that the development is acceptable in principle and compliant with the relevant Cotswold District Council Local Plan policies.
- 6.6.** We consequently commend the development to the Council and look forward to discussing the application in more detail with the allocated planning officer.





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