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# Planning Heritage Design and Access Statement

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**Applicant:** Mr B Scaplehorn

**Date:** October 2023

**Site:** The Firs, Rockhampton, Berkeley GL13 9DY

**Proposal:** Conversion of existing workshop outbuilding to residential annexe / holiday-let accommodation ancillary to principal dwelling.



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## 1.0 Introduction

- 1.1 PlanningSphere are instructed by Mr B Scaplehorn who is the freehold owner of the application site, The Firs at Rockhampton.
- 1.2 We are instructed to submit a full planning application in respect of a redundant domestic outbuilding to convert it to a dual ancillary use to the principal dwelling comprising: (i) a self-contained residential annexe; and (ii) a short-term holiday-let unit.
- 1.3 The enclosed full planning application comprises:
- Application fee: £564.00 (NB. excluding PP administration fee of £64.00)
  - Planning Design and Access Statement: PlanningSphere
  - Site Location Plan: Curtis Cryer Architects
  - Drawing Pack (2 No. Drawings): Curtis Cryer Architects

## 2.0 Planning Context

### (i) Site and Surrounding Context

- 2.1 The application site comprises the established residential curtilage of The Firs in the village of Rockhampton. Rockhampton is located 4.5km to the northeast of Thornbury which is the nearest town. The site has reasonable vehicular access to local facilities and amenities in the local area.

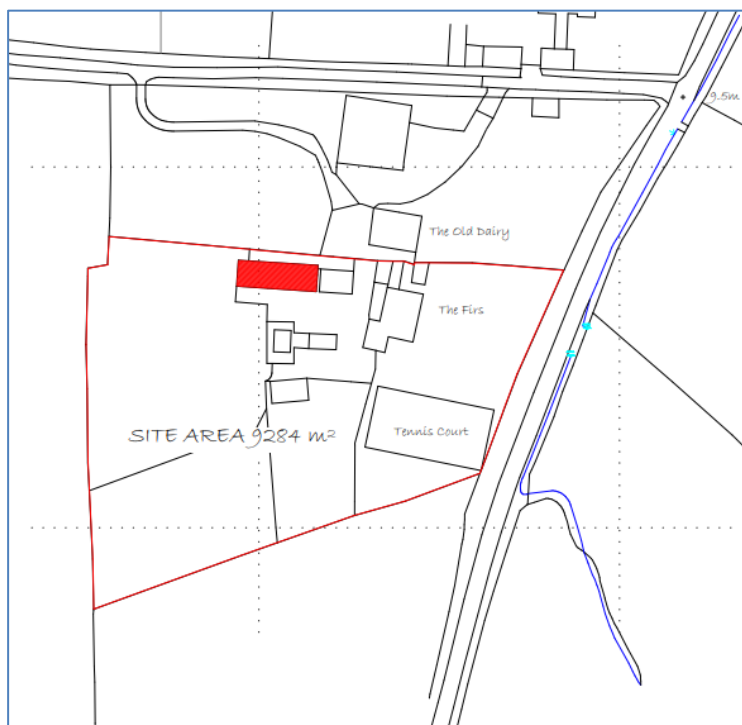


Figure 1. Extract from the Site Location Plan

- 2.2 The site is not subject to any protected landscape, ecological or other restrictive designations nor is it within a conservation area or Green Belt.

### (iii) Planning History

- 2.3 There is no recorded planning history applicable to the site on South Gloucestershire Council's public access system.
- 2.4 A pre-application enquiry in relation to a self-build development proposal on part of the application site was submitted in September 2022. The Council's response dated May 2023 opined that the scheme could not be supported due to its relatively remote location notwithstanding local demand for self-build plots as set out in the statutory self/custom-

build register (LPA Ref: PRE22/0625). The applicant decided not to proceed with this proposal.

**(iv) Precedent for Proposed Dual Use**

2.5 A precedent for a similar dual-use of a conversion a residential outbuilding is set out below on a case in Monkton Combe in the BANES Council administrative district:

Reference	Description	Decision
20/02677/FUL	Conversion of existing detached garage to residential annexe / holiday-let accommodation ancillary to principal dwelling.	Permitted 28.010.2020

2.6 The two planning conditions controlling the use are conditions 3 and 4, which are set out below for information:

<p><b>2 Ancillary Use (Compliance)</b> When not in holiday-let use the building shall only be occupied for purposes ancillary to the residential use of the dwelling known as 1 Ivy Cottages and shall not be occupied as an independent dwelling unit.</p> <p>Reason: To ensure that the property is not occupied as an independent dwelling unit which due to the location of site outside a defined housing development boundary would be in conflict with the adopted B&amp;NES Place Making Plan (2017).</p> <p><b>3 Holiday Occupancy (Compliance)</b> The development hereby approved in so far as it relates to its use as a holiday let shall not be let to the same person(s) for more than 28 days in any calendar year, or such other period as may be first approved in writing by the Local Planning Authority, in accordance with written records of letting and occupier's home address details to be available for inspection by the Local Planning Authority if requested.</p>
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### 3.0 Heritage Context

- 3.1 The location of the Firs is on Rockhampton Hill which runs north from the village of Newton to the village of Rockhampton.

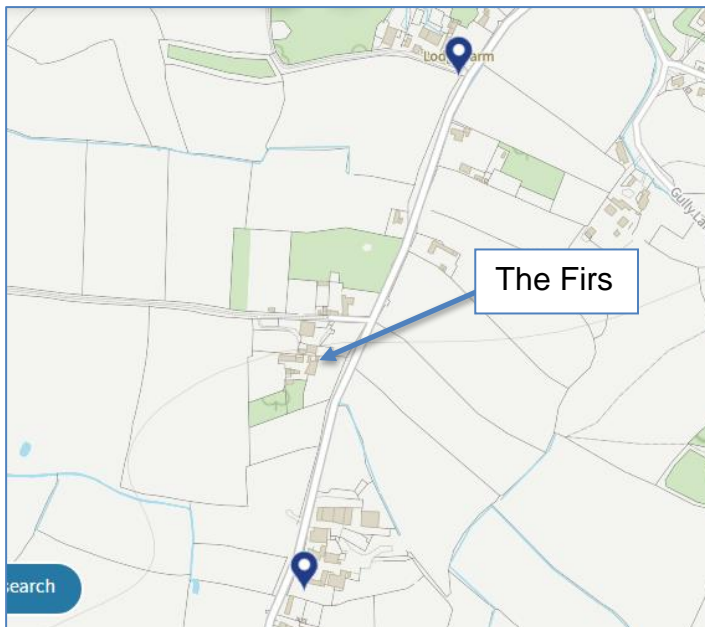


Fig 2 Extract from Historic England map showing the 2 listed buildings in context to the application site.

- 3.2 To the south of the site (approx. 200m) is Yew Tree Farmhouse, a grade II listed building which dates from the early C17. The listing description from Historic England describes it as follows:

*Farmhouse. Rear block dates from early C17, rest of house late C17, with later alterations. Rubble, roughcast to north and west, double Roman tiled roof at front, pantiled to rear, with gable stacks and ridge stack. L-plan. 2 storeys, 3 windows, 3 steep gables rising to ridge height, 3-light casements at ground and 1st floor, decreasing in size, 2-light casement in each gable, 2nd bay from left has panelled and glass door in moulded frame. North elevation has two 2-light casements at 1st floor and one at ground floor, 1½ storey rear kitchen wing has two 2-light casements at ground floor and gable rising to ridge height to each side, with 2-light casement, single storey lean-to and brick gable stack; south elevation of wing has plank door in heavy moulded frame. South elevation of main block has 2-light casement at ground and 1st floor, limestone sundial with scratch markings set at 1st floor level; rear repeats pattern of front, except door in chamfered frame to right, and small blocked stair lights at ground and 1st floor between 2 gables to left, only timber lintels remaining. Interior: parlour and parlour-chamber beams chamfered with scroll and bar stops, all others scroll-stopped, kitchen door with heavy ovolo-moulded frame cut back for passage of barrels; winder stair against hall stack. (Sources: Hall, Linda : Rural Houses of North Avon and South Gloucestershire (1400-1720. 1983).*

*Listing NGR: ST6472892685*

- 3.3 Approximately 400m to the north of The Firs, stand Lodge Farm, a Grade II listed building dating back to the C18. Its official listing on the Historic England website is as follows:

*Farmhouse. Mid C18 with later alterations. Rubble and brick, rendered, double Roman tiled hipped roof with stacks to north and south, plain tiled porches. Symmetrical front. 2 storeys and 3 windows, all sashes with cills, centre bay broken forward, central 6-panelled door with decorative fanlight, C20 open brick porch with hipped roof (formerly trellis porch); rubble plinth, cill string course, overhanging eaves. Left return has external stair to door with similar porch, sash at 1st floor left, cellar window of 4 panes with segmental brick head. Rear has 2-storey wing, 2 windows, including sash with segmental head at 1st floor left, single storey addition with 2 windows, one 4-pane, one 2-pane, plank door. Interior: entrance hall has round headed arch with impost blocks, straight open-string stair with wreathed handrail, 6-panelled doors.*

*Listing NGR: ST6493493374*

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## 4.0 Design and Access Statement

### (i) Scope of DAS

4.1 This section of the PDAS has been prepared having regard to the Design Council best practice guide 'Design and Access Statements: How to write, read and use them'. As such it explains the evolution and design thinking that has developed the application proposals into the submission scheme.

4.2 National Planning Practice Guidance advises that:

*"...a Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users".*

4.3 The NPG goes on to state that:

*"...the level of detail in a Design and Access Statement should be proportionate to the complexity of the application but should not be long".*

### (ii) Use

4.4 Full planning permission is sought for the proposed conversion from an ancillary garden building to an ancillary apartment on a dual use basis: (i) additional residential accommodation for family members; and (ii) a short-term holiday-let.

### (iii) Amount

4.5 A single self-contained unit of approximately 94 sqm GIA with the remainder of the building 66 sqm being retained as an ancillary outbuilding.

### (iv) Conversion

4.6 The essential form of the building will be retained with strengthening of the steel frame in accordance with an engineer's advice at the post-planning design development stage. The proposed conversion relates to 3 out of the 5 existing sections of the building proposed as the ancillary residential unit with the remaining 2 eastern bays retained in use for ancillary storage for garden machinery, workshop etc.



- 4.7 The asbestos roof sheets will need to be replaced with a new mono-pitched insulated roof using Kingspan KS1000 panels. The wall cladding will comprise vertical timber cladding to the front elevation with powder coated aluminium framed contemporary doors and windows. The rear and side elevations will be in profiled metal sheeting.

**(v) Internal Layout**

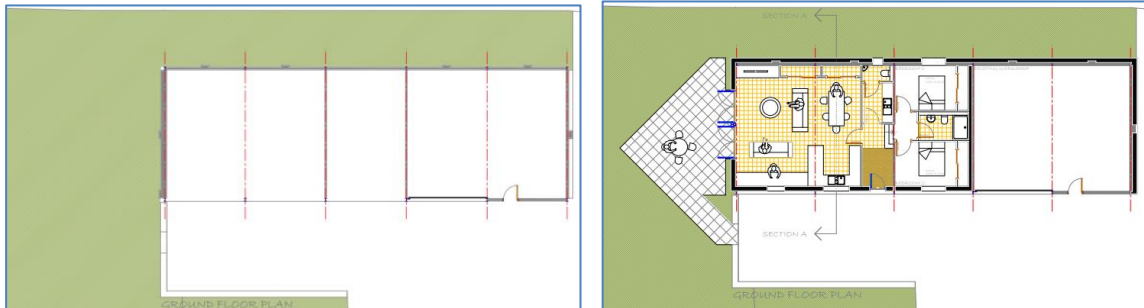
- 4.8 The internal layout will provide the following accommodation: 2 No. bedrooms; a shower room; a hallway; utility area; a separate WC; and a kitchen/living/dining area with patio doors opening onto an outdoor patio area.



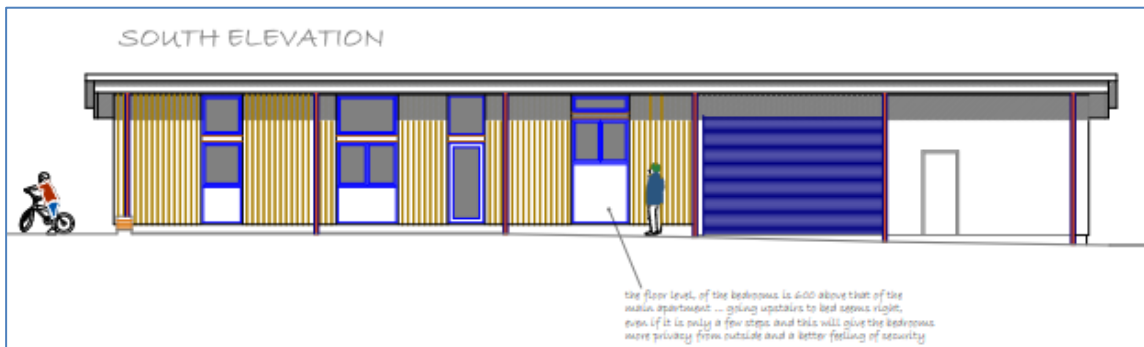
*Fig 3. Photograph of the ancillary building proposed for development in situ with the main property.*



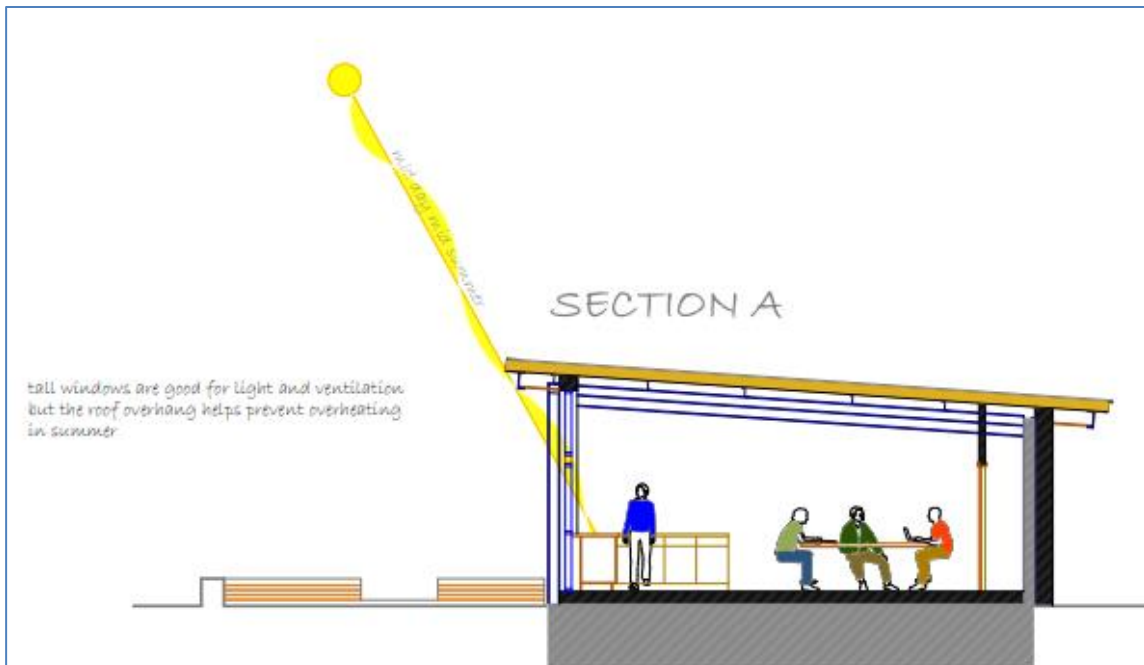
*Fig 4. An artist impression of the proposal for the ancillary building.*



*Figs 5 and 6. Extract from plans showing the existing and proposed floor plan.*



*Fig. 7 Extract from plans showing the south elevation of the proposed conversion*



*Fig. 8 Extract from plans showing a section through the building to demonstrate how the design will let in light but will prevent overheating.*

**(vi) Parking**

3.9 A single parking place is proposed in open courtyard to the south of the application building. Secure cycle storage is available within the retained storage element.

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## 5.0 Planning Policy context

### (ii) Development Plan

5.1 The statutory development plan comprises the South Gloucestershire Core Strategy (adopted December 2013) and the Policies, Sites and Places Plan (adopted November 2017).

### **Core Strategy 2006-2027**

5.2 The village of Rockhampton is defined as a rural area for the purposes of planning but is located near the town of Thornbury which is a thriving market town with a good range of services and facilities, and the Core Strategy notes that its proximity to Bristol and the motorway network has made it a popular place from which to commute.

5.3 Relevant Core Strategy Policies include:

- Policy CS1: High Quality Design
- Policy CS4A: Presumption in favour of sustainable development
- Policy CS5: Location of Development
- Policy CS9: Managing the Environment and Heritage
- Policy CS34: Rural Areas

### **Policies, Sites and Places Plan**

5.4 Relevant policies from the PSPP include the following:

- PSP1: Local Distinctiveness
- PSP2: Landscape
- PSP38: Development within existing residential curtilages including extensions and new dwellings.
- PSP40: Residential Development in the Countryside

5.5 A full extract from Policy PSP40 is set out below. Criterion 4 is relevant to the proposal although it is noted that the proposed conversion is ancillary to the existing principal dwelling and is not creating a new separate dwelling in the countryside, as such.

<b>POLICY PSP40 - RESIDENTIAL DEVELOPMENT IN THE COUNTRYSIDE</b>	
<b>Development proposals for residential development in the open countryside, outside the settlement boundaries as defined on the Policies Map, will be acceptable for:</b>	
<b>1)</b>	<b>rural housing exception initiatives, which accord with Core Strategy Policy CS19;</b>
<b>2)</b>	<b>rural workers dwellings, in accordance with PSP41;</b>
<b>3)</b>	<b>the replacement of a single existing dwelling, where it is of a similar size and scale to the existing dwelling, within the same curtilage, and of design in keeping with the locality, and minimises visual intrusion in the countryside;</b>
<b>4)</b>	<b>the conversion and re-use of existing buildings for residential purposes where:</b>
	<b>i). the building is of permanent and substantial construction; and</b>
	<b>ii). it would not adversely affect the operation of a the rural business(es) or working farm(s); and</b>
	<b>iii). any extension as part of the conversion or subsequently is not disproportionate to the original building; and</b>
	<b>iv). If the building is redundant or disused; the proposal would also need to lead to an enhancement of its immediate setting.</b>
<b>In all of the above circumstances, development proposals including any alterations, extensions or creation of a residential unit, will be acceptable where they do not have a harmful effect on the character of the countryside, or the amenities of the surrounding area.</b>	
<b>The replacement of residential caravans or mobile homes, which do not benefit from a permanent planning permission, with permanent buildings will be only be acceptable. where allowed for under PSP41 rural workers dwellings.</b>	
<b>In addition, the replacement of residential caravans or mobile homes on traveller sites with permanent buildings will not be acceptable.</b>	

## **(ii) National Planning Policy Framework – NPPF**

5.6 National planning policy is contained within the National Planning Policy Framework (NPPF) and Planning Practice Guidance. The NPPF was revised in July 2021. The following paragraphs in the NPPF are relevant to the application:

- Section 2: Achieving Sustainable Development
- Section 4: Decision Making
- Section 6: Building a Strong Competitive Economy
- Section 12: Achieving Well Design Places
- Section 15: Conserving and enhancing the natural environment]

5.7 There is no 'made' Neighbourhood Plan for Rockhampton.

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## **6.0 Planning Assessment**

6.1 Section 38 (6) of the Town and Country Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the development plan unless material considerations indicated otherwise.

### **(i) Principle of Development and scope of assessment**

6.2 The application building is a C20 utilitarian steel framed building that is used for storage ancillary to the principal dwelling house.

6.3 The proposal seeks to convert approximately two thirds of the building to a single 2-bed residential unit for a dual use as a residential annexe for use by family members and a short-term holiday-let unit.

6.4 Given that the lawful use of the building is ancillary residential use, the scope of the assessment of the proposal should relate to control of proposed use and architectural merit of the proposed conversion proposal and its external appearance.

### **(ii) Controlling the proposed use**

6.5 A precedent is cited in Section 2.0 above from a similar case in BANES Council's administrative district which related to the conversion of a garage to a similar proposed dual use. In this case, the use of the building is controlled by two compliance planning conditions which relate to ancillary residential use and holiday occupancy. We suggest that similarly worded compliance planning conditions are imposed upon the planning permission for this case.

### **(iii) Design Considerations**

6.6 The conversion proposal has been carefully formulated and works with the existing steel framed structure of the outbuilding. The mono pitched roof, timber cladding and contemporary doors and windows will create high quality accommodation, which will be perceived as a rural outbuilding that is ancillary to the principal dwelling.

**(iv) Access considerations**

- 6.7 The existing access onto the Thornbury Road has the full standard of exit visibility in both directions i.e., 43m to the nearside carriageway from a set back of 2.4m. A single parking space is proposed in the existing shared courtyard and secure cycle storage is available in the retained storage section of the application building.

**(v) Ecology**

- 6.8 The existing open sided building is not suitable for accommodating bats for other wildlife, and there are no crevice features in the existing external concrete walls or asbestos roof sheeting. The site is not proximate to any green infrastructure that is used by commuting bats or other wildlife. The applicant will accept a planning condition requiring the install of bird and bat boxes to the application building as part of a packing of ecological enhancement.

**(vi) Drainage**

- 6.9 The foul drainage will connect to existing mains drainage. Surface water will discharge to soakaways, as shown on the Proposed Site Plan.

**(vii) Heritage**

- 6.10 Section 3.0 highlights the location of two listed building. The application building is screened by the host dwelling and existing boundary treatment, and there is no invisibility with any heritage assets. On this basis, the setting of these heritage assets will be unaffected by the application proposals.

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## **7.0 Conclusion and Planning Balance**

- 7.1 The proposed use will meet an existing need to provide accommodation for elderly relatives and family members. When no longer required for this purpose the proposed use will provide additional flexibility to enable the residential unit to be used for short-term holiday-let purposes. This will assist in securing finance to cover the initial conversion costs and will in the medium to longer term provide short-term accommodation for tourism, which in turn will support the local tourism economy.
- 7.2 The application proposals have been carefully formulated by the project architect and will create sympathetic conversion that will demonstrably comply with Criterion 4 of Policy PSP40.
- 7.3 The proposal will also make provision for car parking, wildlife enhancement and drainage.
- 7.4 It has been demonstrated that the application proposals are compliant with applicable development plan policies. On this basis, and in accordance with NPPF Paragraph 11c, the Council is respectfully requested to grant planning permission for the proposed development with the recommended compliance conditions that will control the proposed dual ancillary residential and tourism uses.