

# STONEHOUSE & CO

ARCHITECTURAL DESIGN

## PLANNING / DESIGN AND ACCESS STATEMENT

### Demolition of Outbuildings and construction of holiday apartment

Stonehouse & Co. Architectural Ltd

Tel: 07745 806369



## **SECTION A : PLANNING POLICY**

### **Existing Site Use & Background**

Currently the site is in use as a garden area and storage area for the residents of Woodnook Farm, Park Lane, land registry title deeds demonstrate that this land has been associated with Woodnook Farm for decades. The site includes an existing stone outbuilding (used for a significant time as a domestic outbuilding / store), as well as a timber store, again used for domestic storage.

### **Proposed Use**

The current owners are proposing that the new building is to be used as a holiday apartment, it will remain associated with Woodnook Farm.

### **Relevant planning policy**

The outbuilding is in an area that is allocated within the Calderdale UDP as

- Greenbelt (Policy GB1)
- Sandstone Mineral & Surface Coal Safeguarding (Policy MS2)
- Critical Drainage Area (Policy CC2)
- Wildlife Habitat Network (Policy GN2)

### **NPPF Para 143 and 145**

The NPPF states (143):

*'As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.'*

**However NPPF makes exceptions to this in several key areas** - in particular paragraph 145(G) notes

*'Exceptions to this are (amongst other things): limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development.'*

To comply with para 145 (g) we would have to demonstrate;

1. The land is 'previously developed'
2. The new development would not have a greater impact on the openness of the green belt than the existing development.

Therefore based on the evidence below we would comment:

1. Based on the current site having existing stone and timber buildings, with the garden areas already having terraced retaining walls, and areas of hard paving the site falls into the category described in para 145 (g) 'previously developed land'

The photos below provide some background as to the current use;



Photo showing existing stone outbuilding with concrete hardstand



Internal view of outbuildings showing general storage from Woodnook farm



View from Woodnook farm showing domestic paving, greenhouse, retaining walls and composting facilities (outbuildings are in background)

Below are photos of the buildings;

(building is stone/block walls with a concrete floor, the roof is a sheet material - this building is of substantial & permanent structure)



Concrete block walls





Main structure is stone with block infill on concrete plinth pad (raised)



Stone walls to sides



Front of building stone - with timber rafters to roof

2. The proposed building does not have a greater impact on the openness of the greenbelt in the following key ways;

- The volume of the existing stores are 187.44m<sup>3</sup>. The proposed building has a volume of 212.43 m<sup>3</sup> so overall has a 13% increase in volume. However it has to be noted that the two existing buildings are separate, with a small gap between. As such with the volume combined in one area, and the fact that the overall roof height is lower than the original building - we would propose the impact from the new dwelling does not ultimately lead to a greater impact than existing.
- The two buildings as existing are spread out with gaps between - so the new building being in one compact location has less impact than the two buildings. In addition when viewed from the hillside the existing timber store is on the edge of a steep slope - so by including this volume with the main building it reduces the visibility from adjacent vistas.
- The buildings and site are already being used as a domestic garden with residential storage
- The design of the building incorporates several design features to actually reduce impact from that of the existing buildings - most notably the sedum roof which allows the building to 'blend' with the hillside.

3. In addition we would refer to NPPF Para 145 (c) which allows for some extensions under the following circumstances; *'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'*

## **SECTION B : DESIGN AND ACCESS STATEMENT**

### **A. Use**

The proposal is to demolish the existing buildings to create a new building to be used as a holiday apartment.

### **B. Amount**

- The volume of the existing pig shed and stores are 187.44m<sup>3</sup>. The proposed building has a volume of 212.43 m<sup>3</sup>, however this increase is offset by combining the two buildings into one footprint, and reducing overall roof height.
- The two building are spread out with a gap between - so the new building being in one compact location has less impact than the two buildings.

In accord with para 145 c *'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'* based on planning permissions granted by the council that this slight increase in height would not be disproportionate.

### **C. Layout**

The layout is largely unaltered from existing with the building/permeable parking area in the same location .

The dwelling has been designed with a back to earth retaining wall so that it appears to 'sit into' the hillside.

### **D. Scale**

The building is replacing existing buildings and largely follows the existing footprint. As such the changes to scale are;

- slight reduction in height which is complimented by the use of the sedum roof as this will blend with the hillside more effectively than the existing roof.
- overall increase in volume, but in a more compact form than the existing buildings.

### **E. Landscaping**

There is a small patio proposed to the new holiday dwelling.

## **F. Appearance**

The existing buildings are old, and they are an eyesore, whilst made from stone and timber they are in need of repair and attention. It is proposed to rebuild using natural stone and a sedum roof, this is to create a modern eco building that from the front side will mimic traditional materials used within the area.

## **G. Access**

Access / egress to the site would be as per existing access from the track from Park Lane which is shared by the hamlet of houses.

The site is sloping but part M access can be accommodated as there is flat shelf of land where the building is situated.

## **H. Sustainability**

The proposed conversion will have the following sustainable features as part of the conversion;

- All walls, floors, roofs will be fully insulated *above* building regulation standards for the reduction in energy use of the dwelling
- Water fittings will be used to ensure the water usage within the house is limited to 125Ltr/ person / day
- SW drainage to be discharged to main sewer via storage crates to reduce discharge rate. RW butts would be retained for use within the garden area and to reduce SW from the roofs
- Where possible materials used in the construction will be specified with due regard to the BRE green guide, utilising A-C rating.
- The design has given due regard to daylighting in location and type of windows to benefit from natural heating and also reduce the use of electric lighting.



### **SECTION C : Summary & Test Against Planning Policy**

Based on these factors we believe due to the design and scale of the proposed dwelling that when compared to the existing building that *this dwelling would not impact on the openness or character of the greenbelt.*

In addition based on the current use of the land and buildings / structures and access this land would be classed as 'previously developed land'.