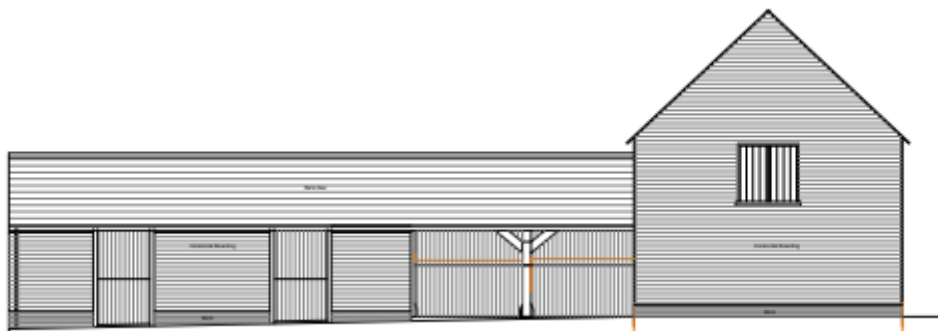


# **Planning Statement (Including Heritage Statement and Design & Access Statement)**

The Stock Yard, Lodge Farm, Padbrook Lane, Elmstone, CT3 1HF

*Conversion of agricultural building to dwellinghouse*

## 1. Introduction



*Fig1. Elevation Drawing of Existing Barn*

- 1.1 This statement has been prepared to support an application for Full Planning Permission for the change of use and conversion of a disused agricultural barn, to a single residential dwelling.
- 1.2 The Application Site comprises a single agricultural building, however once formed part of Lodge Farm, a larger agricultural holding in Elmstone. Lodge Farm is within the ownership of the applicant's family, however the application site and building has been passed to the applicant by their father to enable their young family to now move back to the village. The site is locally known as 'The Stock Yard', and the buildings and surrounding land had been used for farming and storage of machinery for many years.
- 2.1 The Stock Yard site was formerly part of the property now known as Old Forge Cottage, however, when the land was split the Stock Yard area then became part of an agricultural holding known as Lodge Farm. Lodge Farm and the farm house subsequently fell into the ownership of Kent County Council and was later tenanted. After some time, Lodge Farm was then sold off privately, and is currently under separate ownership to the Stock Yard.
- 2.2 The Stock Yard buildings consist of a stable, which is believed to have been constructed around 1860-70, with the cart lodge, main barn and lean-to pig-stye buildings assumed to be Victorian, having been constructed slightly later, around 1895-96.
- 2.3 As modern farming machinery and vehicles increased in size, the main barn area at The Stock Yard was no longer practical for agricultural storage. The width restriction on the main barn doors resulted in only smaller pieces of equipment being stored within the main double height barn. The stables and cart lodge were no longer needed as machines took over the cultivation and activities previously undertaken by horses. The stable and cart lodge became small agricultural equipment storage areas. The buildings had been used solely for agricultural use until March 2013, when this use ceased. The application site no longer falls within any agricultural tenancy and is owned solely by the applicant and their family. The

land to the west of the site is still used for arable farming, however this is now in separate ownership to The Stock Yard site.

## 2. The Application Site



*Fig.2 - Extract from Site Location Plan*

- 2.4 The application site, as outlined in red above in the extract of the Site Location Plan, is located on the northern side of Padbrook Lane in Elmstone near Preston. The existing barn and surrounding soft landscaping is visible from Padbrook Lane. The site sits within the context of other agricultural buildings and farmsteads, including Lodge Farm to the south-east and Farm Cottage to the south-west. There are other residential properties to the north, south and east, with open agricultural land to the west.
- 2.5 The site itself comprises a timber L-Shaped single storey barn, a tank and a storage container with the surrounding plot containing overgrown planting and a number of small trees. The barn once formed part of Lodge Farm. There is a modern barn building which sits adjacent to the site and is within the curtilage of Lodge Farm.
- 2.6 The existing barn is mainly single storey, with a mezzanine area internally and sits under a pitched slate roof. The building is in the local 'Kentish Barn' vernacular, with brick plinth walls, black timber cladding and slate for the roof. The main supporting structures within the barn are timber. The smaller pig-stye building has a corrugated tin roof, and is finished in a mix of tin cladding and dark weatherboarding.

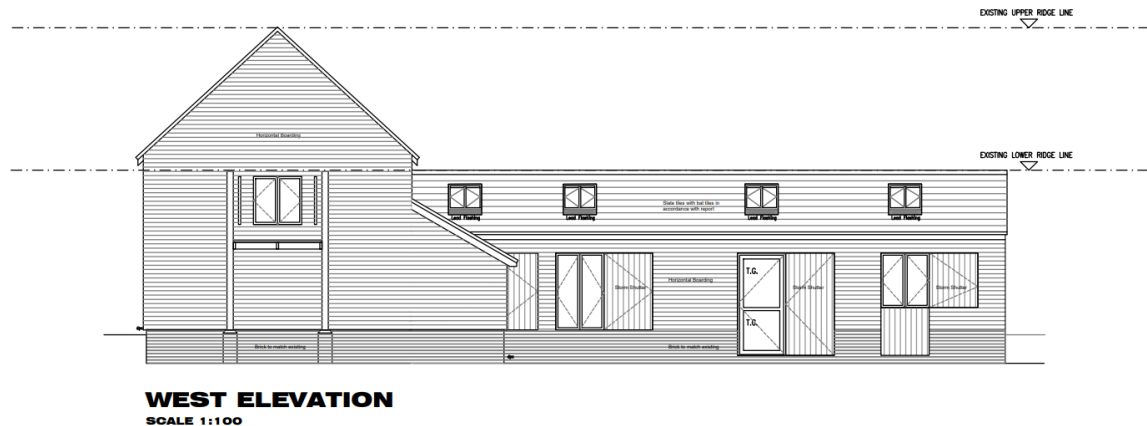
- 2.7 Access to the site is taken via an existing gateway from Padbrook Lane. Over time this access became too narrow for modern agricultural machinery and a new access was added from Mill Lane to accommodate larger tractors and machinery, however this secondary access is not within the applicant's ownership and as such, access for the proposal will be taken from Padbrook Lane via the existing gate.
- 2.8 Padbrook Lane is a public highway, maintained by KCC Highways. The lane leads to Preston Road, which provides access to Wingham, to the south, and Plucks Gutter/Thanet to the north.
- 2.9 The site is serviced, and connections are possible for electricity, water and sewerage. Ample parking is available within the land in ownership of the applicant to provide parking and room for manoeuvring on site, outside of the highway boundary.
- 2.10 The application site is located on the very extreme edge of the Elmstone Conservation Area. A Grade II Listed Building (Forge Cottage) sits approximately 40m from the barn but is 'obscured' behind shrubs, trees, a brick wall and outbuilding. These buildings have gone through complete demolition and rebuild within the last year. The listed building known as Old Forge Cottage is not within the curtilage of the application site and Forge Cottage has been the subject of several modern extensions and outbuilding adaptations over the years.
- 2.11 Elmstone is serviced by the nearby village of Preston which is only 850m from the application site, and easily accessed via public footpaths. The village of Preston offers several amenities including a primary school, a village shop, a butchers, a pub, a church, a café, and a nursery.
- 2.12 Public footpath (EE146A) runs from opposite the application site to Preston giving easy access by foot to the amenities mentioned above and giving access to public transport (including the number 11 bus which runs between Westwood Cross and Canterbury via Wingham, and from there to Dover and Deal). The application site also sits on the route of National Cycle Network Route 1 giving access to Sandwich and Deal.
- 2.13 The site is not located within any special landscape designation, is not within an area of flood risk, is not adjacent or within the setting of any heritage asset and the area is not subject to any special controls or restrictions such as Article 4(2) directives.

### **Relevant Planning History**

- 2.14 The Barn has been the subject of a previous planning application in 2003 (DOV/02/00213) for the conversion of the barn to a dwelling. The application was refused on 2nd April 2003 and then dismissed at appeal on 7th January 2004 (APP/X2220/A/03/1128534). This application addresses the issues which lead to the refusal, and it is also important to note that the application was refused under policies from a superseded Local Plan. Dover are preparing their new Local Plan, which has been reviewed as part of this application and relevant policies noted within this document in section 4.

2.15 Similar conversion approvals have been granted by Dover District council to schemes at Court Farm, Padbrook Lane (DOV/21/01272), Rookery Farm (DOV/18/01308) and Longmete Barn (DOV/15/00581), Longmete Road Preston. All of which are within just a few minutes' walk of the application site. This application for "The Stock Yard" will be of a similar nature to those already granted planning permission, and will be using traditional materials in the Kentish Barn vernacular to ensure that the development conserves the character and appearance of the Conservation Area and the historic agricultural setting.

### 3. The Proposal



*Fig. 4 - Proposed Elevations*

- 3.1 Planning permission is sought for the change of use, conversion and alteration of an agricultural barn to provide a single residential dwelling.
- 3.2 The alterations proposed include the partial demolition and reconstruction of the main barn, along with the insertion of new windows and doors. The footprint and overall height of the building including lower ridge height and upper ridge height will be retained.
- 3.3 Through careful construction methods, the internal roof structure, which is considered to be of most significance and interest, will be reused internally.
- 3.4 The barn structure was damaged in October 1987 due to the hurricane, and further decay and damage has happened since. The site also has a significant amount of overgrown planting surrounding it, particularly along the Padbrook Lane boundary, which will be refined with the proposed development. The applicant has an opportunity to enhance the site and its surroundings which are within the Elmstone Conservation Area, reconstructing the damaged elements of the barn and enhancing its appearance.
- 3.5 In terms of construction, as set out above, it is considered that the roof frame and structure are of most interest. As such, the applicant will deconstruct the roof frame and label each prince, then reconstruct onto the new barn structure, thereby preserving the character of the barn internally. The barn structure will then sit on newly constructed walls which will use the existing bricks of the external skin, to maintain the visual appearance externally. The proposed reconstruction will use lime mortar to these areas, to match the pointing style used for the original construction.

- 3.6 Externally the building will be clad in black weatherboarding to match the existing. The barn doors and shutters to openings will be retained and rehung in current locations, with glazing behind the salvaged or replacement shutters. The ironmongery will be sympathetic to the original, replicating such elements as the penny end to the hinges.
- 3.7 The addition of windows, doors and roof lights to the south elevation will allow further light and ventilation into the dwelling. The west elevation is proposed to have 3 windows and 3 roof lights linking the living room/playroom to views to the garden.
- 3.8 All openings will be efficient, double/triple glazed within dark coloured metal frames (Proposed as RAL 7016), so as to blend with the traditional appearance of the barn and black weatherboarding. The proposal is to include secure by design glazing systems in the property. Doors will have threshold access to allow wheelchair entry if required.
- 3.9 Conservation style roof lights are proposed to the south and west elevation; these not only allow for light into the building, but also ventilation through/across the building. Conservation Style roof lights proposed are RAL 7016 frames within the slate roof, or similar, to be approved by the LPA.
- 3.10 The stable and sliding doors will be reconstructed, with opening glazing behind one section. The shutters could then be closed at night-time to help heat retention in the building, this will also minimise light transfer to the exterior when internal lights are on. These would also act as a security measure if the property was vacant for holiday periods.
- 3.11 The additional windows to the living areas in the west and south elevations of the building will be obscured from the public highway by existing walls to the garden and vegetation in raised planters will screen the stable roofline of the property from the road. These windows will facilitate solar gains into the building and heat the mass of the structure and concrete floor. Solar shading in peak summer months will be afforded by landscape planting and removable/temporary sunshade along with external umbrellas to the walled garden area.
- 3.12 The boundary treatment to the Padbrook Lane boundary, consisting of a brick wall, will be retained as part of the proposals, with minor amendments to add a timber pedestrian gate, allowing for ease of access by foot as well as by vehicle. There will be a ramped pathway from the levelled parking area, allowing ease of entry/exit from vehicles, to allow easy access to the dwelling ground floor. To the north and west side of the site, stock fencing will be installed, in keeping with that currently in the local area along with with new native hedging. The boundary to the north of the site, closest to the farmland, will be stock fencing with the buffer strip of wildflower meadow to support ecology and bio- diversity.
- 3.13 The landscaping proposed is designed with careful consideration for a net gain for biodiversity. By using native hedge planting and wildflower meadow, with pollen rich flowers for insects and pollinating species, site diversity will increase. Ecological surveys and reviews have been undertaken for this application and the required mitigation has been included in the proposal. The intention for the site is to include habitats in the form of log piles, bird



boxes and bat boxes. A drought resistant family garden area will minimise the use of water, with an area for the family to grow their own food, to educate the younger members of the family about the process of growing, and the seasonality of foods available. As global warming results in the UK experiencing weather closer to that of the Mediterranean designs for dwellings external spaces need to adapt accordingly. The property will use water butts to collect water to sustain the landscaped areas. Retention of scrub area adjacent to the Padbrook/drain and boundary, acting as a buffer belt from the dwelling to the adjacent farmland and orchard off Mill Lane will allow for species to navigate the local area.

## 4. Planning Policy & Other Material Considerations

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that applications for development must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 The Dover District Council development plan comprises the Core Strategy, the Land Allocations Local Plan as well as a number of 'saved' policies from the Dover District Local Plan 2002.
- 4.3 Dover District Council is in the process of producing a new Local Plan which will cover the period from 2018 to 2038. DDC are undergoing an inspection of their Local Plan and it is understood that at this time, the Council are affording *some* weight to the policies contained within it. The weight given to the draft policies will increase as the plan progresses.
- 4.4 Key policies of the new, Draft Local Plan, include Policy SP1: 'Planning for Climate Change', Policy PM1: 'Achieving High Quality Design, Placemaking, and the Provision of Design Codes', Policy TI1: 'Sustainable Transport and Travel', Policy TI3: 'Parking Provision for New Development', but most relevant to the proposal is Policy SP4 which relates to Residential Windfall Development. The Policy, at Section 3, sets out:

*3. New dwellings (both isolated and non-isolated) elsewhere in the countryside outside of settlement boundaries will only be permitted in exceptional circumstances under one or more of the criteria i) to v), and subject to meeting criteria a) to k) above:*

- i) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
- ii) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
- iii) the development would re-use redundant or disused buildings and enhance its immediate setting;*
- iv) the development would involve the subdivision of an existing residential building; or*
- v) the design is of exceptional quality, in that it: - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.*

4.5 The National Planning Policy Framework (NPPF) was published in July 2021 and is considered a material consideration for development management purposes. Paragraphs 7, 8, 11, 119, 124, 126 and 130 are considered to be of most relevance. Paragraph 119 of the Framework sets out that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

## 5. Discussion

- 5.1 It is considered that the key areas for discussion within this section are:
- The Principle of Development
  - Design and Visual Appearance of the Proposal
  - Impact on the Conservation Area & Heritage Assets (Heritage Statement)
  - Access, Parking & Highways

### **Principle of Development**

- 5.2 Having regard to the relevant planning policy provisions as outlined above in section 4, it is submitted that the principle for development is established through the support for this type of development set out in Policy SP4 of the Draft Dover District Local Plan. Policy SP4 sets out that proposals for new dwellings, in locations such as Elmstone, will be supported where the proposal would re-use redundant or disused buildings and enhance the site's immediate setting. The proposal would re-use a redundant and disused building and would result in the creation of one dwelling house through the careful reconstruction of the barn, ensuring the development maintains the existing footprint, traditional appearance, and overall height.

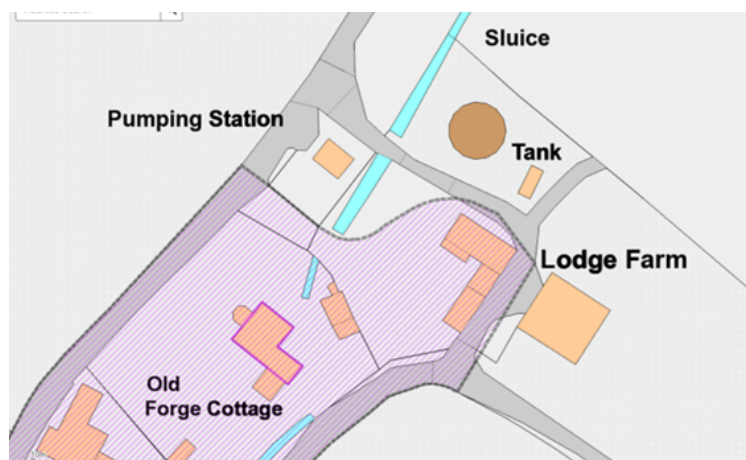
### **Design and Visual Appearance**

- 5.3 The proposed development will result in the formation of a new dwelling, through the careful re-use and reconstruction of the existing barn within The Stock Yard. The dwelling will sit on the same external footprint as the existing barn, will have the same plan-form, the same roof configuration and height, and will be reconstructed using traditional materials including some of the existing materials where salvageable.
- 5.4 The Applicant understands the desire to preserve and enhance the setting of the Conservation Area, and traditional agricultural buildings, such as that within the Application Site, can play a part in the character of the area. Unfortunately, due to significant storm damage and subsequent decay, it is not viable or possible to only convert the existing building. Rather, some demolition and reconstruction must take place in order to save the valued structures and external materials. Presently, it is considered that the site does not make a positive contribution to the area, and detracts from the setting of the Conservation Area. Through the careful reconstruction including the reuse of existing materials, layout, footprint, and roof form, the applicant hopes that the dwelling will contribute positively to the character and appearance of the Conservation Area.
- 5.5 The proposal will see the existing pig-styes, barn and stables dismantled, and the timber frame roof structure, bricks, shutters, doors and roof tiles will be kept so they can be used in the reconstruction of the barn. As shown on the proposed plans and elevations, the building will have the same footprint as existing, and will maintain the current ridge height of both the single storey and double storey elements.

- 5.6 The barn will be finished in black weatherboarding, with the roof finished in the existing slates. New windows will be inserted, and the fenestration proposed will be a dark metal for both windows and roof lights. Cast iron rainwater goods are proposed throughout. The applicant wishes to restore the barn to its previous glory, given their family connection to the site and area.
- 5.7 It is considered that the proposal will result in a new dwelling of a high quality design and appearance, that reuses existing materials along with sympathetic new materials to either match those used on the existing barn, or complement the traditional appearance of this former agricultural building.
- 5.8 The Applicant is agreeable to a suitably worded condition requiring the submission of material samples, so that the Local Planning Authority can ensure that materials will be of a high quality and suitable for this setting, within a Conservation Area.

### **Heritage Statement**

- 5.9 The following Heritage Statement has been prepared by the Applicant.
- 5.10 The application site lies on the very extreme edge of the Elmstone Conservation Area. Applications of a similar nature have recently been granted in the Conservation Area. The barn in its present condition detracts from the character and appearance of the Conservation Area.



*Extract from DDC Planning Map showing the Elmstone Conservation Area*

- 5.11 The Stock Yard site, Padbrook Lane, was formerly part of the property now known as Old Forge Cottage. However, when the land was split The Stock Yard area formed part of agricultural property known as Lodge Farm in the mid-20th century.
- 5.12 Lodge Farm and house went into the ownership of Kent County Council after some time and was then tenanted. This was then later sold. Lodge Farm is under separate ownership to The Stock Yard.

- 5.13 The Stock Yard buildings consist of a stable building, which is believed to have been constructed around 1860-70, with the cart lodge, main barn and lean too pig sty buildings are assumed to be Victorian around 1895-96. The images below are extract from between 1871-1953 maps which show the current configuration. The access points off Padbrook Lane is shown. There is minimal change to the buildings between 1897 to 1953 shown in KCC Heritage maps as below, also the aerial photo from 1946.
- 5.14 The map from 1871-1890 show a different more complex configuration of building and a more pronounced drain to the adjacent land. The map shows multiple building footprints in comparison to the map only a few years later (1897-1900).



*Extract From 1871-1890 KCC Heritage Map*

- 5.15 Extract 1897-1900 KCC Heritage Map. Shows the stock yard separated by a boundary to the dwelling now known as Old Forge Cottage. The entrance to Old Forge Cottage is from Padbrook Lane, it is believed that the main barn may be predated by the stable block as mentioned above.



*Extract from 1897-1900 KCC Heritage Map*

### **Impact on a Listed Building**

5.16 Paragraph 199 of the Framework requires great weight to be given to the significance of a heritage asset when considering development proposals which may affect its setting. To the west of the site sits Forge Cottage, a Grade II listed building. The listing description is as follows:

*“House. C17 and 1712. Red brick and plain tiled roof. Two storeys and basement with very high plinth, cogged plat band and hipped roof with gablets and stack to rear. One glazing bar sash on each floor and outshot to right. Projecting kneelered gabled wing to centre; one storey and attic, with segmental wooden casement and glazing bar sash, and half-glazed door in right return with flat hood. Date stone in gable end: W G 1712 .”.*

5.17 Due to the traditional material finish and the applicants desire to retain as much of the barn's character as possible, it is not considered that conversion of the barn to a dwelling would negatively impact the nearby listed building or character of the surrounding area. Furthermore, the applicant is already working with the neighbours to retain and allow maintenance for the existing wall/tree line which separates the barn from Forge Cottage. It should be noted that the Listed Building known as Old Forge Cottage has had planning granted for several modern extensions, recently the full demolition and rebuild of the outbuildings, with new brickwork, slate roof with roof light and black timber cladding in the local vernacular, agreed by the local council within the confines of the conservation area. (This is the same aesthetic as proposed within this application).

### **Access, Parking & Highways**

5.18 The proposal, as shown on the submitted site plan, includes space for the parking and turning of vehicles for the applicant. A total of 3no. parking spaces will be provided on site, which is compliant with the KCC Parking Standards, and the standards set out in T13 of the New Dover Local Plan.

5.19 Access to the site will be provided off of Padbrook Lane, using the existing vehicular access, with a new pedestrian gate installed for pedestrian access.

5.20 It is not anticipated that the development will result in any significant or adverse impact on the local highway network.

5.21 A range of facilities and services are located within walking distance of the site, and can be accessed via public footpaths, or sustainable transport modes, such as cycling or via the local bus.

5.22 It is considered that the development is acceptable and complies with local and national planning policy in this regard.

## Ecology

- 5.23 Following a Preliminary Ecological Assessment, species specific Habitat Surveys were carried out for both bats and reptiles. No reptiles were found on site, however a small population of bats were found within the existing barn building.
- 5.24 The Applicant has applied for the District Level Licence, and has included the recommended mitigation within the scheme, which includes the provision of bat boxes.

## Summary

- 5.25 As set out above, it is submitted that the proposed use would comply with Policy SP4 of the Council's Draft Local Plan. The proposal would provide one new dwelling and would reuse a disused and redundant rural building, whilst enhancing the immediate setting of the building which includes the Conservation Area.
- 5.26 The applicant and owner of the site lived in the village of Elmstone for over 20 years, attending the local school, and continues to work in the surrounding villages and the wider Dover District. The desire to move back to the village and community where they have many friends and made happy childhood memories would be achieved upon approval of the planning application, and conversion of the barn to a dwelling.
- 5.27 The return to the village community is very important to the applicant and their family, where they still have friends and neighbours who offer their support for the development. Neighbours to the Stock Yard site on Padbrook Lane and the nearby community have been consulted during the development of the plans for the change of use from agricultural building to dwelling, and the feedback has been extremely supportive and there is an excitement about the family returning to the village. The development would not have an adverse impact on the living conditions of any adjoining/ adjacent neighbours.
- 5.28 The improvement from the current site condition is supported along with the preservation of the characteristics of Elmstone Village. The applicant/owners wish to be sympathetic to the heritage of the site, maintaining the aesthetic principles and building a sustainable home for their future.
- 5.29 The family previously supported the local businesses when living in the village, purchasing plants and tools from the nursery and garden centre in the village, meat from the butchers and groceries from the village shop. The family took home grown produce to the harvest festival and fetes at the school, even at times in the past redecorating the village hall, litter picking and volunteering for the local church and steam rally events. In 2022 the owner/ applicant volunteered for the Preston School fete doing face painting to raise money for the PTFA. In 2023 taking part in the Kings Coronation community event, picnic in the meadow. The applicant family all work or are in education within the district and feel a very strong sense of belonging and community within Elmstone.



- 5.30 In conclusion, the applicants/owners believe that “The Stock Yard” would be an enhancement to the village, rejuvenating the corner of Padbrook Lane, in an appropriate, considered, and constructive way. Protecting the character and scale of the built form and the future of a heritage building location and aesthetic by undertaking the proposed development. The site is currently underutilised, and the enhancement to the local community of a family moving back to the village would be beneficial, not only for Elmstone, but also for Preston, as once again local businesses would be supported and infrastructure utilised.
- 5.31 The new dwelling would bring a new generation to the village. There would be minimal increase to traffic upon completion of the single dwelling, as the applicants/owners regularly travel to the village to see friends, join in community events and for work.
- 5.32 The application demonstrates that the development will enhance the vitality of the rural community, helping retain existing services such as transport, education, and retail. The single dwelling and landscapes area within the site boundary will enrich the biodiversity of the area with a buffer to the boundaries of native species hedge, habitats and wildflower meadow and be in character with the village setting.
- 5.33 The development would not result in any harm to the amenity enjoyed by neighbouring residents of Old Forge Cottage, which are the only residential neighbours.
- 5.34 Parking for this single family home can be accommodated on site, with no adverse impact to parking locally, or the local highway network. The nearby village of Preston, which is accessible by foot, offers a range of amenities and access to day-to-day services.
- 5.35 Overall, the proposal seeks planning permission for a change of use and conversion of an agricultural barn, including the partial demolition and rebuild using the existing materials, to provide a single family dwellinghouse. The proposal would enhance its immediate setting, which also forms the Elmstone Conservation Area. It is submitted that the proposed use would be compliant with the Council’s Draft Policy SP4 as well as the aims and objectives of the NPPF.
- 5.36 It is therefore respectfully requested that planning permission be granted.

**Appendix 1:**

List of Submitted Plans

- Site Location Plan: EMA-2023-11-01 Rev 00
- Existing Elevations and Floor Plans: 23-010
- Proposed Elevations and Floor Plans: 23-011
- Site Plans: 21-012