



SUPPORTING STATEMENT FOR A CHANGE OF USE FROM
HOLIDAY LET ACCOMMODATION TO PROVIDE RESIDENTIAL
ANNEXED AND HOLIDAY UNIT ACCOMMODATION AT STABLE
COTTAGE

Corse Hill Farm
Main Road
Corse Lawn
Gloucestershire
GL19 4NT

On Behalf of: Mr and Mrs Roper-Caldbeck
January 2024

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1.0 Introduction

- 1.1 Mr & Mrs Roper-Caldbeck (“the Applicants”) have instructed Carver Knowles to prepare and submit a supporting statement for a full planning application for a change of use from holiday let accommodation to residential annexed and holiday let accommodation at Stable Cottage, Corse Hill Farm, Main Road, Corse Lawn, Gloucestershire.
- 1.2 The property was formerly known as The Coach House but was rebranded in 2017 as Stable Cottage.
- 1.3 Stable Cottage was built around 2000 and used as annexed accommodation, domestic workshop and garages under planning permission P0245/00/FUL. In 2012, an application to use the cottage as a holiday let was approved under planning permission P0576/12/FUL.
- 1.4 This planning application seeks to allow a change of use from solely holiday let accommodation to dual holiday let accommodation and residential annexed accommodation.
- 1.5 As mentioned, until 2012, Stable Cottage was used as ancillary accommodation in connection with the farmhouse, so the principle of ancillary residential use has already been established.
- 1.6 This application seeks only to revert Stable Cottage back to its former use with the option to continue to let it as a holiday cottage.
- 1.7 Permitting a dual use of holiday let accommodation and as an annex ancillary to the main house would allow flexibility and enable the applicants to secure their future needs.
- 1.8 Mr Roper Caldbeck is 87 years old and in very poor health. It is likely that a carer will be required in the future to allow him to continue to live independently. Permission for dual use of Stable Cottage would mean that a carer could be provided with residential accommodation onsite at Corse Hill Farm, should this be required.

2.0 Planning History

2.1 Please refer to Table 1 below which lists the previous planning history of the Site known as Corse Hill Farm.

Table 1. Previous Planning History of the Site

Planning Application Ref	Planning Description	Decision
P0326/18/FUL	Removal of condition 03 (occupancy conditions), 05 (other uses) of planning permission P0576/12/FUL	Refused
P1359/15/FUL	Removal of conditions (03) holiday accommodation only and (05) ancillary to occupation of existing property relating to planning permission P0576/12/FUL.	Refused
P1896/13/FUL	Removal of conditions (03) & (05) of planning permission P0576/12/FUL. (Re-submission).	Refused
P1219/13/FUL	Removal of conditions (03) & (05) of planning permission P0576/12/FUL.	Refused
P0576/12/FUL	Alterations and change of use of annexe, garage and domestic workshop to provide holiday unit of accommodation.	Approved
P0245/00/FUL	Erection of a two-storey detached building for use as annexed accommodation, garages and domestic workshop.	Approved

3.0 Background

3.1 The applicants have a farming business at Corse Hill Farm with over 100 acres of farm land. The main enterprises are the production of arable crops, the production of hay for sale and the breeding of horses.

- 3.2 In 2012, the applicants diversified from agriculture by providing holiday let accommodation in Stable Cottage. Planning permission for this was obtained under Planning Reference: P0576/12/FUL.
- 3.3 The permission granted under P0576/12/FUL permitted both a change of use and works to extend and alter the accommodation. Specifically, it was proposed that Stable Cottage be extended to form a two storey 3-bedroom holiday let. The design showed 1 bedroom, lounge and kitchen on the ground floor and 2 bedrooms and a bathroom on the first floor.
- 3.4 The works to Stable Cottage were not fully undertaken. The property was instead retained as a 1-bedroom cottage with the garages remaining on the ground floor. It was let as a holiday unit in this way and has remained as such to date.
- 3.5 The site to which this application relates extends to approximately 321.43 square metres, including parking, small garden and access.

4.0 Planning Assessment

Principle of ancillary residential use

- 4.1 By virtue of the original permission (P0245/00/FUL) the principle of ancillary residential use is already established.
- 4.2 Stable Cottage was used as annexed accommodation from when it was built until its conversion to a holiday let in 2012.
- 4.3 Stable Cottage is not a new build, but an approved holiday let conversion. A sustainable re-use of an existing building has previously been considered to be acceptable.
- 4.4 Stable Cottage is well related to the main dwelling. It is in close proximity and there is a clear link with Corse Hill Farmhouse.

- 4.5 The building is of a two-storey construction but consists of 1 bedroom, sitting room and bathroom at first floor level and kitchen at ground floor level. As previously noted, the permission to extend and alter the cottage was not fully implemented.
- 4.6 This level of accommodation has previously been approved as being acceptable for an annex.
- 4.7 The site is located in open countryside and as such new housing would be resisted; however, the use could be conditioned in order to limit the occupation of the building.
- 4.8 The existing access would be utilised which serves both the main dwelling and Stable Cottage. This would remain unchanged.

Impact on character and appearance of the surrounding area

- 4.9 The building is already in situ and the proposal would be a sustainable re-use of an existing building. No changes are proposed to the interior or exterior of the building which has previously been used as annex accommodation.
- 4.10 Existing screening of the building will mean that there will be no impact upon neighbouring properties and therefore the character of the property and the surrounding landscape will not alter.
- 4.11 The previous permissions demonstrate Stable Cottage has already been considered an acceptable feature which will not detract from the character and appearance of the area.
- 4.12 The property does not fall within any local or statutory designation areas such as Area of Outstanding Natural Beauty or Sites of Special Scientific Interest.

Impact on living conditions

- 4.13 Corse Hill Farmhouse is less than 10 metres to the east of Stable Cottage and the adjoining neighbouring residential dwelling is approximately 150 metres to the southwest. As Stable Cottage has consent as a holiday cottage there would be no

adverse impact upon the living conditions of the future occupants or existing neighbours.

- 4.14 Stable Cottage has ample parking space and a small garden area ensuring a good standard of amenity for all occupants of the property.
- 4.15 No additional fencing or boundary treatment is required as a result of this application.

Highway Safety

- 4.16 The proposal seeks to utilise the existing building as a holiday let / annex ancillary to the use of the main dwelling. There is sufficient space for both parking and turning of vehicles on the site.
- 4.17 There is an existing entrance into and out of the site.
- 4.18 The use of Stable Cottage as ancillary accommodation would not add further pressure to the highway network and would in all likelihood result in a reduction in traffic.
- 4.19 Security gates were installed as a safety measure when the property was converted from an annex to a holiday cottage to prevent dogs and livestock from the farm entering the highway. These will be maintained.



Figure 1 Stable Cottage, Corse Hill Farm

5.0 Planning Policy

5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 sets out that applications should be determined in accordance with the Development Plan unless other material considerations indicate otherwise.

5.2 The relevant policy documents for consideration are as follows;

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance
- Forest of Dean Adopted Core Strategy (February 2012)
- Forest of Dean Allocations Plan (June 2018)

National Planning Policy Framework

5.3 The National Planning Policy Framework (NPPF) was originally adopted in March 2012 and most recently updated in September 2023.

5.4 Paragraph 7 of the NPPF provides that the purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable

development at a very high level is summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

- 5.5 Paragraph 8 outlines the three overarching objectives that are interdependent and need to be pursued in mutually supportive ways. These areas are economic, social and environmental.
- 5.6 Paragraph 10 confirms that at the heart of the NPPF is a presumption in favour of sustainable development.
- 5.7 Paragraph 11 provides that for decision taking this means:
- “c) approving development proposals that accord with an up-to-date development plan without delay; or
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework taken as a whole.”
- 5.8 Paragraph 84 of the Framework suggests that planning should enable ‘the sustainable growth and expansion of all types of businesses in rural areas both through conversion of existing buildings and well-designed new buildings.’
- 5.9 National Planning Policy Guidance supports the Framework.

Local Policy

- 5.11 The adopted Core Strategy is the principal document in the Local Plan for the Forest of Dean. The Allocations Plan must be read alongside the Core Strategy for the Forest of Dean.
- 5.12 Policy CSP.1 relates to the design and construction of new development and encourages all new development to take into consideration the important

characteristics of the environment. All new development should also seek to demonstrate the efficient use of resources.

- 5.13 Stable Cottage, was originally built to provide high quality, sensitively designed annex accommodation. The property has been well maintained and remains in good condition. No internal or external alterations are proposed.
- 5.14 The use of the building as an annex in addition to a holiday let would have no greater impact on the important characteristics of the environment.
- 5.15 Stable Cottage is in Flood zone 1 and therefore not susceptible to flooding from rivers or seas. The proposal does not increase the risk of flooding elsewhere.
- 5.16 The proposal is to utilise the existing building to provide a holiday let and annex accommodation which is making efficient use of an existing sustainable resource.
- 5.17 It is considered that the proposal is in accordance with Policy CSP. 1 of the Core Strategy and Policy AP.4 of the Allocations Plan.
- 5.18 Policy CSP.2 – Climate Change highlights the importance of water management, heating and cooling and biodiversity. As this proposal does not require any building works it is proposed no alterations to this are required.
- 5.19 Policy CSP.7 of the Core Strategy states economic development will be promoted and goes on to state that this included tourism. It is proposed that Stable Cottage continues to be available for use as a holiday let as well as for annex accommodation.
- 5.20 AP.1 – Sustainable development – This is the primary consideration for all development across the Forest of Dean with the aim of improving the environmental, social and economic conditions of the area. This application to allow the use as both a holiday cottage and as an annex meets this overall aim by re-using an existing building. As it has previous been used for residential purposes this variation is considered to be sustainable.

5.21 Supplementary Planning Guidance in the Forest of Dean Residential Design Guide has been reviewed and as this property has previously been occupied as an annex the property complies with the majority of design advice offered.

6.0 Appraisal Summary & Conclusions

6.1 It is proposed to allow the property to be used both as a holiday let and as a residential annex incidental to the main dwelling.

6.2 The principle of use as a residential annex is already established through prior consent. This application is simply to re-instate the previous use as an annex ancillary to the main dwelling alongside the existing consent for a holiday let.

6.3 The occupancy could be conditioned to ensure that Stable Cottage was used solely for purposes ancillary to the occupation and enjoyment of Corse Hill Farmhouse and not as an independent dwelling.

6.4 Approval of this application would not give rise to a severe adverse impact on the local highway and would not have a material impact on the landscape.

6.5 There would be no detrimental harm to living conditions, the character of the area or Highway Safety.

6.6 The building is subordinate in terms of size compared to the main dwelling and located within close proximity. The level of accommodation is considered appropriate for an annex.

6.7 It is considered that the proposal represents sustainable development in the context of the NPPF, NPPG, the Core Strategy and the Allocations Plan, thus is it considered that change of use is acceptable.

Appendix 1 – Photographs



Appendix 2 – Flood Risk Map for Planning

