

Design and Access Statement

This is an application for conversion of land and buildings from an animal rehoming centre to form a single residential unit

Local Planning Authority - Mid Devon Council

Site - The Blue Cross Chilton Gate Kennels

Bickleigh Tiverton Devon EX16 8RS

Applicant - Mr Nick Helsing

Agent – Florian Winkler ARB



Image 1 view of barn taken in 2016 (Google)

February 2024

Agent - Florian Winkler ARB

February 2024

1.0 INTRODUCTION & PLANNING HISTORY

1.1 This application consists of a full planning application for the change of use of a building at the Blue Cross Centre into a single residential unit. The Blue Cross centre was an animal rehoming centre until recently. It is located 4 miles west of Bickleigh at a cross roads on the road to Crediton.



Image 2 location of the site (open street map)

1.2 The centre comprises a selection of buildings mostly accessed from the minor road (Cadeleigh Road). This application is only for the barn located on the corner and accessed from the main road as seen on image 1 (cover). There are two existing houses immediately to the east.



Image 3 red line showing application area, blue line other parts of the blue cross centre

February 2024

1.3 A certificate of lawfulness to show the centre as functioning within Class E was refused under 23/01665/CLU in January 2024. That is now the subject of an appeal. For clarity and ease of reference the statement from that application explaining how the site worked is included as appendix 2. That shows the detailed planning history of the site which shows this part of the site being offices, training and meeting room.

1.4 This application consists of a change of use of the land and buildings together with minor elevation changes to the building to suit residential use.

2.0 DETAILS OF PROPOSAL

2.1 The building consists of a two storey element to the south and a single storey part to the north. See plans overleaf. The proposal shows an additional window in the west elevation and patio doors on the north gable. The openings on the east side are altered and a new window inserted on the south end. Rooflights are added but the overall size and geometry remains the same.

2.2 This building is of solid masonry construction and a structural report is included with the application (Appendix 3) indicating that it is of sound construction and suitable for conversion.

2.2 The conversion creates a two bedroom dwelling (GF 54.2m² FF 34.5m²) complying with national space standards. There is a generous and private garden on the north side and a single parking space adjacent to the existing parking for bluebell cottage to the east and a further parking space at the rear of the garden as shown on the block plan.



Image 4 proposed block plan

DAS Change of use to residential – Barn at Blue Cross Centre Bickleigh

February 2024

2.3 The materials remain as existing (render to the walls with slate roof) but the building will be upgraded to current insulation standards.



Image 5 existing plans

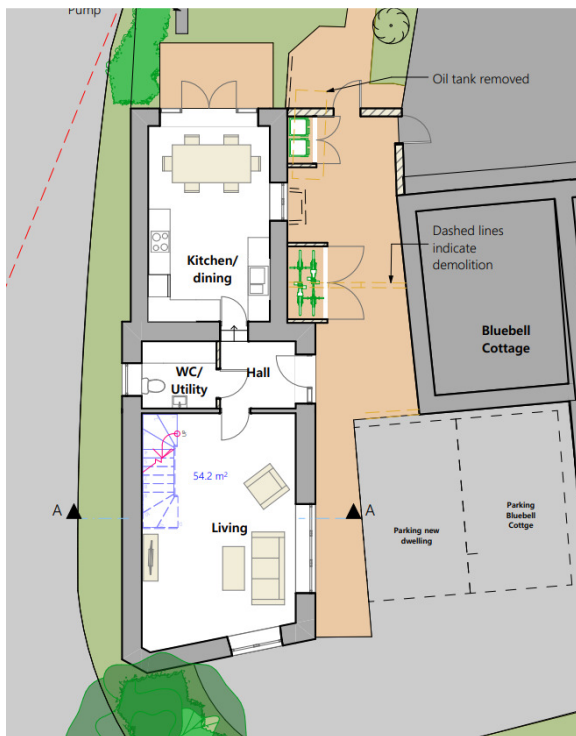
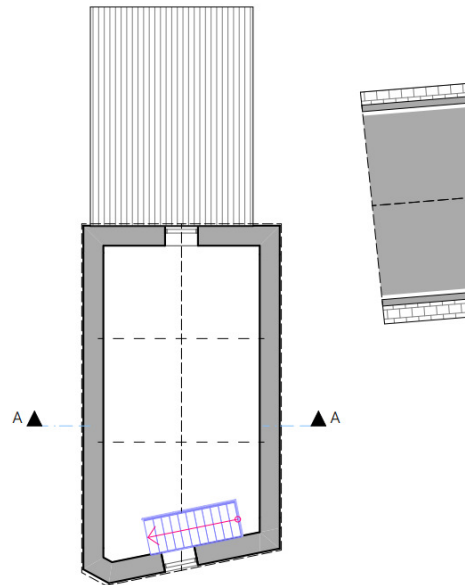
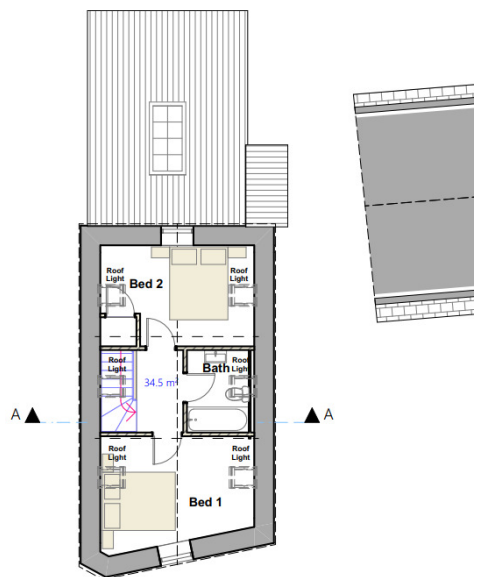


Image 6 proposed plans



February 2024

2.4 The view from the main road from Crediton (image 7 below) will be little changed



Image 7 existing view from Crediton direction (Google) showing site on the left.



Image 8 proposed view (note rooflights and additional window LHS)

3.0 PLANNING POLICY

3.1 This is an existing vacant building on a brownfield site in a rural area. It is adjacent to existing dwellings (bluebell cottage is within 3m) and therefore residential is the only suitable future use for this site. Conversion to a 2 bed dwelling would accord with the NPPF for such locations (paragraph 124c suggests

“124c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;”

3.2 Whilst this site is in a rural location Framework paragraph 84c notes the circumstances where:

“the development would re-use redundant or disused buildings and enhance its immediate setting;

This building is sound, has no current use and residential occupation would add useful surveillance to the road junction.

February 2024

- 3.3 The Mid Devon plan (July 2020) precedes the current NPPF and the policy tests for DM9 can be met as follows:

Policy DM9 Conversion of rural buildings

The conversion of redundant or disused rural buildings of substantial and permanent construction which positively contribute to an area's rural character for residential, tourism or employment uses will be permitted where:

a) A suitable access to the building is in place or can be created without damaging the surrounding area's rural character and the road network can support the proposed use;

- no change to existing access needed.

b) The building can be converted without significant alteration, extension or rebuilding;

- only change is fenestration alterations and new rooflights

c) The design will retain the original character of the building and its surroundings;

- no significant changes

d) The development will retain any nature conservation interest associated with the site or building, and provide net gains in biodiversity where possible.

- the garden to the north can be managed to create habitat, less pets around is beneficial for nesting birds

- 3.4 The reuse of the building is a carbon efficient means of providing new housing as the embodied carbon of the masonry building is already in place.

4.0 CONCLUSIONS

- 4.1 This is a well built structure adjacent to existing houses and there is no likely reuse as part of an animal rehoming centre. The building and garden are well suited for residential use.
- 4.2 No significant changes to the structure or form of the building are required. Conversion therefore accords with reuse of redundant buildings policy.
- 4.3 There are no highway or wildlife issues with this application and there is opportunity to enhance biodiversity on the site.
- 4.3 The conversion to a modest 2 bed house is likely to provide accommodation for local working people.

Robin Furby

February 2024

February 2024

APPENDIX 1	List of documents
APPENDIX 2	Statement from 23/01665/CLU (History of this site)
APPENDIX 3	Structural report by Andrew Oliver (A0238W -0005-A)
APPENDIX 4	Transport statement (Trace Design)
APPENDIX 5a	Preliminary ecological survey (EHM Ltd)
APPENDIX 5b	Bat survey 2023 (James Webster EHM Ltd)

These documents are available as separate PDF packages

APPENDIX 1 List of documents

Application form

Statement inc Technical reports listed above

Drawings Drawings by Florian Winkler ARB

- J 853 / 01 Location plan
- J 853 / 02 Block plan
- J 853 / 03 Existing site plan
- J 853 / 04 Existing floor plans
- J 853 / 05 Existing elevations
- J 853 / 06 Proposed site plan
- J 853 / 07 Proposed floor plans
- J 853 / 08 Proposed elevations
- J 853 / 09 3D images (proposed)