



PRE-APPLICATION STATEMENT

**PROPOSED CONVERSION OF FORMER PIGGERY TO DWELLING AND WORKS
TO ADJACENT BARN TO ENABLE IT TO BE USED AS A GARAGE
(FOLLOWING WITHDRAWAL OF APPLICATION PA23/05555)**

AT

THE OLD PIGGERY, CLAPPER, WADEBRIDGE, CORNWALL PL27 6HZ

**ON BEHALF OF MR J AND MRS M BUCKLEY
MARCH 2024**

1. INTRODUCTION

Situ8 Ltd have been instructed on behalf of Mr and Mrs Buckley to provide a pre-application statement to accompany amended plans in respect of development at The Old Piggery, Clapper, Wadebridge PL27 6HZ (hereinafter referred to as 'the site').

Application PA23/05555, which was for the proposed conversion of two former agricultural buildings to form a two-bedroom dwelling and ancillary/overspill accommodation was withdrawn in January 2024 following Officer concerns being raised in respect of the extent of the proposed alterations where walls or areas of walls were being affected, and also in respect of the ancillary accommodation being proposed. Wadebridge Town Council supported the application and there were no objections from any members of the public or other consultees.

The plans have been amended in respect of the extent of alterations to the Piggery, and also in respect of the smaller of the two barns which is now proposed to be renovated so that is garage and store, the proposed converted Piggery.

2. SITE LOCATION

The site and proposal buildings are located south of the A389, within the hamlet of Clapper, to the south-east of Egloshayle/Wadebridge and to the west of the contiguous settlement of Sladesbridge. Further contextual details can be found within the Design, Access and Planning Statement submitted with the previous application, along with additional reports regarding ecology, FRA and structural conditions of the buildings.

3. DESCRIPTION OF BUILDINGS ON THE SITE

The proposal site area includes three buildings; one of which is now proposed for conversion to a residential dwelling, one is proposed to be repaired and renovated to form a garage to serve the proposed dwelling, and the third smaller building is now proposed to be removed from the site.

Barn 1 (former piggery) is constructed of substantial concrete block walls both on the exterior elevations and dividing the internal spaces. The barn is without a roof (this having been removed due to safety concerns for the neighbouring property), however the walls are robust and the original form of the barn is evident. It is located at a position that is set back from the road and at a lower level to the road level, such that it is virtually unseen from any public vantage points. It is also screened by the other buildings on the site.



Barn 2, closer to the road is a smaller building, which was used for agricultural purposes associated with the piggery. This is constructed of similar concrete block, and includes a corrugated fibre roof. Structural surveys have been undertaken in respect of Barns 1 and 2, and a report was submitted with the previous application.

Barn 3, which lies to the east of Barn 2, was originally proposed to be repaired and reinstated, however further consideration since the previous application was withdrawn has led to the decision to remove this, in order to improve the appearance and character of the area.

The site includes a septic tank to the south of Barn 1 that serves the neighbouring property. The residents of this property have rights to inspect and empty the septic tank, and these rights would be unaffected by the proposals.

Site photographs are available within the DAS of PA23/05555.

4. PROPOSED AMENDMENTS TO PLANS TO MITIGATE OFFICER CONCERNS

Following advice received from the Officer during the application process that led to the withdrawal of the application, advice is now sought for the amended plans for the proposed conversion of the former piggery to form a residential dwelling, with the repair and renovation of the associated barn to a garage and store to be used in association with the proposed dwelling. The third smaller building on the site would be removed entirely.

Access to the site has not changed from the previous scheme, and no concerns were raised in respect of the access.

An extract from the proposed site plan is shown below, with a smaller extract from the withdrawn scheme shown below for comparative purposes.





Proposed amended site plan



Previously proposed site plan (for comparative purposes)



There are no changes proposed to the relatively modest curtilage which is proposed to the south and west of Barn 1, with this being kept low maintenance with minimal domestication to ensure the rural characteristics of the area are maintained through the development.

Form and materiality

As per the previous application, the existing form and former agricultural use of the buildings within the site have informed the overall design approach, with the only changes to the form being in respect of raising the height with the works to the roof, and minor changes to openings. In respect of the palette of materials, which includes metal cladding, stone and timber, these have been chosen to be functional, durable and low maintenance, as well as sympathetic to the agricultural form of the buildings. The materials would be of muted, colours that would be recessive within the landscape, ensuring that the buildings are not overtly prominent when viewed from public vantage points.

It is noted that the Officer was supportive of the selected materials in regard to Barn 1, with the concerns related to the extent of alterations being proposed to the underlying fabric of the building in respect of the amount and extent of openings being created.

The images within the previously submitted DAS provide an indication of the inspiration for the design and use of materials within the development.

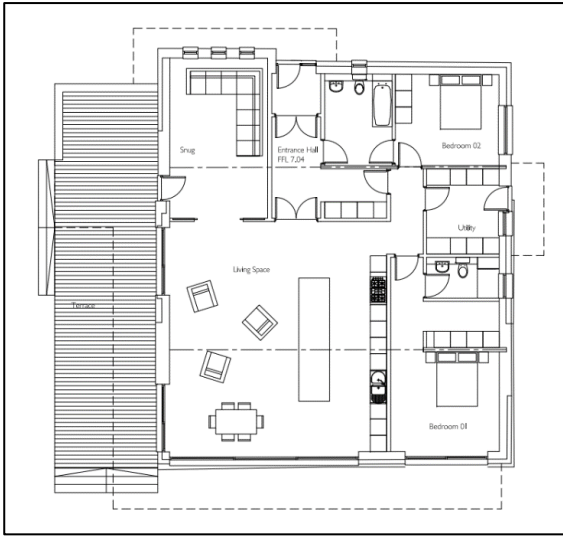
Amendments to Barn 1 – Conversion to dwelling

The scheme proposes the conversion of an existing concrete former agricultural building to form a two-bedroom dwelling with accommodation over a single floor.

Floor plan

The internal layout has been amended in response to the retention of more internal and external walls, the reduction in the amount and extent of openings, as well as the incorporation of an office in lieu of an office being provided within Barn 2 under the previous scheme. Extracts from the proposed floor plans and elevations are provided below.





Withdrawn scheme floor plan



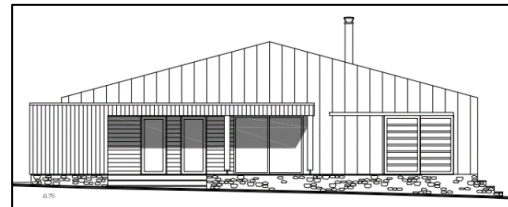
Proposed floor plan

It should be noted that the bold black lines within the proposed plan above show how much of the existing internal and external structure is being retained and incorporated into the scheme.

Western elevation



Withdrawn scheme western elevation



Proposed western elevation

Main views are in this direction as well as to the south, with openings on these sides ensuring that the neighbor to the rear is not affected by the residential use of the property. Windows have been repositioned to accord with existing openings and reduced in size, and louvres included to reduce the visual impact of the openings. These would allow light and ventilation when open, but would reduce light spill to the west and south. The openings to the left of this elevation would be beneath a canopy that would house an outdoor kitchen and covered sitting out area, allowing a greater connection to nature. This canopy has been reduced since the original submission and no

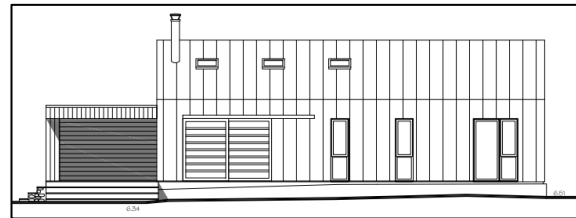


linger wraps around to the southern elevation. The materials have been simplified on this elevation providing a more agricultural appearance and character.

Southern elevation



Withdrawn scheme southern elevation

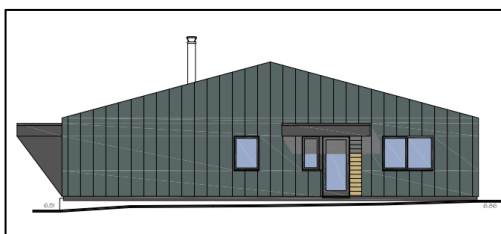


Proposed southern elevation

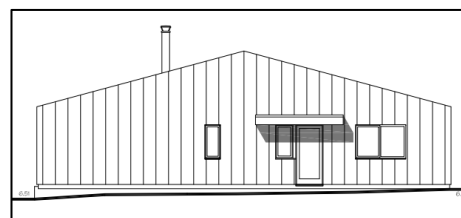
This elevation currently has no openings, however benefits from a southern aspect and views towards the river. Given the proximity of the neighbouring dwelling to the rear of the barn and desire to limit any impact upon these residents and preserve internal privacy, it was important to allow some light and views from this elevation. As can be seen above, proposed windows have been reduced considerably in size such that there is now a greater wall to opening proportion, and a louvred screen has been introduced to reduce the appearance and impact of the opening on this side.

The Camel Trail does allow for views towards the site, however from such a distant that the limited number and size of openings would not draw attention. It should be noted that Barn 2 is more prominent from the Camel Trail due to it being at the higher road level, and as now proposed, there would be no openings or uses proposed that would result in light being emitted from Barn 2 that would otherwise draw attention to it.

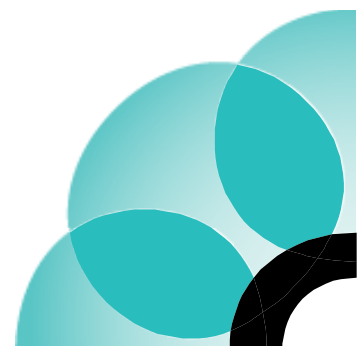
Eastern elevation



Withdrawn scheme eastern elevation



Proposed eastern elevation

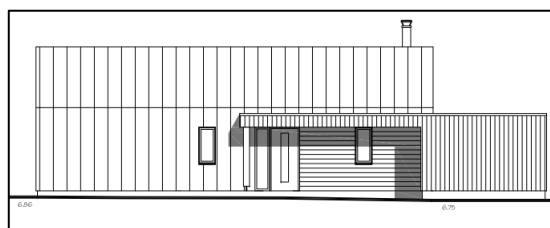


The eastern elevation faces the neighbouring property to the east and no fundamental changes are proposed – there is an existing large opening on this elevation however given the orientation and presence of the neighbouring dwelling which has high level windows facing towards the site, it is not desirable or practical to retain and re-use this opening.

Northern elevation



Withdrawn scheme northern elevation



Proposed northern elevation

The main entrance to the dwelling is located on the northern elevation, which is unseen from any public vantage points due to the intervening building (Barn 2) and the topographical changes in land levels between the road and the building.

Amendments to Barn 2 – Garage/store

The previous submission proposed the conversion of this building to ancillary annexed accommodation, however the Officer expressed reservation in respect of this building, suggesting that it should potentially be removed from the site.

Further consideration has been given to this building, and additional inspection made of it. The view that it is of robust construction and worthy of retention is maintained and a pragmatic view of this is respectfully requested, with the use proposed to be for a garage/store associated with the residential conversion of Barn 1.





Barn 2



Internal structure of Barn 2



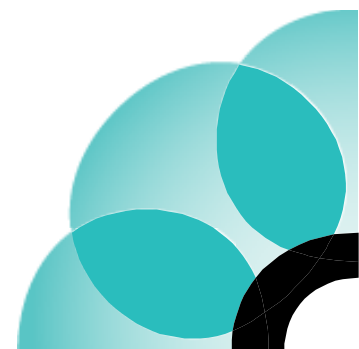
Western elevation of Barn 2

Along with all of the other buildings that are on a similar building line, Barn 2 has long been associated with the former agricultural use and historic farmstead in the immediate area. Its presence along the settlement is just as established as other farm buildings that have since been converted, and clad in stone, and if it were removed, this would alter the historic character and appearance of the area.

It provides important screening to the piggery beyond, and is of robust concrete construction where it will be a part of the landscape for many years to come - its retention and re-use is entirely reasonable. While the previous proposals included a change to materials to visually link it with the materials proposed for the piggery, the design was associated with a proposed ancillary residential use which meant openings being proposed to the south, and the large opening on the roadside elevation being closed. Cumulatively, these works and proposed materials would have changed the character and appearance of this building when viewed from the roadside and within the context of the other roadside buildings which have been converted and clad in stone.

Due to the size of the piggery (Barn 1) where the resultant layout allows for two bedrooms and associated living space, there is no room for any storage within the dwelling. While further guest and office accommodation would have been desirable, as proposed previously within Barn 2, the applicants are content that the two bedrooms will suffice for their needs in terms of living accommodation but absolutely need additional storage.

The proposed repair and renovation of Barn 2 to a garage/store would provide for vehicular garaging, cycle and kayak/surfboard/sports equipment storage, as well as other much needed domestic storage for the applicants who are downsizing from a large family dwelling.

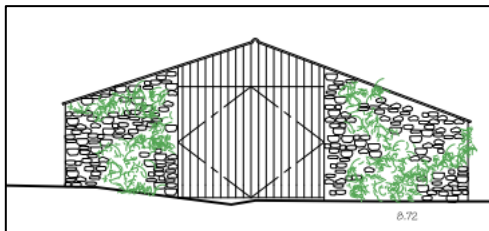


The previous scheme had detailed the repair of Barn 3, an associated structure to the east, which may have provided such storage, however the applicants are prepared to lose the use of this structure in favour of the re-use and renovation of Barn 2 for such purposes.

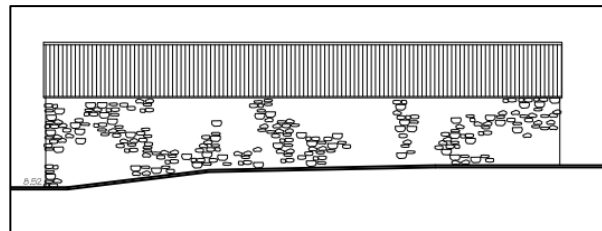
The works would enable the appearance of the building to be improved and therefore enhancing the immediate area, with stone cladding that would be in keeping with the stone buildings found in the immediate area and especially along the roadside, to the south-west.

These works would retain the existing opening that is visible and accessible from the roadside, and the building would continue to provide screening to the piggery (Barn 1) beyond. This would be an efficient and sympathetic re-use of an existing building that would be invaluable to the applicants for storage.

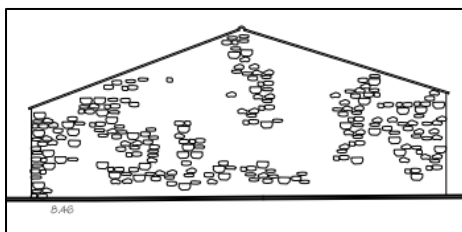
As can be seen within the site plan below, additional planting is proposed along the roadside to further screen the site and entrance – the proposals would result in a building that would appear from public vantage points (including from the Camel Trail) as a rustic and simple agricultural building as there would be no openings or uses proposed that would result in light being emitted that would otherwise draw attention to it.



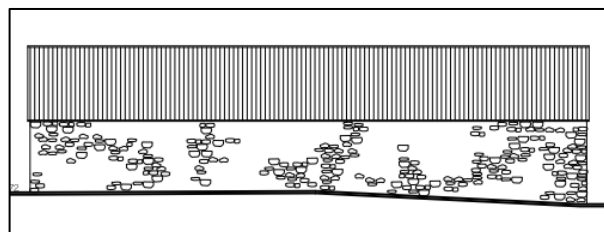
Proposed northern elevation



Proposed eastern elevation



Proposed southern elevation



Proposed western elevation



Along with Policy 7 of the CLP and the advice within the NPPF, the Cornwall Design Guide 2021 supports the proposed re-use of buildings. Section 10 states;

'The re-use and adaptation of existing buildings reduces the need for new materials and contributes to local character and context'.

Also of relevance is Appendix 2 of the CDG which relates to 'Standards for refuse and recycling', stating within Section 2.2.1;

'In order to support recycling and provide ease of use for wheeled bins, recycling boxes and bags, adequate storage provision should be made in the design layout, which is especially important in flats and apartments. Well-designed provision for services results in them being integrated and unobtrusive in the neighbourhoods.

What we expect

All new homes, **including conversions**, will have a designed external container or structure with sufficient space to store a wheeled bin and a range of recycling (**this can be a garage**). The external storage space will be able to accommodate as a minimum:

1 x 180 litre wheeled refuse bin

1 x set of dry recycling containment – 2 x 60 litre bags; 1 x 34 litre bag; 1 x 55 litre black box

1 x 23 litre external food waste caddy

1 x 240 litre garden waste wheeled bin per dwelling with a private garden to enable residents to utilise Cornwall Council's garden waste service if they wish to do so. The space should be flexible enough to cope with future changes in waste and recycling equipment'.



The proposed garage/store would be the ideal location for such storage, allowing for roadside collection of recyclable and non-recyclable waste. In practical terms, it is anticipated that the applicants would have some waste storage within the utility area of the dwelling, however would transport waste in smaller quantities to wheeled bins and any Council bags stored in the garage – it would not be practical to store large bins within the dwelling and then wheel/carry receptacles to the road for collection, which is what would they have to do if there was not existing storage in place.

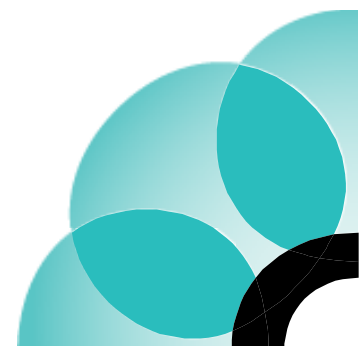
The alternative would be to propose a new storage structure close to the road, but this would have to be of such a size that it would appear incongruous within the streetscene, and would be a waste of resources when there is an existing building that has been a part of the streetscape for a long time. The re-use of the building that has been already been used for storage for years, for practical and functional purposes associated with the piggery conversion should be supported.

In our view the proposals can be supported by reason of the proposed re-use of existing buildings that are robust, but not of high environmental or historic value in their current condition, and where the principle of the creation of an additional residential dwelling in this location can be fully supported on the basis of the re-use of existing buildings, as well as being considered to conform to the principles of sustainable development with good pedestrian and vehicular connectivity to nearby settlements with services.

5. PLANNING POLICY

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on applications for planning permission and appeals must be taken in accordance with the development plan, unless there are material considerations that indicate otherwise.

Due to the limited time that has passed since the original application was submitted, please refer to the policy section that was within the DAS submitted as this section is still entirely relevant.



6. PLANNING CONSIDERATIONS

Principle of development

The Officer confirmed that they were accepting of the principle of conversion of the piggery, however had concerns in respect of amount of works proposed to the fabric of the building. As evidenced within this submission with amended plans, a greater extent of external and internal walls have been proposed to be retained and incorporated within the scheme, and the amount and extent of openings and glazing have been substantially reduced. Reasonable allowances have to be made to ensure that future residents benefit from natural light with less reliance on energy use, as well as an outlook, particularly when efforts have been made to reduce any impact on the adjacent property to the east. It should be noted that in addition to the reduction in the number and size of openings proposed, horizontal louvres are also proposed which will aid in providing shade when needed, as well as limiting the effects of lightspill and to visually screen the presence of openings when viewed from the west and south.

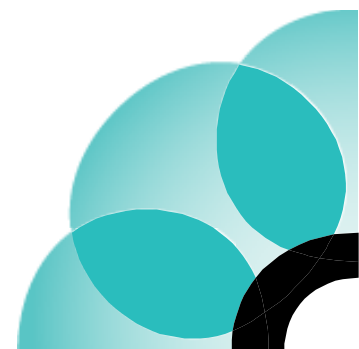
In respect of the concerns raised by the Officer in respect of the conversion of Barn 2 to ancillary accommodation, these works have now been limited to elevational treatment with stone cladding and roofing works, as a renovation of the existing building. Support for its retention and re-use for garaging and storage is sought, with consideration to the limited size and storage potential within the piggery itself, and its longstanding presence within the landscape and streetscape. The works would effectively amount to the renovation of the building and improvements made to its appearance with stone cladding and a corrugated roof, which would be in keeping with the semi-rural character of the area.

It is clear that the removal of Barn 3 and the renovation and elevational treatment of Barn 2 would result in enhancements and improvements to the immediate area.

In our view the principle of development is conforms to Sections 2, 5, 11, 14, and 15 of the NPPF 2023, and policies 3, 7, and 21 of the CLP 2016-203.

Impact on the natural and historic character and appearance of the area

As evidenced within this statement, the Applicants have made every effort to ensure that the proposed development would result in enhancements to the appearance and character of the proposal buildings, in order to reduce any adverse visual impact. The piggery is not highly prominent within the landscape due to its position away from the road, the lower ground level, roadside vegetation and screening from other buildings. The resultant building would not be any more



prominent, and it is appreciated that the Officer had no overriding concerns to the proposed materials, with concerns related to the extent of works proposed – primarily in respect of openings. This has been discussed within the above section as resulted in conflict with the principle of conversion.

The principle of the retention of Barn 2 has also been discussed previously, and the proposals would improve the appearance of this building which is closer to the roadside and more publicly visible. It has formed a part of the streetscape for many years and the works to enable it to be continued to be used for storage purposes would enhance the area. The removal of the unsightly Barn 3 would further enhance the areas appearance, and a landscaping scheme would ensure that the development as a whole makes a positive contribution to the area.

The visual impact of the proposed redevelopment of the site would not result in harm to the intrinsic qualities of the area. The proposed development would therefore be in accordance with policies 12, 13 and 23 of the CLP and section 15 of the NPPF, relating to the natural environment.

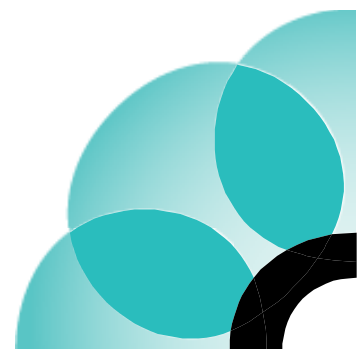
Impacts upon nearby residential occupiers

The proposed redevelopment of the site would have no detrimental impact upon the amenities of neighbouring residents by virtue of the relationship of the site to other properties and the single storey heights of the proposal buildings. The Officer raised no concerns in respect of amenity impacts during the original submission.

The proposed development would conform to Policy 12 of the CLP relating to amenity impacts. The proposal seeks to use the existing access to the site, where there is a dropped kerb that is shared by a number of properties. An extension to the access track is proposed to be laid between the two buildings, with parking between the buildings out of sight from the road.

The Officer raised no concerns in respect of highway impacts or road safety during the consideration of the previous application.

The proposed development is considered to accord with policies 27 of the Cornwall Local Plan and paragraph 111 of the NPPF 2023 in respect of highway safety.



7. CONCLUSIONS

We trust that the information given within this pre-application statement demonstrates that the proposed amendments to the scheme that would bring the site into residential use through the conversion of a robust building and the renovation of another for use as a garage/storage, would be an acceptable form of development that is fully justified in respect of material planning considerations. Planning gains would be made through the removal of a third structure on the site that is unsightly and its removal and the proposed works would enhance the immediate area.

In our view it is clear that the principle of residential use on the site is consistent with both adopted, local planning policies within the National Planning Policy Framework 2023, the Cornwall Local Plan 2016-2030 and the Cornwall Design Guide 2021, particularly in terms of the efficient re-use of redundant and disused buildings that are suitable for reuse, and making an efficient use of previously developed land. The amendments to the proposals include a reduction in the amount and extent of glazing, measures to minimise the appearance of openings, material changes to elevations and the addition of stone to Barn 2 that is proposed to be used as garaging and storage (including for waste/recycling, being conveniently located for roadside collection).

The proposals would ensure that the low profile and modest character of the buildings and their presence within the area are retained, with improvements and enhancements made to the appearance of the wider site through the removal of the additional roadside structure and sympathetic landscaping.

We hope that the proposed amendments to the scheme are able to be supported at this pre-application stage by the Planning Officer.

