

PLANNING STATEMENT

In support of an application for planning permission and
listed building consent

DEMOLITION OF EXISTING CONSERVATORY
ALTERATIONS TO RESIDENTIAL OUTBUILDING TO FACILITATE
ERECTION OF AN EXTENSION.
OTHER MINOR ALTERATIONS TO THE EXISTING DWELLING.
RELOCATION OF BOUNDARY WALL
CHANGE OF USE OF LAND TO RESIDENTIAL.

at

IRONSTONES
MAYS HILL
FRAMPTON COTTERELL
BS36 2NS

on behalf of

Mr and Mrs David and Joanne Poole

Prepared by

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1 INTRODUCTION

- 1.1 The Planning Statement accompanies an application for planning permission and listed building consent for the extension of a residential dwelling and associated works at Ironstones, Mays Hill, Frampton Cotterell, Bristol, BS36 2NS.
- 1.2 The following development is proposed:
 - demolition of an existing conservatory
 - erection of an extension, facilitated by alterations to an existing residential outbuilding
 - additional minor amendments to the existing dwelling
 - relocation of a boundary wall
 - change of use of a small area land from agriculture to residential
- 1.3 The dwelling, a barn conversion, is curtilage listed in association with the formerly-named Chestnut Farmhouse (now 'Chestnuts'). Planning permission and listed building consent were granted for the barn conversion in 1996 (planning reference P96/1468 and LBC reference P96/1469/L).
- 1.4 This application for amendments to the residential property follows pre-application consultation with South Gloucestershire Council (reference PRE23/0115), response received 24th May 2023. The principle of a 'winged' extension to the dwelling was acceptable however concerns were raised regarding proposed changes to the principal elevation of the existing dwelling and the scale / mass of the proposed extension.
- 1.5 The designs submitted with this application respond to the comments raised during pre-application consultation.
- 1.6 The proposals and response to pre-application consultation are considered in detail in the Design, Access and Heritage Statement by Llewellyn Harker Lowe submitted with this application. This Planning Statement considers the planning policy context.

2 THE PROPERTY

Location

- 2.1 Ironstones is located in the hamlet of Mays Hill, to the north-west of the A432 Badminton Road. The approximate residential area associated with Ironstones is outlined in red on the aerial photograph at Insert 1.

Insert 1: Ironstones location (source: Google Earth)



- 2.2 The property forms part of a cluster of dwellings to the north of 'Chestnuts', formerly known as Chestnut Farmhouse. Ironstones and 3no. other dwellings were converted from traditional agricultural buildings associated with the former Farmhouse during the 1990s and 2000s. All dwellings are accessed via a shared driveway.

The Dwelling at Ironstones

- 2.3 Planning permission and listed building consent were granted for the conversion of a disused agricultural building into a residential unit in 1996.
- 2.4 The existing dwelling comprises:
- 2no. bedrooms
 - kitchen
 - living room
 - hall / utility area
 - family bathroom
 - conservatory
- 2.5 Residential storage and an incidental small workshop are provided in an outbuilding to the north of the dwelling.

- 2.6 This application seeks permission to demolish the conservatory and incorporate the outbuilding into an extended dwelling. The design proposals are described in detail in the Design, Access and Heritage Statement. Further information regarding the rationale behind the proposals is given below.

The Conservatory (for demolition)

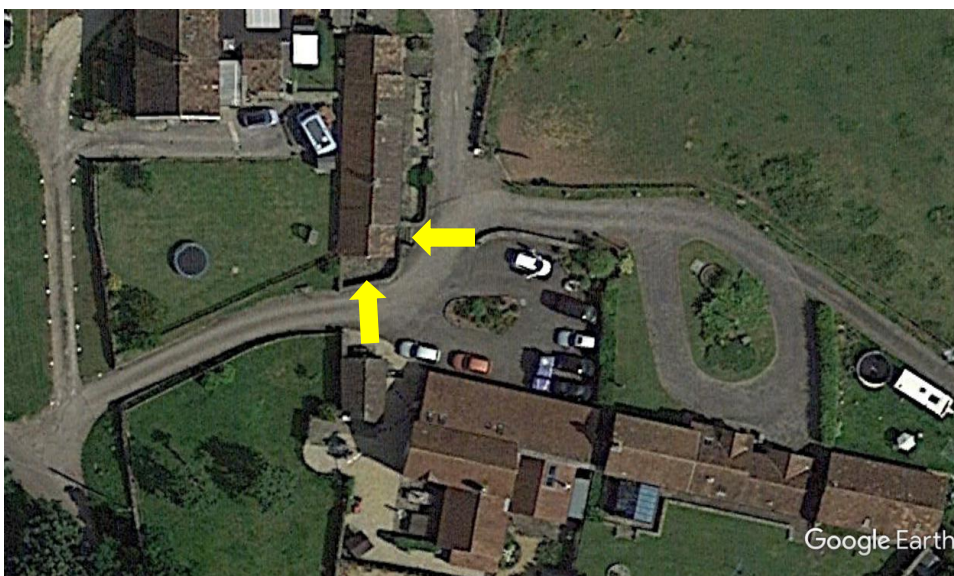
- 2.7 The barn conversion approved in 1996 included the conversion of a small agricultural building at the southern elevation to a conservatory. The conservatory, as shown in Photograph 1 below, has large windows in its southern and eastern elevations. This creates a light and airy space which would ordinarily be suitable as a lounge / sitting area.

Photograph 1: the conservatory at Ironstones



- 2.8 The conservatory windows look directly onto the shared entrance driveway serving Ironstones, and neighbouring properties. Residents, visitors, delivery drivers etc to these properties have a clear view into the conservatory when passing Ironstones. A closer view of the aerial image at Insert 2 provides context.

Insert 2: aerial image – neighbouring views into the conservatory



- 2.9 Any users of the conservatory are clearly visible to passers-by. As a result, the blinds are kept permanently closed and the room is very seldom used.

Residential Outbuilding (incorporation into the extended dwelling)

- 2.10 The existing residential outbuilding is located a short distance to the north of the dwelling. The structure is a partially enclosed lockable store with an open-fronted workshop area. The outbuilding is shown in Photograph 2 below.

Photograph 2: residential outbuilding at Ironstones



- 2.11 The proposal seeks to transfer the largely-unused space at the south of the dwelling (the conservatory) to the north of the dwelling to provide a linking structure and facilitate the incorporation of the existing outbuilding into the extended dwelling.

Parking and Private Amenity Space

- 2.12 Parking at Ironstones is on hardstanding to the north of the dwelling, adjacent to the outbuilding. Vehicular circulation marks are visible at Photograph 2 above and in the following aerial image. The parking and circulation areas associated with the adjacent barn conversions are clearly visible at Insert 3.

Insert 3: aerial image of parking arrangements (source: Google Earth)



- 2.13 Ironstones' private driveway is long and narrow, located between the retaining wall of a sunken patio to the immediate south and east of the dwelling and the eastern boundary wall of the garden. Internal circulation for cars and other vehicles at Ironstones is tight and impractical.
- 2.14 The eastern boundary of the garden is formed by a stone wall separating the residential curtilage from a small paddock. The paddock is in the ownership of the applicants and is used for occasional grazing by livestock or horses. The eastern boundary wall is at an oblique angle to the northern boundary of the garden, narrowing as it reaches the entrance to the driveway. Vehicles reverse out of Ironstones along the narrow driveway before turning on the shared access.
- 2.15 Private amenity space is very limited at the property. The main garden, to the north of the parking area, is down to lawn. The sunken patio provides an additional outdoor sitting area. The lawn and patio are not, however, 'private'. They are visible to occupiers of neighbouring properties to the south-east.

Planning Designations and Constraints

- 2.16 The property is located outside of a settlement boundary, in the open countryside.
- 2.17 Mays Hill is washed over by the Green Belt.
- 2.18 Ironstones is curtilage listed in association with Chestnuts (a Grade II listed building, named 'Chestnut Farmhouse' under listing number 1288047).
- 2.19 The property is not in a designated landscape area or in a flood risk zone. The site is not in a designated nature conservation area.
- 2.20 No public rights of way pass through the cluster of buildings or adjacent agricultural land.

3 PLANNING POLICY CONTEXT

3.1 The relevant planning policies from the following documents were identified by the Case Officer at pre-application stage in May 2023:

- The National Planning Policy Framework (NPPF) (most recently updated December 2023)
- The South Gloucestershire Core Strategy (2013)
- The Policies, Sites and Places Plan (PSP Plan) (2017)

3.2 At pre-application stage, it was noted that development within the existing residential curtilage of the property is acceptable in principle. The primary planning policy considerations were identified as effects upon the Green Belt and the property's curtilage listing. The planning policy context for both identified matters is summarised below.

i. Green Belt

3.3 Ironstones is located in the Bristol and Bath Green Belt. Paragraph 142 of the NPPF states '*the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open*'. Paragraph 152 states that '*inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances*'.

3.4 Paragraph 154 notes that new buildings should be regarded as inappropriate except where the development proposes (inter alia) '*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*' (bullet point (c) of paragraph 154).

3.5 Policy PSP7 of the PSP Plan: Development in the Green Belt, sets out how proportionate additions to a building, as per paragraph 154 of the NPPF, should be applied in South Gloucestershire. Volume additions of 50% or more of the original building '*would most likely be considered a disproportionate addition and be refused as inappropriate development*'. For older buildings (as is the case at Ironstones) the volume of the building on July 1st 1948 is considered to be the 'original building'.

3.6 Certain other forms of development are also not inappropriate in the Green Belt. These include '*material changes in the use of land*' (bullet point (e) of paragraph 155 of the NPPF), provided the use preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.

ii. Heritage and Design

3.7 The NPPF notes historic assets '*are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of existing and future generations*' (paragraph 195). In determining applications affecting heritage assets, applicants are required to describe the significance of any heritage asset affected, including any contribution made by their setting (paragraph 200).

- 3.8 PSP17: Heritage Assets and the Historic Environment states that *'alterations, extensions or changes of use to listed buildings, or development within their setting, will be expected to preserve and, where appropriate, enhance those elements which contribute to their special architectural or historic interest, including their settings.'*
- 3.9 Policy CS1: High Quality Design seeks to achieve the highest possible standards of design and site planning. The siting, form, scale, height, massing, detailing, colour and materials of proposed development should be informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context (bullet point 1 of CS1). CS1 also encourages development which helps to *'achieve energy conservation, the protection of environmental resources and assist the appropriate siting of renewable and / or low carbon energy installations and infrastructure'* (bullet point 8).

Other Planning Policy Considerations

- 3.10 The remaining planning policies identified during pre-application consultation and the Council's pre-application advice are given below (wording reproduced from PRE23/0115).

iii. *Residential Amenity (PSP policy PSP8)*

- 3.11 *'In terms of amenity, policy PSP8 explains that development will be accepted provided it does not create unacceptable living conditions or result in unacceptable impacts on residential amenities. These are outlined as follows (but are not restricted to): loss of privacy, overbearing impact, loss of light and noise disturbance. The development proposal is unlikely to result in any of the impacts described above and would conform with the Council's residential amenity policies.'*

iv. *Private Amenity Space Standards (PSP policy PSP43)*

- 3.12 *'Policy PSP43 states that residential units, including those that are subject to development, are expected to have access to private amenity space that is functional and safe in relation to the number of occupants and be easily accessible. The proposed dwelling would support capacity for 3no. bedrooms meaning a requirement of at least 60 square metres of functional private amenity space is needed. The submitted evidence indicates the parameters of PSP43 could be satisfied.'*

v. *Transport (PSP policies PSP11 Transport Impact Management and PSP16 Parking Standards)*

- 3.13 *'Policy PSP11 states development proposals that generate a demand for travel will be acceptable provided that access is appropriate, safe, convenient and attractive for all modes of travel arising to and from the site. It also outlines that access should not contribute to serve congestion nor impact on the amenities of surrounding access routes.'*
- 3.14 *'The proposed vehicular arrangements seek to widen an existing entry point as to improve turning capacity and access onto the site. This area would easily allow the parking of 2no. vehicles and demonstrate compliance with PSP11 and PSP16 (Council's criteria for parking specifications).'*

4 ASSESSMENT AGAINST PLANNING POLICY

4.1 As noted in Section 3, the principle of residential development within a residential curtilage, residential amenity, private amenity space, transport impacts and parking standards were considered satisfactory at pre-application stage. The revised designs submitted with this planning application do not affect these matters. As such, these planning policy considerations are not addressed in detail again.

4.2 The following matters are considered:

- i. Green Belt
- ii. Heritage and Design

i. Green Belt

4.3 Partial demolition and extension of a residential dwelling and relocation of a residential boundary wall are proposed in the Green Belt.

Extension

4.4 The extension of a building is not inappropriate development in the Green Belt provided the extension is not disproportionate in scale to the original building.

4.5 The 1996 planning permission for the conversion of the building did not include an extension other than one chimney (two chimneys were installed). An overhang was added to the outbuilding during the 1990s.

4.6 With reference to the Design, Access and Heritage Statement, the combined volume of the original building (without the chimneys) and the original outbuilding (without the overhang) is 518.1 m³.

4.7 The combined volume of the conservatory, which is to be demolished, and the outbuilding (discounting the recent overhang), which is to be partially demolished and incorporated into the dwelling, is 133.85m³. The volume of the conservatory at the southern end of the dwelling is to be transferred to the proposed linking structure at the northern end of the dwelling. There is no volume increase associated with these modifications. The chimneys are to be removed.

4.8 An extension is proposed, creating a winged extension to the overall dwelling. The additional volume of this extension is 245.4m³, a percentage increase of 47%. The volume increase is comfortably within the threshold of 50% above which is an extension is '*likely to be considered a disproportionate addition*' (policy PSP7).

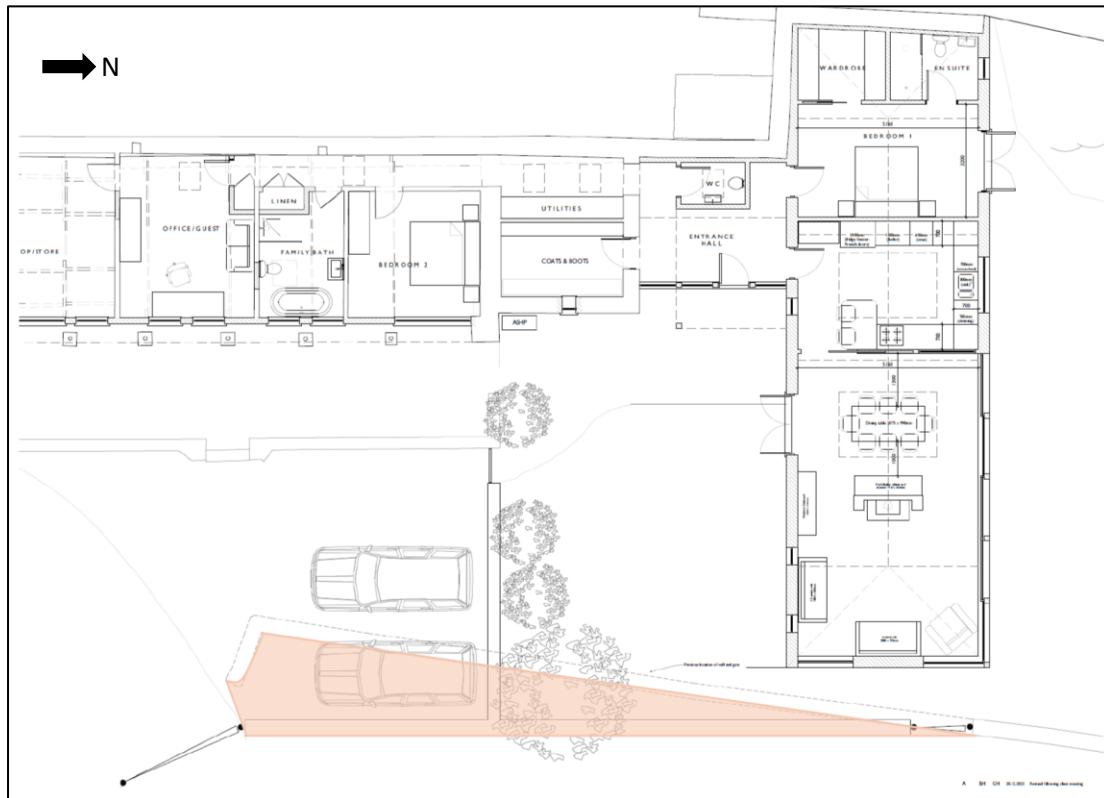
4.9 The proposals presented at full application stage are reduced from the designs considered at pre-application stage. The proposed extension is wholly subservient to the host dwelling.

Relocation of boundary wall

4.10 It was established at pre-application stage that there are no concerns with relocating the boundary wall with regard to design, amenity or transport. It was, however, considered unclear where the proposed change of use of land to residential would take place within the plot and that the introduction of domestic paraphernalia into the area could be harmful.

4.11 The land to undergo the change of use is shaded pink below, to clarify its location.

Insert 4: land to be incorporated into the residential curtilage shaded pink (not to scale)



4.12 Existing vehicle manoeuvring provision is limited, often requiring vehicles to reverse along the long private drive and turn on the shared access track. Relocation of the boundary wall slightly will facilitate improvements to parking and turning. The narrow sliver of land illustrated at Insert 4 extends to just 39sqm.

4.13 The sliver of land would be utilised solely for:

- a small area of proposed screening / additional planting, for improved privacy
- parking for 1no. vehicle (other vehicles will continue to park in the existing residential area).

4.14 The sliver of land will be utilised for entirely practical purposes. There will be no realistic opportunity for additional residential paraphernalia to extend into the sliver of land.

- 4.15 Any effect of the very minor relocation of an existing wall upon the openness of the Green Belt would be weighed against improvements to vehicular circulation at Ironstones, which in turn would improve circulation within the wider cluster of dwellings. Improvements to the amenity and safety of all occupiers and visitors to the multiple residential dwellings would amount to very special circumstances in the Green Belt.
- 4.16 In summary, the proposals have been revised and more fully explained following pre-application consultation. The proposed extension to the dwelling and to the residential curtilage meet national and local planning policies regarding the Green Belt.

ii. Heritage and Design

- 4.17 The Design, Access and Heritage Statement submitted with this application considers the proposed development and the significance of the heritage asset and concludes:
- the proposals address shortcomings in the 1996 conversion
 - the proposals introduce additional accommodation that is in keeping with the both the original building and its agricultural setting
 - the design of the extension responds to the form of the original building and would clearly be a secondary and subservient addition
 - the heritage assets and their setting would be conserved, respected and enhanced in a manner that is appropriate and proportional to their significance
- 4.18 As set out in the Design Access and Heritage Statement the proposals meet planning policy aims regarding heritage assets.
- 4.19 The proposed amendments to the existing building and extension will incorporate renewable energy technologies (solar panels and an air source heat pump) and significantly improved insulation, meeting wider sustainable development aims and policy CS1 bullet point 8.

Other Planning Policy Considerations

- 4.20 As noted in Section 3, the planning policies regarding residential amenity, private amenity space and transport / parking are met.

Ecology / Trees

- 4.21 Whilst not raised during pre-application consultation, consideration has been given to ecology.
- 4.22 The submitted Preliminary Ecological Appraisal recommends bat survey work, which is to be undertaken during the summer of 2024 or as required for licencing purposes. Other recommended mitigation and enhancement measures described in the Preliminary Ecological Appraisal will be implemented.
- 4.23 No trees are affected. Additional planting is proposed.
- 4.24 There will be no adverse effects upon ecology, biodiversity or trees.

5 SUMMARY AND CONCLUSION

- 5.1 A planning application is submitted following pre-application advice regarding the extension of a residential dwelling and associated works at Ironstones, Mays Hill, Frampton Cotterell.
- 5.2 The submitted Design, Access and Heritage Statement considers the pre-application advice and concludes *'the special architectural and historic interest and setting of the curtilage listed building and the wider setting would be preserved and modestly enhanced by the proposed scheme.'*
- 5.3 The revised scheme demonstrates that a proportionate extension of existing buildings is achieved. The proposed works to the dwelling are not inappropriate development in the Green Belt.
- 5.4 The relocation of a wall and change of use of a very small area of agricultural land will have no material effect upon the openness of the Green Belt and will improve parking and vehicle circulation for all occupiers of the immediate area.
- 5.5 Residential amenity and privacy will be improved.
- 5.6 There will be no adverse effects upon the wider transport network. The amenity of neighbours will not be adversely affected and may be improved.
- 5.7 The Council's pre-application advice has been considered. We respectfully suggest the submitted proposals comply with planning policy and can be recommended for approval.

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