

Forest of Dean Council
Planning Services
High Street
Coleford
Gloucestershire
GL16 8HG



Ref: Brookside, Newland

25th March 2024

Planning, Design and Access Statement

Dear Sir/Madam

Site: Brookside, Newland, Coleford, GL16 8NJ

Description: Change of use of part of agricultural building and adjacent land for purposes incidental to the enjoyment of the dwelling (retrospective).

Please find enclosed a planning application for the above development.

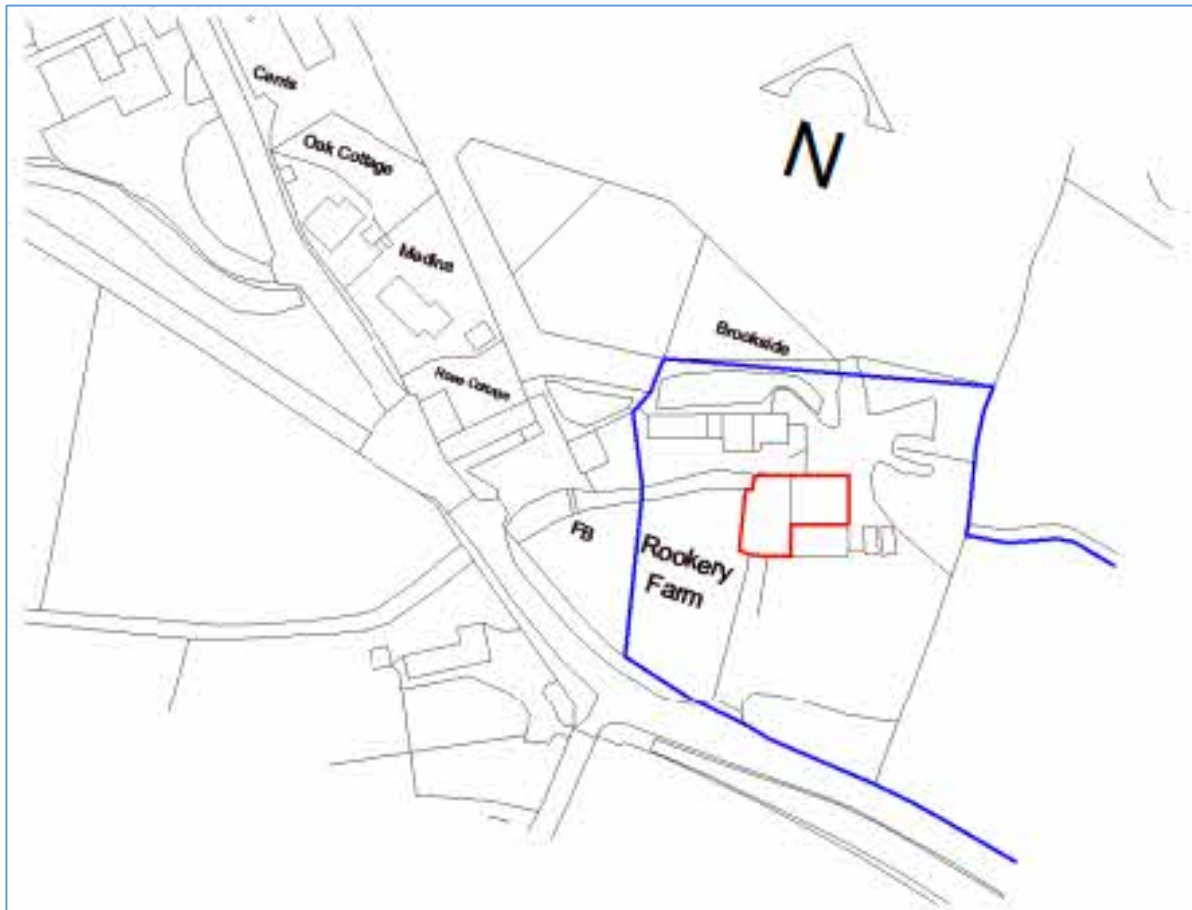
Site Location and Description

Brookside is located on the eastern edge of Newland, 2KM south west of Coleford. The property lies on the north side of the 'C' road known as Clearwell Road linking Newland with Clearwell to the south east.

The property comprises of the applicants dwelling which is a detached dormer bungalow, in front (south) of which is a steel portal frame agricultural building and large area of hardstanding. East of here is a small caravan and motorhome park also owned and run by the applicants.

Valley Brook runs through the property and is partly culverted under the building the subject of this application.

The application site concerns the northern half of the existing building and land adjacent (west) and is outlined in red on the location plan on the following page.



The Proposal

Planning permission is sought for the change of use of around half of the agricultural building for purposes incidental to the enjoyment of the dwelling and encompass this and intervening land to the west within the domestic curtilage. The application is retrospective

The building is believed to have been constructed in the 1980's as an agricultural building and is of a typical agricultural construction comprising a steel portal frame with concrete block walls up to two metres with corrugated metal sheeting above and fibre cement corrugated sheet roof.

The part the building the subject of this application has been partitioned off from the remainder of the building and is being used for incidental purposes - namely a utility with washing machine, childrens play room, cycle storage, gym and general domestic storage.

No extension or alterations to the building are required to accommodate the use and there is also no increase in hardstanding within the curtilage of the building.

Planning Considerations

Alongside the NPPF (2023), the adopted development plan comprises the Forest of Dean Core Strategy (CS) adopted February 2012 and Forest of Dean Allocations Plan (AP) 2006-2026 adopted June 2018. Neither document contain any specific policies concerning the

conversion of rural buildings and so the proposal falls to be considered under the more general design and other related policies.

The Council is currently in the process of producing a new Local Plan, which will look to provide a local framework until 2041 but this has not advanced sufficiently to be given any weight in the determination of this application.

Firstly, the site falls adjacent but outside of a defined settlement and so lies within countryside in planning policy terms. Core Strategy Policy 4 recognises that conversion of rural buildings is a form of development that can occur outside of a defined settlement.

The building is positioned directly in front and very close to the house. It's siting means it can be readily interpreted as a curtilage outbuilding. The property is a reasonable size 3 bed detached dwelling and has no other outbuildings. The principle of utilising part of the former agricultural building is therefore necessary and reasonable. Utilising an existing building is also preferable to construction of a new curtilage outbuilding particularly given the sites location with the Wye Valley National Landscape.

The scale of use is commensurate with the size of the property and there will be no impact on the amenity of neighbours.

The building has no darker loft space, contains rooflights and artificial lighting internally and has always been in active use. The land around the building is primarily hardstanding of little ecological value. No alterations to the building are proposed and so the proposal does not raise any biodiversity issues.

Ample parking exists within the frontage of the dwelling and adjacent the application building and a safe access is available. The proposal will not result in any change to vehicle movements utilising the access. The application is accompanied by a flood risk assessment which confirms the use is compatible with the flood designation of the site.

The principle and usage considerations therefore meets the requirements of CS policies 1 and 4 and Allocations Plan Policy 4 whilst the topic specific matters such as flood risk, biodiversity, landscape and parking accord with CS policies 1 and 2, AP policies 4 and 7 along with the NPPF and guidance in the Forest of Dean Residential Design Guide (Alterations and Extensions).

Summary

The principle of the use of part of the building for incidental purposes is supported by adopted policy and this supporting letter demonstrates that the technical criteria of other topic specific policies is also met. Consequently, there are no planning policy or technical reasons why permission should be withheld and, in accordance with paragraph 11 (c) of the NPPF the application should be approved without delay.

Please contact me should you require any further information of clarification.

Yours faithfully



Russell Pryce MRTPI
Director

Pryce Planning & Development Consultancy Ltd
07931 808200 / pryceplanning@btinternet.com