

May 2020



ALISTAIR FLATMAN PLANNING
...a Positive Approach

PLANNING SUPPORT STATEMENT



Demolition of commercial buildings and redevelopment to create detached dwelling

at Manor Farm, Stainborough Lane, Hood Green

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1.0 Introduction

- 1.1 This Planning Statement relates to a full planning application submitted to Barnsley Council for a single detached family dwelling on a previously developed site at Manor Farm, Hood Green.
- 1.2 The application is submitted on behalf of Fairbank Investments Ltd.
- 1.3 The site currently comprises commercial buildings operated by Vamoose Camper van conversions. They are moving to new premises so the buildings are vacant. The commercial buildings are to be demolished and replaced with a new dwelling.
- 1.4 A concurrent application has been lodged for conversion of 2 agricultural buildings on the site under Class Q of the GPDO. The two applications will result in a significant loss of built footprint and volume on the site. The proposed dwellings have been designed by the same architect and seek to deliver a high quality, cohesive development on the site.

Background

- 1.5 The site sits within the green belt. This planning application is on the basis of guidance set out at para 145 (g) of the NPPF which allows for re-development of previously developed land in the green belt which would not have a greater impact on the openness of the Green Belt than the existing development.
- 1.6 As will be demonstrated in this Planning Statement, and shown in submitted plans and Design & Access Statement, the proposed dwelling will result in a net reduction in floor area and volume on site. As such the proposal is consistent with the NPPF.

Planning History

- 1.7 The planning consent for the commercial use dates from 2003 – LPA ref B/03/0731/PR. The approval was implemented and Vamoose operated from the site until May 2020. The commercial uses operated a number of buildings on the site.

The Planning Application

- 1.8 This statement describes the application site and proposed development (Section 2) and identifies and examines the policy issues of relevance to the application, referring both to the relevant development plan and the advice of Central Government as set out and contained in the NPPF (Sections 3 & 4).
- 1.9 This statement will fully justify the development proposals for the subject site and will advance justification for the proposed development.
- 1.10 On the basis of the information provided in this statement, the associated supporting documents and on the application drawings, a presumption in favour of development can be maintained in this particular instance, the application being fully in accordance with the advice of Central Government and relevant policies of the adopted Local Plan (Feb 2019).
- 1.11 The planning application is supported by a comprehensive package of information including:
 - i. Completed application forms, with all certificates signed and dated;
 - ii. Architectural Plans prepared by MBooth Design;

- iii. Design and Access Statement prepared by MBooth Design;
- iv. Bird & Bat Survey Report prepared by Middleton Ecology;
- v. Phase 1 Ground Report & CMRA prepared by RGS; and
- vi. Planning Statement prepared by Alistair Flatman Planning.

2.0 Site Location and Proposed Development

Site and Surrounds

- 2.1 The site is located to the south side of Stainborough Lane approx. 0.7 miles south of Hood Green. The commercial buildings that are the subject of this notification are shown edged in red on the image below.



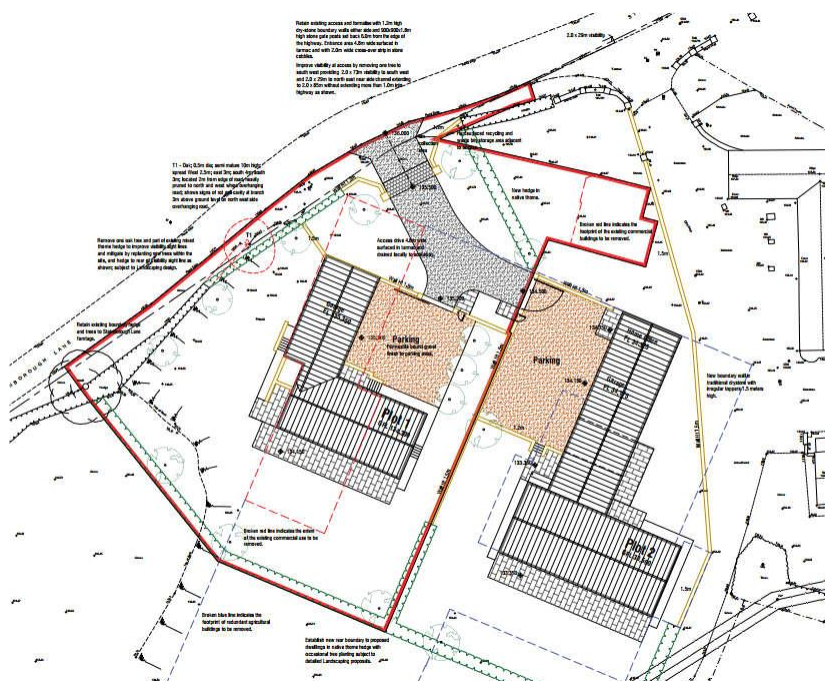
- 2.2 The site comprises part of an extensive group of buildings including those above which are in commercial use and others in agricultural use. A concurrent application has been lodged under Class Q for the conversion of 2 existing agricultural buildings to a detached dwelling. The image above shows the main commercial building to the west of the site with the smaller garage building to the north.
- 2.3 The main commercial building is block and render construction with sheet roof. There is a roller shutter door to the front elevation as shown on the image below.



- 2.4 The smaller garage building is of a similar construction. In terms of floor area and volume, the existing buildings are 404.5sqm and 1525m³ respectively with the eaves / ridge of the main building being 140.05 and 141.13 AOD respectively. The main building does however include roof mounted extraction units which sit above the ridge level.
- 2.5 Access is taken from Stainborough Lane to the north of the site.
- 2.6 The site area is circa 0.15ha.

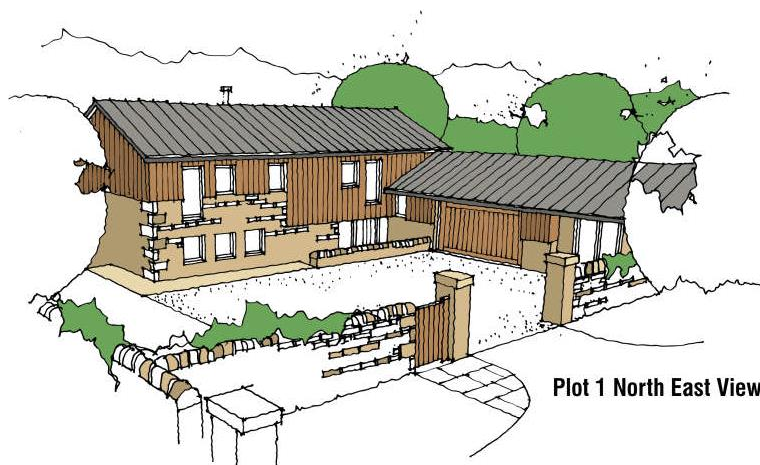
The Proposed Development

- 2.7 The Proposed Development comprises a full planning application for redevelopment of the commercial buildings to create a single detached family dwelling. Existing agricultural buildings on site are also to be removed.
- 2.8 The proposed detached dwelling will take advantage of levels on site to create a 2 storey dwelling on the footprint of the main commercial building. The replacement dwelling will have a smaller floor area and volume than the buildings it replaces at 326sqm and 1183m³ respectively. The built footprint also reduces from 458sqm to 226sqm. The dwelling will retain existing access point from Stainborough Lane and provides space for parking, turning and private amenity space. The proposed site layout is copied below – the red dotted line shows the extent of the existing commercial buildings – Plot 2 to the south east is the proposed Class Q conversion (concurrent application):



As mentioned above, the proposed dwelling takes advantage of site levels. As such the proposed eaves height is lower than existing at 139.35AOD whilst the ridge increases by 17cm to 141.3AOD; is however is still lower than the height of existing roof extractor units.

- 2.9 The proposed dwelling has been designed in the traditional agricultural vernacular comprising an L-shaped range of a two-storey barn with a single storey attached outbuilding. Many of the features reflect the agricultural buildings to be removed such as the timber cladding and low-pitched roof covered in dark grey standing seam sheeting, and the use of dry-stone walling to the external walls at low level framed by stone quoins at external corners and door and window reveals. The design of the proposed dwelling is similar to that of the adjacent Class Q conversion. The scheme also includes inclusion of bird and bat boxes as recommended in the submitted Ecology Report. Set out below is a coloured image of the proposed dwelling:



- 2.10 Access to the site is taken from Stainborough Lane using the existing access point. This will be remodelled to serve the proposed dwelling and give access to the Class Q conversion. These details / relationships can be seen in the proposed site layout extract above.
- 2.11 Further details are set out in the supporting plans and Design & Access Statement submitted with the application.

3.0 Planning Policy Review

National Planning Policy Framework (Feb 2019)

- 3.1 The National Planning Policy Framework (revised Feb 2019) sets out the government's planning policies for England and how these are expected to be applied. The National Planning Policy Framework must be taken in to account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
- 3.2 Set out below is a summary and assessment of the relevant sections of the NPPF.
- 3.3 The National Planning Policy Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. The guidance advises that the policies in paragraphs 1-211 taken as a whole constitute the government's view on what sustainable development in England means in practice for the planning system.

Achieving Sustainable Development

- 3.4 Paragraphs 7, 8 and 11 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 3.5 Paragraph 11 sets up the presumption in favour of sustainable development stating:

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-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Delivering a sufficient supply of homes

- 3.6 Chapter 5 of the NPPF relates to the delivery of a sufficient supply of homes with Paragraph 68 confirming the role of smaller sites in meeting housing requirements of an area with an encouragement for proposals on windfall sites.
- 3.7 Paragraphs 73-76 confirm the importance of maintaining a minimum 5 year supply of deliverable supply of housing sites. Where this 5 year supply is not maintained Local Plan policies can be considered out of date (as per Para 11 'd' of the NPPF).
- 3.8 Paragraph 79 also allows for housing in the countryside where they re-use redundant or disused buildings – whilst the proposal is not a conversion it does re-use previously developed land in the countryside.

Promoting Sustainable Transport

- 3.9 Chapter 9 of the NPPF refers to highways matters with para 109 advising that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 3.10 The proposed development of a single dwelling replaces an existing commercial use and utilises existing access arrangements. As such the proposal will not give rise to any highway safety or capacity issues.

Design

- 3.11 Chapter 12 of the NPPF refers to Design and advises that good design is a key aspect of sustainable development.
- 3.12 Paragraph 127 sets out a number of design criteria to be considered in terms of design of development stating:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

- 3.13 The proposed development has been designed and laid out to ensure the character and appearance of the buildings are in-keeping with their surroundings. The proposal results in a well-designed scheme with benefits to visual amenity of the site through high quality design. The Design & Access Statement that accompanies the development proposals clearly sets out how the development meets all of the objectives set out above and represents high quality design.

Protecting Green Belt Land

- 3.14 The application site is located within the defined Green Belt. The essential character of the green belt is its openness. The Green Belt serves the following five purposes;

- To check the unrestricted sprawl of large built up areas.
 - To prevent neighbouring towns merging into one another;
 - To assist in safeguarding the countryside from encroachment;
 - To preserve the setting and special character of historic towns; and
 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 3.15 Given the nature (large expanse of commercial and agricultural buildings) and location of the site, the role of the green belt in this location is limited in terms of the five purposes listed above.
- 3.16 The NPPF also sets out the types of development considered appropriate in the green belt. This includes redevelopment of previously developed sites (para 145-g) provided the proposal does not have a greater impact on the openness of the Green Belt than the existing development.
- 3.17 The site comprises an established commercial use (LPA consent 2003 – ref B/03/0731/PR) with land and buildings that will be redeveloped to create a new dwelling. The proposal will remove unattractive commercial buildings from the site with the replacement dwelling being of a more vernacular design reflecting the wider agricultural setting of the site. Furthermore, the proposed dwelling has a smaller footprint, floor area and volume than existing buildings and due to levels on site, the ridge is below the existing tallest structure on the commercial buildings (that is, the extraction units which sit at circa 142 AOD).
- 3.18 As such the proposal is considered to be appropriate in terms of principle (consistent with para 145-g) whilst the design, siting and layout within the site is such that it would not harm the function, visual amenity or openness of the Green Belt in this location.

Meeting the challenge of climate change, flooding and coastal change

- 3.19 Paragraph 155 of Chapter 14 confirms that development should be directed to areas with the lowest probability of flooding. The site lies within Flood Zone 1 and is therefore at low risk from flooding.

Conserving and enhancing the natural environment

- 3.20 Paragraph 170 of Chapter 15 advises that the planning system should contribute to and enhance the natural and local environment by: -
- *a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
 - *b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
 - *c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
 - *d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*

- *e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- *f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*

- 3.21 Paragraph 175 relates to ecology and biodiversity considerations when determining planning applications.
- 3.22 The site is not subject to any ecological, or landscape designations and is not considered to be a valued landscape. The quantum of development (one detached family dwelling) will not give rise to any unacceptable levels of pollution or land instability.
- 3.23 An ecological assessment has been undertaken on site (see submitted Ecology Report). There are no known protected species or ecology designations on site. As such it is considered the site is of low wildlife value. Bird and boxes were recommended and these have been included in the scheme. Further details are set out in the submitted Preliminary Ecological Appraisal. One tree is proposed to be removed to improve site visibility splays, the tree is not protected.
- 3.24 Paragraph 178 refers to ground conditions advising that when making decisions, consideration must be given to whether a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.
- 3.25 The submitted Phase 1 Ground Report confirms there are no issues preventing development of a dwelling on the site.

Compliance with the NPPF

- 3.26 Assessing the proposed dwelling against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to planning in that:-
- The site sits in the green belt but does not obviously fulfil one of the five functions of the green belt
 - The proposal consists of redevelopment of previously developed land within the green belt. This is an appropriate form of green belt development (para 145-g NPPF).
 - The proposal will assist in the Council delivering and maintaining its five-year housing land supply.
 - The proposed development will not give rise to any highway safety or capacity issues.
 - As illustrated by the submitted layout and Design and Access Statement, the development proposal can provide a development that is sympathetic to and reflective of the character of the surrounding area.

From the foregoing assessment of the proposed development it is considered that the proposal is wholly consistent with this national guidance. As such, the presumption in favour applies and the application should be approved.

Statutory Development Plan

- 3.27 The Development Plan is formed by the adopted Local Plan (Jan 2019). The relevant policies are set out below:

Policy SD1 – Presumption in favour of sustainable development

Policy GD1 – General Development – this sets out a number of general development control matters to be considered in relation to (inter alia) amenity, landscaping, access and trees.

Policy H4 – Residential Development on small non-allocated sites – proposals on such sites less than 0.4ha will be supported where proposals comply with other relevant policies.

Policy D1 – High Quality Design and Place Making – policy sets out that development is expected to be of a high quality and respect local character. The policy sets out a number of criteria which should be considered.

Policy GB1 – Protection of Green Belt – this policy seeks to ensure that Green Belt will be protected from inappropriate development in accordance with national planning policy. Within the supporting text for Policy GB1, paragraph 18.2 confirms redevelopment of previously developed sites as being an appropriate form of development.

- 3.28 These Local Plan policies are considered in the next section.

4.0 Planning Assessment

- 4.1 This Chapter considers the principle of the Proposed Development and an assessment of the application against other policy requirements.

Principle

- 4.2 The site sits wholly within the Green Belt.
- 4.3 National and Local Planning policy states that the main aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. As such certain types of development are deemed inappropriate as it may harm the open character and function of the Green Belt. Paragraph 134 of the NPPF sets out the five purposes of the Green Belt, namely:
- To check the unrestricted sprawl of large built-up areas;
 - To prevent neighbouring towns merging into one another;
 - To assist in safeguarding the countryside from encroachment;
 - To preserve the setting and special character of historic towns; and
 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 4.4 Given the compact, developed nature of the site (commercial and agricultural buildings) together with its location with clearly defined site boundaries, it is considered that the site does not readily sit within one of these 5 purposes. That said, the site is previously developed. As such the harm arising from the proposal in terms of 'inappropriateness' is considered to be limited.
- 4.5 Paragraph 145 of the NPPF sets out the types of development that are considered appropriate in the Green Belt. This includes re-development of previously developed sites (para 145-g) provided the proposal does not have a greater impact on the openness of the Green Belt than the existing development.
- 4.6 The site is previously developed comprising 2 buildings and associated hardstanding with an established commercial use.
- 4.7 The NPPF seeks to ensure any redevelopment does not have a greater impact on openness of the Green Belt. Set out below is a simple comparison of existing and proposed development – this clearly demonstrates the benefits arising from the redevelopment in terms of reduced footprints, floor areas and volumes:

	Floor Area	Volume	Height (AOD)	Footprint
Existing	404.5 sqm	1525 m ³	140.5 eaves 141.13 ridge	458 sqm
Proposed	326 sqm	1183 m ³	139.35 eaves 141.3 ridge	226 sqm
	-78.5sqm 19% <u>reduction</u>	-342m ³ 22% <u>reduction</u>	-1.15 eaves +1.17 ridge	-232sqm 51% <u>reduction</u>

- 4.8 In addition, the removal of these unattractive buildings from the site and their replacement with attractive, well designed dwellings with an agricultural vernacular represents significant visual improvements in addition to the aforementioned openness benefits. The redevelopment is part of a comprehensive and cohesive redevelopment of the site with the concurrent Class Q conversion of adjacent agricultural buildings resulting in an attractive development with significant overall reductions in built footprint and volume.
- 4.9 As stated above, the role of this site in terms of green belt purpose is limited given its location and existing development on site.
- 4.10 Overall, the proposed detached dwelling is considered to comprise re-development of a previously developed site (para 145-g) with no greater impact on the openness of the Green Belt. The proposal is therefore appropriate development in the Green Belt.
- 4.11 With regards Local Plan policies, Policies H4 and GB1 are relevant.
- 4.12 Policy GB1 refers to development in the green belt and reiterates NPPF guidance in terms of resisting inappropriate development. The proposal is for re-development of a previously developed site with clear benefits in terms of openness (reduced footprint, floor area and volume) and visual amenity – this is deemed to be appropriate development as confirmed at para 145-9 of the NPPF and para 18.2 of the Local Plan.
- 4.13 Policy H4 seeks to support housing schemes on small, non-allocated sites subject to compliance with other relevant Local Plan policies. In this case the relevant policy is the aforementioned GB1 with which the proposal complies.
- 4.14 As such the proposed re-development of commercial land and buildings to create a detached dwelling is considered to be acceptable in principle and complies with Local Plan policies GB1 and H4.

Design

- 4.15 Policy D1 sets out design principles.
- 4.16 The proposed dwelling has been designed in the traditional agricultural vernacular comprising an L-shaped range of a two-storey barn with a single storey attached outbuilding. Many of the features reflect the agricultural buildings to be removed such as the timber cladding and low-pitched roof covered in dark grey standing seam sheeting, and the use of dry-stone walling to the external walls at low level framed by stone quoins at external corners and door and window reveals. The design takes advantage of levels within the site to ensure ridge heights are similar to those existing whilst layout enables existing access / hardstandings to be used and private amenity space created.
- 4.17 Although the design maintains traditional aspects of scale, proportions and use of materials, it introduces contemporary elements such as deeply recessed window frames and larger glazed openings in aluminium frames with a grey powder coat finish. The design is intended to complement the development of the adjacent Plot 2 (Class Q conversions) which employs a similar approach as part of a change of use of a redundant agricultural building.

- 4.18 The proposal is part of a well-designed, cohesive redevelopment of the site resulting in high quality residential development set within existing landscape features.
- 4.19 The proposed plans together with details set out in the Design and Access Statement demonstrates how this 2 storey detached dwelling can be comfortably accommodated on the site. The proposed layout provides adequate space for additional landscaping as well which will have amenity and ecological benefits (planting, bat and bird boxes).
- 4.20 As such it is considered the proposed development is appropriately designed to reflect the character and appearance of the site and its surrounds. The proposal meets the design aspirations of the NPPF and relevant local policies and guidance particularly Local Plan policy D1.

Highways

- 4.17 The site will be accessed via the existing hardstanding / access point onto Stainborough Lane. Adequate parking and turning is provided on site together with a traditionally designed garage. Furthermore, trip generation from a single dwelling will be minimal and thus the proposal will not give rise to any severe cumulative impacts in terms of safety or capacity.
- 4.18 In summary it can be seen the Proposed Development will not have a detrimental impact on the local highway network and is therefore in accordance with the NPPF and the Local Plan policy GD1.

Residential Amenity

- 4.19 The siting, design and layout of the proposed dwelling is such that there will be no issues of overlooking / loss of privacy and future occupiers will have adequate private amenity space. The proposal is therefore consistent with Local Plan policy GD1.

Drainage and Flood Risk

- 4.20 The site is in Flood Zones 1 where there is the lowest risk of flooding and can be developed without increasing the risk of flooding. Surface water run-off rates will be limited to greenfield rates and where practicable SuDS will be utilised. The Proposed Development is therefore considered to meet the requirements of the NPPF and relevant development plan policies.

Trees and Ecology

- 4.21 The application is supported by a Bat and Bird Survey Report. The report confirms there are no protected species on site nor any important habitats. The report recommends inclusion of bat and bird nesting boxes within the new dwelling – these have been included as shown on the submitted plans.
- 4.22 Considering the above assessment and with regards the submitted plans, and technical reports, it is considered the proposal complies with relevant National and Local planning policies. As such there is no planning reason why planning permission should not be granted for the proposal.

5.0 Conclusion

- 5.1 This Planning Statement relates to a full planning application submitted to Barnsley Council for a single detached family dwelling on a previously developed site at Manor Farm, Hood Green.
- 5.2 The application is submitted on behalf of Fairbank Investments Ltd.
- 5.3 The site currently comprises commercial buildings operated by Vamoose Camper van conversions (use approved in 2003 under application B/03/0731/PR). They are moving to new premises so the buildings are vacant.
- 5.4 A concurrent application has been lodged for conversion of 2 agricultural buildings on the site under Class Q of the GPDO.

Background

- 5.5 The site sits within the green belt. This planning application is on the basis of guidance set out at para 145 (g) of the NPPF which allows for re-development of previously developed land in the green belt which would not have a greater impact on the openness of the Green Belt than the existing development.

Site and Proposed Development

- 5.6 The site is located to the south side of Stainborough Lane approx. 0.7 miles south of Hood Green. The site comprises part of an extensive group of buildings including those above which are in commercial use and others in agricultural use. The main commercial building is block and render construction with sheet roof. There is a roller shutter door to the front elevation as shown on the image below. The associated garage building is of similar construction.
- 5.7 The Proposed Development comprises a full planning application for redevelopment of the commercial buildings to create a single detached family dwelling. Existing agricultural buildings on site are also to be removed.
- 5.8 The proposed detached dwelling will take advantage of levels on site to create a 2 storey dwelling on the footprint of the main commercial building. The replacement dwelling will have a smaller floor area and volume than the buildings it replaces at 326sqm and 1183m³ respectively. The proposed dwelling takes advantage of site levels with the proposed eaves height lower than existing at 139.35AOD whilst the ridge increases by 17cm to 141.3AOD; is however is still lower than the height of existing roof extractor units
- 5.9 The dwelling will retain existing access point from Stainborough Lane and provides space for parking, turning and private amenity space.
- 5.10 The proposed dwelling has been designed in the traditional agricultural vernacular comprising an L-shaped range of a two-storey barn with a single storey attached outbuilding. Many of the features reflect the agricultural buildings to be removed such as the timber cladding and low-pitched roof covered in dark grey standing seam sheeting, and the use of dry-stone walling to the external walls at low level framed by stone quoins at external corners and door and window reveals.

Assessment

- 5.11 This planning application is submitted on the basis of guidance set out at para 145 of the NPPF which allows for redevelopment of previously developed sites.

Local Plan policy GB1 and its supporting text (para 18.2) confirms redevelopment of previously developed sites as being appropriate form of development in the Green Belt. Policy H4 also supports small scale housing developments on non-allocated sites such as this.

- 5.12 The NPPF seeks to ensure any redevelopment does not have a greater impact on openness of the Green Belt. Set out below is a simple comparison of existing and proposed development – this clearly demonstrates the benefits arising from the redevelopment in terms of reduced footprints, floor areas and volumes:

	Floor Area	Volume	Height (AOD)	Footprint
Existing	404.5 sqm	1525 m ³	140.5 eaves 141.13 ridge	458 sqm
Proposed	326 sqm	1183 m ³	139.35 eaves 141.4 ridge	226 sqm
	-78.5sqm 19% <u>reduction</u>	-342m ³ 22% <u>reduction</u>	-1.15 eaves +1.17 ridge	-232sqm 51% <u>reduction</u>

- 5.13 The proposal will therefore deliver benefits in terms of openness to the Green Belt in this location.
- 5.14 In addition, the removal of these unattractive buildings from the site and their replacement with attractive, well designed dwellings with an agricultural vernacular represents significant visual improvements in addition to the aforementioned openness benefits. The redevelopment is part of a comprehensive and cohesive redevelopment of the site with the concurrent Class Q conversion of adjacent agricultural buildings resulting in an attractive development with significant overall reductions in built footprint and volume.
- 5.15 In terms of design, the proposed dwelling has been designed in the traditional agricultural vernacular comprising an L-shaped range of a two-storey barn with a single storey attached outbuilding. Many of the features reflect the agricultural buildings to be removed such as the timber cladding and low-pitched roof covered in dark grey standing seam sheeting, and the use of dry-stone walling to the external walls at low level framed by stone quoins at external corners and door and window reveals. The design takes advantage of levels within the site to ensure ridge heights are similar to those existing whilst layout enables existing access / hardstandings to be used and private amenity space created.
- 5.16 The proposal is part of a well-designed, cohesive redevelopment of the site resulting in high quality residential development set within existing landscape features.
- 5.17 As such, the proposal complies with Local Plan policies GD1 and D1.
- 5.18 This statement and the supporting technical documents confirms there are no adverse impact from the proposed development and the scheme is wholly compliant with national and local planning policy.

- 5.19 In view of the above, it is considered the scheme satisfies national and local policy and represents a suitable development proposal for the site that addresses all the relevant and material considerations. In this context, the proposal satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004 and it is considered that planning permission should be granted.