

HOW GREEN BARN, HOW GREEN FARM, SHILOH ROAD, NEW MILLS, SK22 4QR

**CONVERSION OF REDUNDANT STABLE BUILDING TO DWELLING AND
REPLACEMENT OF EXISTING MENAGE WITH GRASSED AREA
TO BE RETURNED TO AGRICULTURAL USE**

PLANNING STATEMENT ~ HPK/2023/0515

DECEMBER 2023



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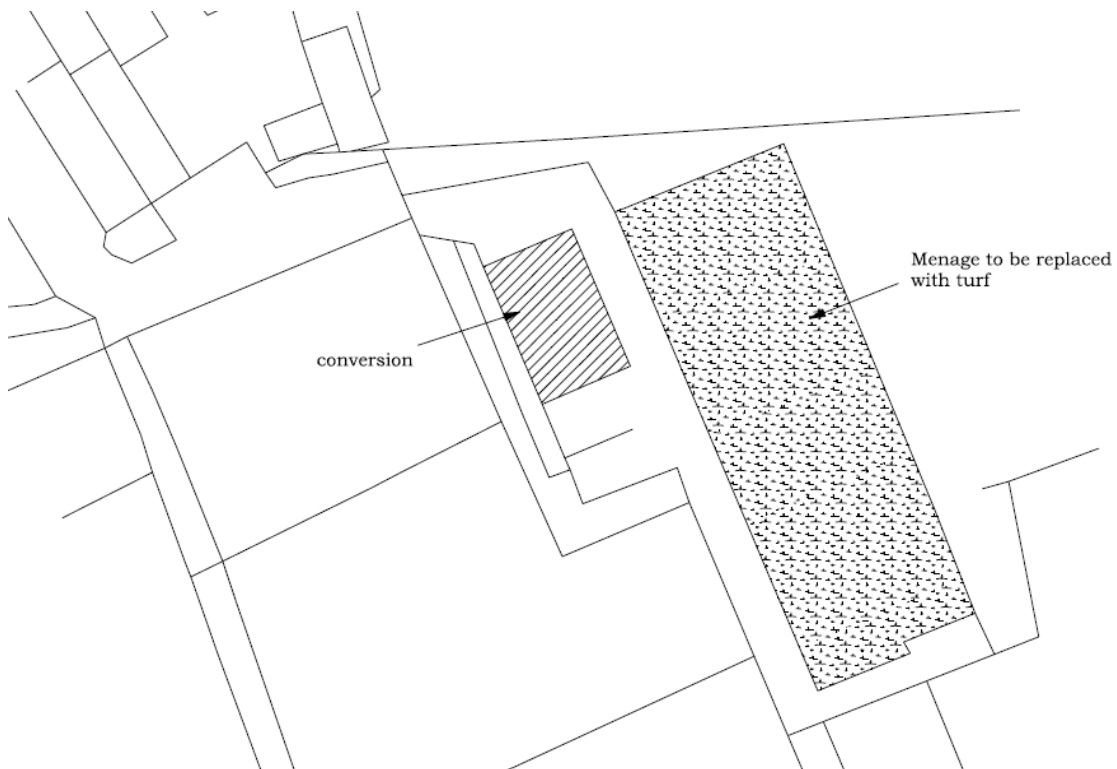
1 BACKGROUND

- 1.1 This statement is submitted on behalf of Mr P Ardern to accompany the planning application which seeks consent to convert a redundant stable building into a dwelling at the property of How Green Barn in New Mills. The location of the building is indicated edged by a red line in the aerial view on the cover of this statement.
- 1.2 This document provides a description of the application site as well as depicting the proposed development, before reviewing and assessing the relevant national and local planning policies and guidance and establishing the conclusion that the scheme is entirely acceptable.

2 THE SITE

- 2.1 The site lies within the Green Belt and is adjacent to a cluster of existing residential properties, a number of which were formed from converted former agricultural buildings, and is reached by an elongated track off Shiloh Road to the west. The building is a former large stable building which was previously utilised extensively but has now become redundant along with the menage which lies adjacent to the east of the stables. The site also contains a large concrete hardstanding area to its southern end, as can be observed on the block plan extract provided below at Figure 1:

Figure 1: Extract from the Submitted Block Plan

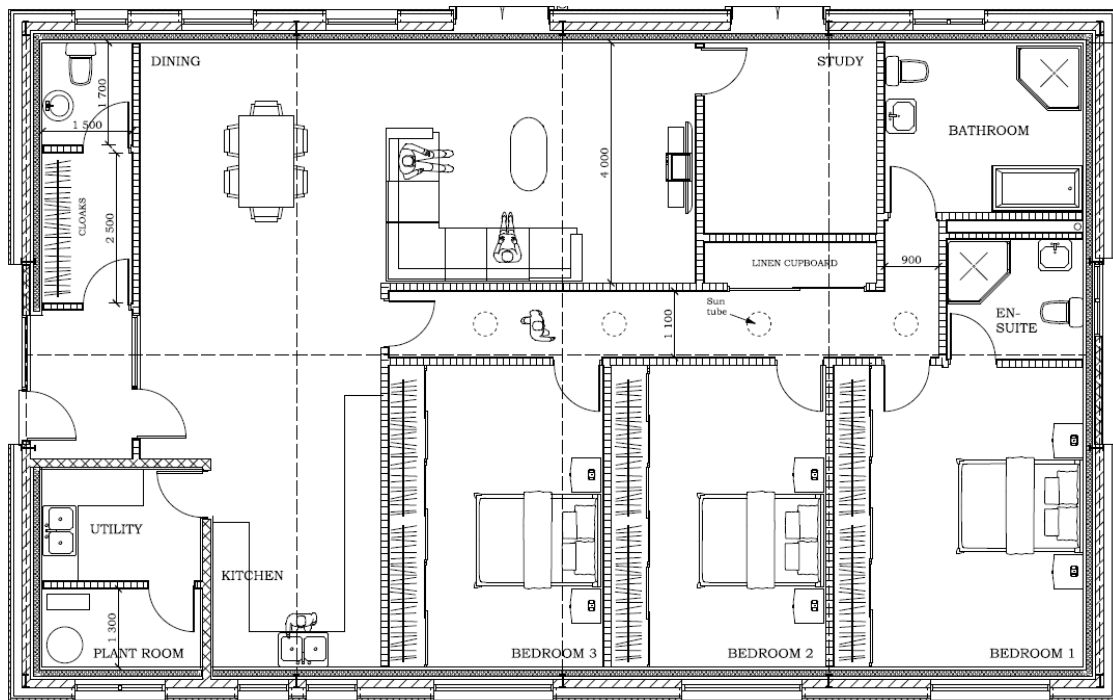


- 2.2 The building is demonstrated as being of sound construction by the structural survey submitted as part of the application package, and is formed from a metal framework and concrete base with its floor area still fitted with loose boxes, albeit no longer utilised.

3 THE PROPOSED DEVELOPMENT

- 3.1 The scheme seeks to convert the redundant building into a three-bedroom dwelling with a floor plan as illustrated at Figure 2 below:

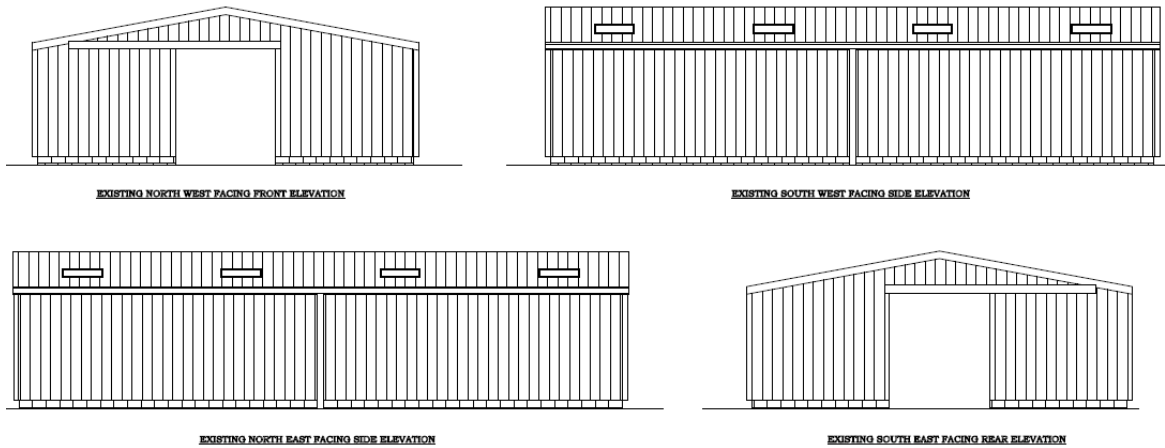
Figure 2: Proposed Floor Plan



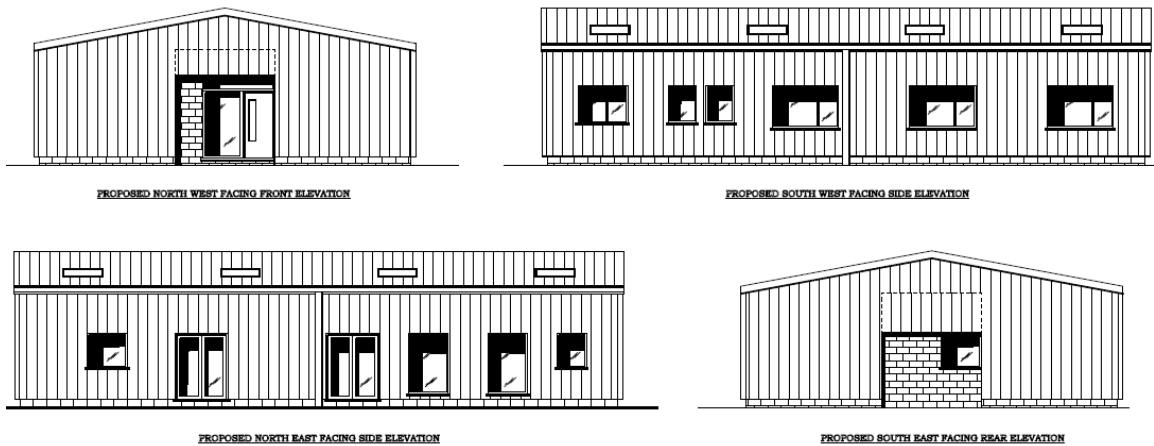
- 3.2 Although the structure has an agricultural appearance, it is accepted that its approved equine use prevents the conversion being undertaken via a Class Q prior approval which would normally be the route taken for such a scheme where there would be an acceptable in principle of a residential use. As such, the application is made on the basis of full planning permission being sought with the associated benefits of the re-use of the building along with the re-turfing of the existing large menage area adjacent to it which will therefore benefit the landscape. Parking is available on the existing concrete hardstanding and amenity space is also provided for future occupiers. The application package includes an ecological appraisal which confirms that there are no protected species present in the building.

- 3.3 A comparison of the existing and proposed elevations of the building are provided below at Figure 3:

Figure 3: Comparison of the Existing and Proposed Elevations



Existing Elevations



Proposed Elevations

4 RELEVANT PLANNING POLICIES AND GUIDANCE

- 4.1 At a national level, Section 12 of the National Planning Policy Framework (NPPF) of July 2021 requires good design for new developments with Paragraph 130 setting out objectives to contribute to the overall quality of the area and to respond to local character but to not prevent or discourage appropriate innovation. Planning policies should allow schemes which are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing appropriate innovation or change.
- 4.2 Paragraph 134 of the NPPF confirms that where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.
- 4.3 In regard to Green Belt considerations, NPPF Paragraph 149 confirms that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, unless it falls within one of a limited number of exception categories, including the redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development.
- 4.4 As an equine building rather than agricultural, the subject building is considered as permanent and previously developed land in nature, and accordingly its conversion without extension is appropriate under criterion 149 (g) of the NPPF.
- 4.5 Along with national guidance, regard has also been paid the objectives of the local planning policies contained within the High Peak Local Plan of 2016., in particular Policy EQ 3 'Rural Development' which seeks to limit any new development outside of the main settlement areas to only a few exceptions, one of which being:

“Re-use of redundant and disused buildings and/or the redevelopment of a previously developed site, where it does not have an adverse impact on the character and appearance of the countryside. Where the existing building is in an isolated location the development should lead to an enhancement of the immediate setting.”

- 4.6 Accordingly, in addition to compliance with the NPPF the scheme also adheres to Policy EQ 3, given that the stable building is no longer required and its conversion, along with the removal of the associated menage and its restoration to grassland, would lead to the enhancement of the immediate setting.

5 CONCLUSIONS

- 5.1 It is considered that this document provides the necessary planning justification for the proposed development, with the scheme meeting the aims of the relevant national and local planning policies, and accordingly ensures that its impact on the landscape would be positive via the visual enhancements that would result.
- 5.2 The development therefore accords with the National Planning Policy Framework and Policy EQ 3 of the High Peak Local Plan, and it is trusted that the Council will look favourably on the proposal given the information provided and issue the approval accordingly.
- 5.3 If any issues are identified, these should be raised with the agent for the application at an early stage in the determination period to allow for discussion and agreement.