

DESIGN AND ACCESS STATEMENT
FOR
MEADOWS FARM
NOVEMBER 2023



JONATHAN LEES ARCHITECTS LLP

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1.0

INTRODUCTION

This application for planning consent seeks permission for development at Meadows Farm, Ridge Top Lane, Hayfield, SK22 2JQ on behalf of Mr and Mrs P Coverley.

This application has been prepared by Jonathan Lees Architects LLP and includes the following documentation:

- Design and Access Statement, including:
 - Assessment of the Existing Environment
 - Planning History
 - Pre-application Advice Response
 - Proposals
 - Justification Statement
 - Green Belt Development Review
 - Sustainability Statement
- Existing photographs
- Associated drawings and visuals
- Ecological Assessment

2.0

ASSESSMENT OF THE EXISTING ENVIRONMENT

Meadows Farm is situated immediately south of the village of Hayfield in Derbyshire. Hayfield is bordered by the Peak District National Park to the north, east and south. The city of Manchester is located to the north-west of Hayfield, with the towns of Stockport and Glossop located to the west and north of Hayfield respectively.

Meadows Farm lies within Flood Zone 1 (low flooding probability) and within the boundary of a Green Belt. However, though it is in close proximity to the village, it is not part of the Hayfield Conservation Area. Hayfield falls within the landscape character type “Dark Peak - Settled Valley Pastures” as referenced in the Peak District Landscape Character Assessment, which is defined as *“an upland, gritstone landscape of open moorlands, reservoir valleys and in-bye pasture”*.

The site is accessed at two points via a single-track road called Ridge Top Lane; from the north-east or south-east of the site. The lane also serves as access for Ridgetop Cottage, Ridge Top Farm and South Ridge Farm, which lie further south/south-west of Meadows Farm. There is a UK road sign present at the intersection with Meadows Road which informs the public that no motor vehicles are permitted, except for access.

Visibility of Meadows Farm is limited due to trees, tall hedging and other shrubbery planted along the boundary. The limited access permitted to the portion of Ridge Top Lane that runs beside the site also reduces visibility from the public.

Traditionally, Meadows Farm was once a working 19th Century farmstead. This farmstead, according to the Derbyshire Historic Environment Record, was *“formed of a regular courtyard of L-plan and additional detached elements to the main plan”*. The Derbyshire HER records the farmstead as partially extant (with a partial loss of less than 50% of the traditional buildings). This record was last edited in 2016.

Today, Meadows Farm is now a residential home. The existing site comprises of the original farmhouse (immediately adjacent to Ridge Top Lane and the entrance), the house and a barn annex. The buildings are largely focused to the south-west of the site, with the north-east comprising of an access driveway and grassland. Whilst it does not form part of the Hayfield Conservation Area as mentioned, the buildings share a similar architectural language to those in the village. Deeper analysis of each building is listed on the next page, along with a record of additional outbuildings.



▲ FARMHOUSE (FROM RIDGE TOP LANE)

FARMHOUSE ▼





▲ ▼ HOUSE



▲ HOUSE BARN ANNEX ▼



Farmhouse
The farmhouse is a 3-bed stone house with a slate roof, similar in material to many dwellings found in Hayfield and the wider area. The farmhouse is adjacent to a single-storey building located to the north which is used together as a single dwelling.

House
The house is a previously converted agricultural barn. The conversion at the time included the demolition of part of the barn, retaining the core building for use as residential space.

Similarly to the farmhouse the house is built of a similarly matching stone and with a slate roof.

Barn Annex
The barn annex is a recently completed building which is used as both an annex to the residential accommodation and for storage. The barn annex is formed of stone with stained timber cladding and a metal standing seam roof.

3.0

PLANNING HISTORY



▲ MEADOWS FARM

A number of planning applications have been submitted for Meadows Farm. The most recent planning applications relating to the immediate site area are listed below in order of newest listed to oldest.

2019

Reference: NMA/2019/0028
Proposal: Non material amendment relating to HPK/2016/0074, removal of basement, minor changes to external materials and openings
Decision: Approved
Decision Issued Date: 01/05/2020

Reference: NMA/2019/0019
Proposal: Non material amendment in relation to HPK/2016/0074
Decision: Refused
Decision Issued Date: 15/11/2019

Reference: HPK/2019/0335
Proposal: Variation of conditions 2 & 3 of HPK/2016/0074
Decision: Withdrawn
Decision Issued Date: 16/09/2019

2016

Reference: HPK/2016/0074
Proposal: Proposed new barn and annex with basement
Decision: Approved
Decision Issued Date: 06/01/2017

2015

Reference: DOC/2015/0092
Proposal: Proposed Discharge of Condition 2 relating to Planning Application HPK/2015/0080
Decision: Approved
Decision Issued Date: 31/12/2015

Reference: HPK/2015/0080
Proposal: Proposed replacement storage barn over the Existing Annex and Store (Annex and Store incorporated into the new building)
Decision: Approved
Decision Issued Date: 16/06/2015

2014

Reference: HPK/2014/0121
Proposal: Proposed removal or variation of condition 2 & 3 relating to HPK/2013/0436
Decision: Approved
Decision Issued Date: 14/05/2014

2013

Reference: HPK/2013/0436
Proposal: Proposed demolition & rebuilding of existing metal clad 'Dutch' barn
Decision: Approved
Decision Issued Date: 27/09/2013

Reference: HPK/2013/0040
Proposal: Proposed Demolition and Rebuilding of Existing Store
Decision: Approved
Decision Issued Date: 25/03/2013

2012

Reference: HPK/2012/0702
Proposal: Proposed Retention of Rebuilt Original Garage, Store and Linking Structure
Decision: Approved
Decision Issued Date: 05/02/2013

Reference: HPK/2012/0422
Proposal: Proposed barn conversion (part retrospective)
Decision: Approved
Decision Issued Date: 06/11/2012

4.0

PRE-APPLICATION ADVICE RESPONSE

The following page includes the pre-application advice feedback received from High Peak Borough Council.

The key concern raised from the proposals was regarding the perceived overdevelopment of the land within the Green Belt, which was calculated at approximately 46% larger than the original barn structure.

We consider these calculations to be incorrect. The pre-application advice feedback refers to the existing barn structure and development that converted the barn to a residential house (application no. HPK/2009/0749). The calculations assumed that this application added floorspace, when it did not, instead reducing the scale of the building.

We have produced evidence and calculations to support our consideration. This information can be found in later in the document in section 7.0 - Green Belt Development Review.

10/05/2023

My ref: RHR/GEN/2023/0008

Your ref:

Andrea King
Unit D The Studio
Baptist Mills Court
Millpond Street
Bristol
BS5 0FJ

Dear Sir/Madam

GEN/2023/0008 - Ground floor orangery extension to the existing barn house, together with the proposed remodelling of the roof to the barn house and an extension link between structures as well as the conversion of an existing barn and annexe and associated hardscaping and landscaping. at Meadows Farm Ridge Top Lane, Hayfield

Meadows Farm, Ridge Top Lane is located within the Green Belt, as such any proposed development must be seen to be appropriate development within the Green Belt. NPPF paragraph 149 states:

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

c) 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;

An extension or alteration is typically considered to be a disproportionate addition once the original building has been enlarged by 30%.

Our records show that a barn has previously been converted to a dwellinghouse under HPK/2009/0749. At this time the barn was extended by approximately 24%. It is now proposed to further extend this barn by approximately 32% of the current structure. This would be approximately 46% larger than the original barn structure, pre-conversion.

Therefore the proposed extensions to the converted barn would be considered a disproportionate addition over and above the size of the original barn structure, pre-conversion. As such the principle of the proposed development is considered unacceptable.

Yours faithfully

Rachel Robinson
Trainee Planning Officer

5.0

PROPOSALS

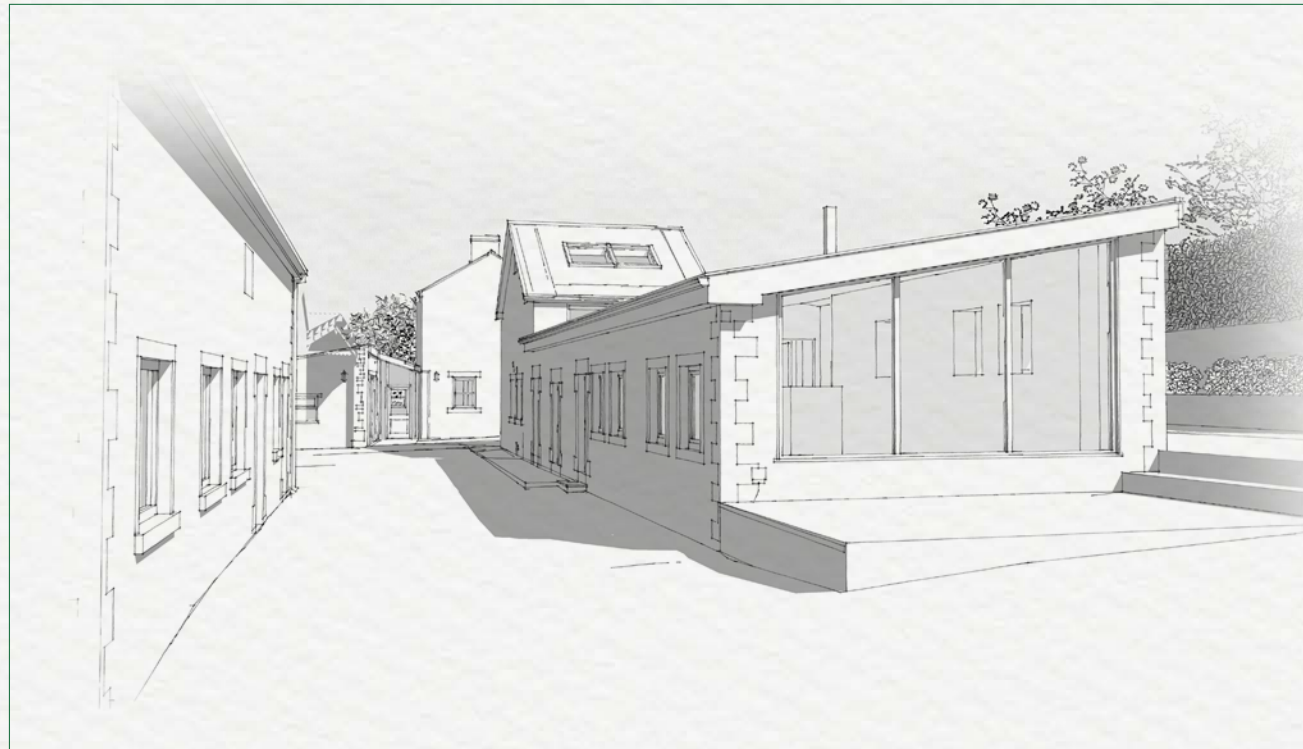


▲ VISUAL OF THE PROPOSED DEVELOPMENT

A principal aim of the proposals is to provide vital additional living accommodation for the applicant's growing family, whilst maintaining the nature and characteristics of the historic farmstead. As such, the proposed works are to include a single-storey conservatory extension and remodelling of the roof to the house, the conversion of the existing barn annex and the construction of a link structure between the house and barn annex so that the buildings can be read as a single home. Proposals also include the construction of a swimming pool with a pool nook, as well as associated landscaping around the buildings. A description of the buildings and their proposed alterations are listed below.

House

Application HPK/2009/0749 permitted the conversion of the building into its current form, with modest alterations granted permission in HPK/2012/0422. The conversion of the original barn structure (known in this application as the house) in 2009 resulted in a single pitch roof to the west end of the building, with a glazed gable end. The roof is incongruous to the roofscape of the original farmhouse and although it could be determined that it is agricultural in nature, it provides imbalance to the façade and built form of the other structures.



▲ HOUSE AS EXISTING

LINK AND HOUSE AS PROPOSED ▼



The existing arrangement of the kitchen and combined living area that were approved as part of the aforementioned 2012 application are not currently practical for the size of the multi-generational family that now occupy the home.

In order to address these issues, the proposals seek to rationalise the internal room arrangement of the house to provide an enclosed kitchen that allows for more cupboard and storage space.

The existing dining area is proposed to be converted into a snug for the younger members of the family to have their own personal, peaceful space. It is also proposed to convert an existing ground floor bedroom into a boot room with WC that is close to the main parking area of the house for ease of access. A utility room is also introduced as part of the internal proposals as this is required to accommodate the needs of the family.

The existing kitchen arrangement opens onto a paved terrace which includes an outdoor seating area, with an area of tarmac that loops around the buildings that used to be the farm track. This area is proposed to be rearranged to allow for a single-storey conservatory extension to provide a linked space to the kitchen that will also form a sun room. The south and east elevations of this conservatory are to be fully glazed with a glazed rooflight, allowing daylight to spill into the space. The existing south wall of the house will be altered to allow the conservatory to open up into the family dining room space, which will be separated by an internal balustrade supporting a beam structure to the roof.

The external envelope of the conservatory is proposed to be a lightweight structure, mimicking the agricultural characteristics of a steel framed barn. A simple, ogee form gutter will form the eaves and pass around the existing masonry structure of the house in order to visually tie the buildings together. Alongside cast iron hoppers and downpipes, this detail then passes around the house to integrate with the proposed link structure, forming a cohesive and subtle architectural tie to the individual buildings.

The roof of the proposed conservatory is flat in order to maintain the subserviency of the structure to the original barn. The roof will be covered with Code 5 lead or a lead coloured single ply membrane with flashing details to the existing roof. There are a combined set of 3 rooflights to the roof, allowing light to spill into the space and forming a vital part of the approach to energy conservation of the development through passive solar gain.

As previously noted, the current arrangement of the house roofscape is incongruous to the character of a historic barn. It is proposed to convert the existing sloping roof of the building into a pitched oak framed and glazed gable end. The introduction of a more conventional pitched roof will help to rationalise the elevation whilst referencing back to a more agricultural form.

The inclusion of metal posts to the new roof gable end will tie in with the conservatory extension and further proposed features of the scheme. This is a common detail found throughout the region that provides a rich but subtle vernacular architectural feature through balancing materials with traditional quality.



▲ BARN ANNEX AND HOUSE AS EXISTING

AS PROPOSED ▼



The first floor is to remain as existing.

Link Structure

A single-storey link structure has been introduced with the proposals to internally connect the house with the Barn Annex. Similarly to the conservatory extension, the link structure is formed with a glazed metal frame and masonry nibs. A pyramidal rooflight completes the design to draw in substantial daylight into the room. The metal skeletal form of the structure is kept deliberately slim to give the perception of a lightweight building.

The link structure has been designed in a way to not only act as an internal connecting point to aid internal movement for family members, but also as an entrance and vestibule to allow access from all four sides, creating a generous lobby space on access to the property.

Barn Annex

The Barn Annex has been previously granted planning permission for use as an annex with living accommodation and storage. The proposals included with this application seek a change of use to convert the Barn Annex into full living accommodation which is to be directly associated with the use of the house.

These proposals do not alter the external footprint or mass of the structure. The fenestration will be adapted to allow for a covered balcony at first floor level, which acts as a brise soleil to the space behind. The balcony is formed from a simple oak frame with decorative metal columns forming a tripartite arrangement to the space. This compliments the existing stone walls and provides an architectural connection to the proposals for the house.

The proposals for the ground floor accommodation in the Barn Annex include a family room for all members of the extended family to gather. This room is accessed off the proposed entrance lobby. The ground floor also includes an accessible bedroom and shower room for the less abled family members and guests. A set of proposed French doors allow access to the private terraced gardens between the Barn Annex and the existing Farmhouse. A home office is also proposed for the ground floor, together with a separate WC in order to allow the applicant to work on their businesses from home and to provide a space for their children to study and work when needed. Since the Covid-19 Pandemic, working practice has changed considerably and a home office environment has now become an important requirement for the applicants.

Light spill into the Barn Annex will be controlled similarly to the first floor, with the use of Pilkington K Activ SunShade Neutral glazing and solar operated blinds. The internal lighting to these rooms will also be low lumen downlights, rather than pendants and chandeliers in order to reduce light spill. The proposed fenestration arrangement does not materially alter the existing structural arrangements of the Barn Annex and cannot be seen from neighbouring properties across the valley.

The first floor of the Barn Annex includes the conversion of the existing storage space to form a master bedroom suite for the applicants, with an en suite and dressing room. A sitting room provides the important personal space for the applicants with views out to the fields beyond.



▲ LINK STRUCTURE AND BARN ANNEX

Swimming Pool and Pool Nook

The swimming pool and pool nook are proposed to be constructed to the north of the Farmhouse, with the nook positioned against the hedgerow bordering the site with Ridge Top Lane. Constructed of a timber frame with a slate roof, the nook is to be covered on the side backing on to Ridge Top Lane, whilst the rest of the nook sides will remain fully open. This will allow for suitable shelter and visibility whilst the pool is in use.

Associated Landscaping

In order to blend these new proposals together, landscaping in the area will be overhauled, removing tarmac/paving areas and reintroducing formal and informal planting. A modest paved terrace to the conservatory extension is proposed, along with a stepped access to a further seating area outside of the glazed gable end to the house. This area of hard landscaping is balanced with extensive planted beds and a productive garden that is proposed to the south of the conservatory over the area of existing tarmac.

A subtle sunken garden is introduced centrally to the site, helping to join the buildings together and encourage movement between spaces. This arrangement helps to directly link with the swimming pool.

The proposed planting schemes greatly improve the ecological benefits of the site by planting meadow flowers and successional planting that provides food for insects, bird and mammal life throughout the year. A small kennel and garden area for dogs is also proposed to the southern boundary of the site opposite the kitchen.

6.0

JUSTIFICATION STATEMENT



▲ DEVELOPMENT

LINK STRUCTURE AND BARN ANNEX ▼



This development has been proposed in order to allow for improved use and access at Meadows Farm for the applicant's family. At present the site is incoherent, having been gradually converted in the past few decades from a working farm to solely residential use. These conversions overtime have often been isolated, not considering how the buildings would be used as one single property.

The farmhouse is currently occupied by a younger member of the applicant's family and will remain as such, whilst the house and bedrooms proposed in the Barn Annex will be occupied by the applicant, their other children and their elderly parents. The remaining areas proposed in the House and Barn Annex will be used by the whole family, allowing for sufficient communal and private areas for the applicant.

It is intended that these proposals will integrate the individual buildings that have evolved overtime on the site into one cohesive development, achieved through providing an architectural link, as well as improving the layout of the internal rooms so that they better suit the requirements of the growing family. The characteristics of the historic farmstead have been maintained, with the proposals being inspired by vernacular and traditional detailing prevalent in the surrounding region.

The scale of the proposed development has been thoroughly considered, ensuring not to overdevelop the volume and massing of the structures. The historic character of the farmstead remains and has the appearance of buildings constructed at different periods, rather than as one single mass of structure forming the home.

The proposals also seek to build on the quality of the existing features, such as the use of natural stone masonry, to provide a home for the multi-generational family to live together.

The proposals retain the built form and footprint of the existing structures and propose to utilise and reuse existing buildings rather than to propose a new application for a large dwelling to meet the applicant's needs. This can be seen with the Barn Annex proposals. Here, the development focuses on reorganising the internal layout, rather than changing the external form, to maximise accommodation and living space without significant alteration to the external fabric.

The form of the agricultural buildings is retained and the modest single-storey link structure connects the two structures together at their midpoint, where a lobby is formed. This will become the hub that connects the living spaces



▲ ▼ ROOF AMENDMENT AND CONSERVATORY EXTENSION TO HOUSE



and creates a new, formal entrance to the property through either the terraced gardens to the east or the more informal gardens to the western boundary.

The applicant's family are a bonded, close-knit family that live together and work from home. Access has become an issue for elderly family members, so ground floor, level access is necessary to futureproof the house. This is aided through the introduction of the aforementioned link structure. The buildings between the proposed link are presently separate, meaning that the applicant would have to go outside from the House before entering the family accommodation proposed in the Barn Annex. With the introduction of the Link, the structure internally helps to connect the living accommodation of the kitchen and dining spaces to the family living room and bedroom accommodation in the Barn Annex. It is not the desire of the applicant to create separate dwellings on the site.

The Link structure, Conservatory extension and gable end development on the House cannot be viewed from neighbouring properties. The low, flat roof ensures that it does not dominate or compete with the existing roofscape of the Farmhouse with its differing pitches that have developed over time. The tall retaining wall to the south and the slope of the natural bank also help to conceal the proposals from the view of any surrounding neighbours or roads.

The proposed landscaping helps to tie the proposals together seamlessly through interspersing pockets of recreation (swimming pool and nook), relaxation and dining (conservatory extension patio, sunken gardens).

The areas each feature varying levels of open and enclosed spaces to enjoy privately or as a group. A fenced-in area around the proposed kennel is situated in order to improve the current arrangement for the applicant's dogs to roam outside safely.

Significant planting is also proposed in order to improve biodiversity on site, as the existing arrangement (which features significant paving and tarmac) leaves little opportunity for wildlife to flourish. This planting ceases past the swimming pool and nook, where the rest of the land is kept as existing to allow wildlife to continue benefiting from the site.

7.0

GREEN BELT
DEVELOPMENT REVIEW

barn by approximately 32% of the current structure. This would be approximately 46% larger than the original barn structure, pre-conversion”.

Paragraph 149 of the NPPF states exceptions for extensions or alterations to a building in a Green Belt is acceptable *“provided it does not result in disproportionate additions over and above the size of the original building”*. The scheme for HPK/2009/0749 contained no extensions, utilising space from the existing form, which included the first floor room. It appears that High Peak considered this to be an extension, which is incorrect as the built form was already created. Therefore, the 24% reported increase should be considered incorrect.

It should also be noted that HPK/2009/0749 also removed part of the building which was steel framed with timber cladding. As this was a covered enclosed space, this should be considered as deducted space, adding to future development allowance.

On review of the pre-application comments, the calculations were checked between all versions of the barn (from pre-conversion) to ensure the proposals would not be disproportionate to the size of the original barn. These calculations can be found on the next page.

Meadows Farm lies within a Green Belt. As per the National Planning Policy Framework (NPPF - September 2023), Green Belt restrictions are defined in 13. Protecting Green Belt land.

Paragraph 149 states the following:

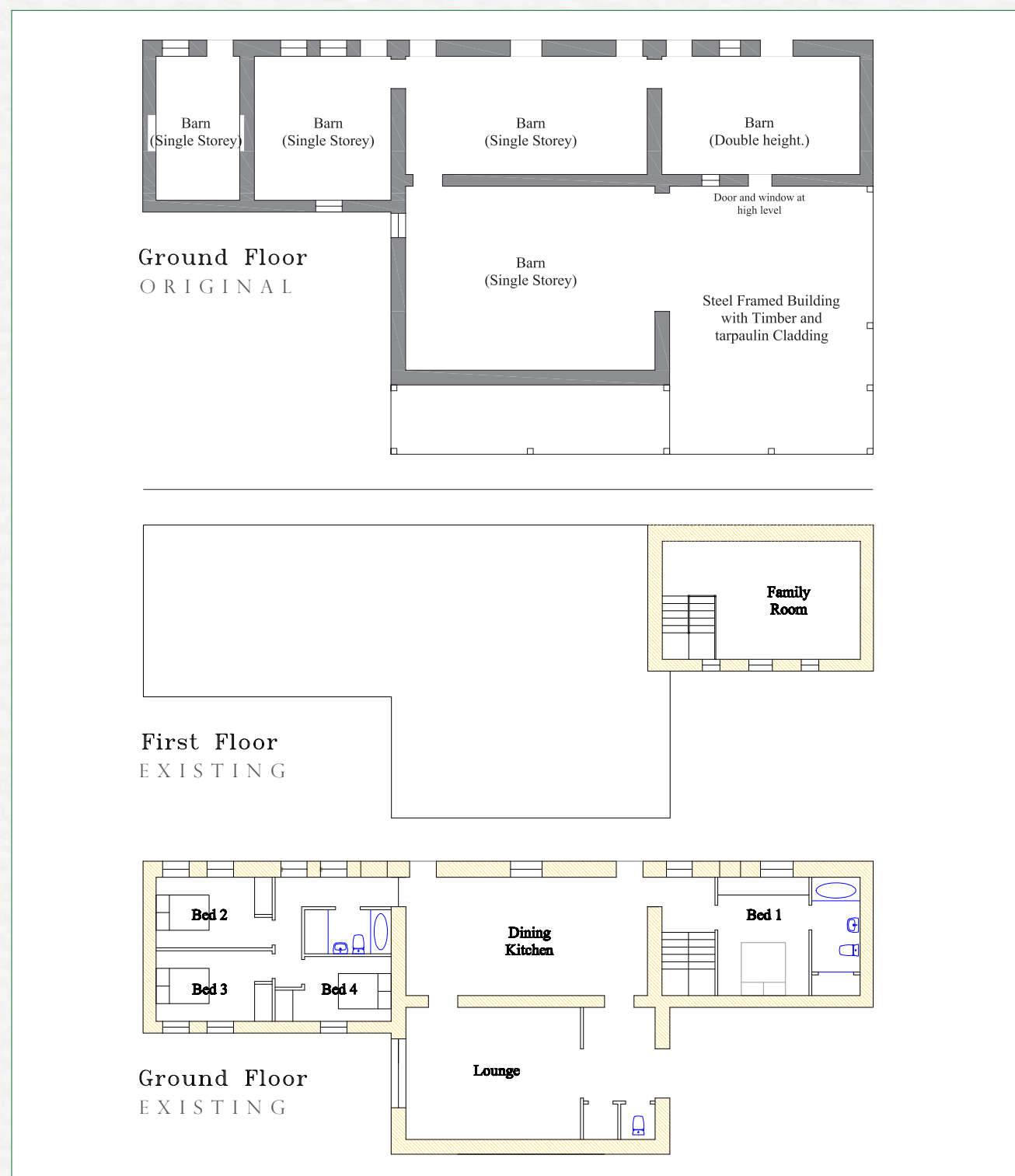
“A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

c) 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.”

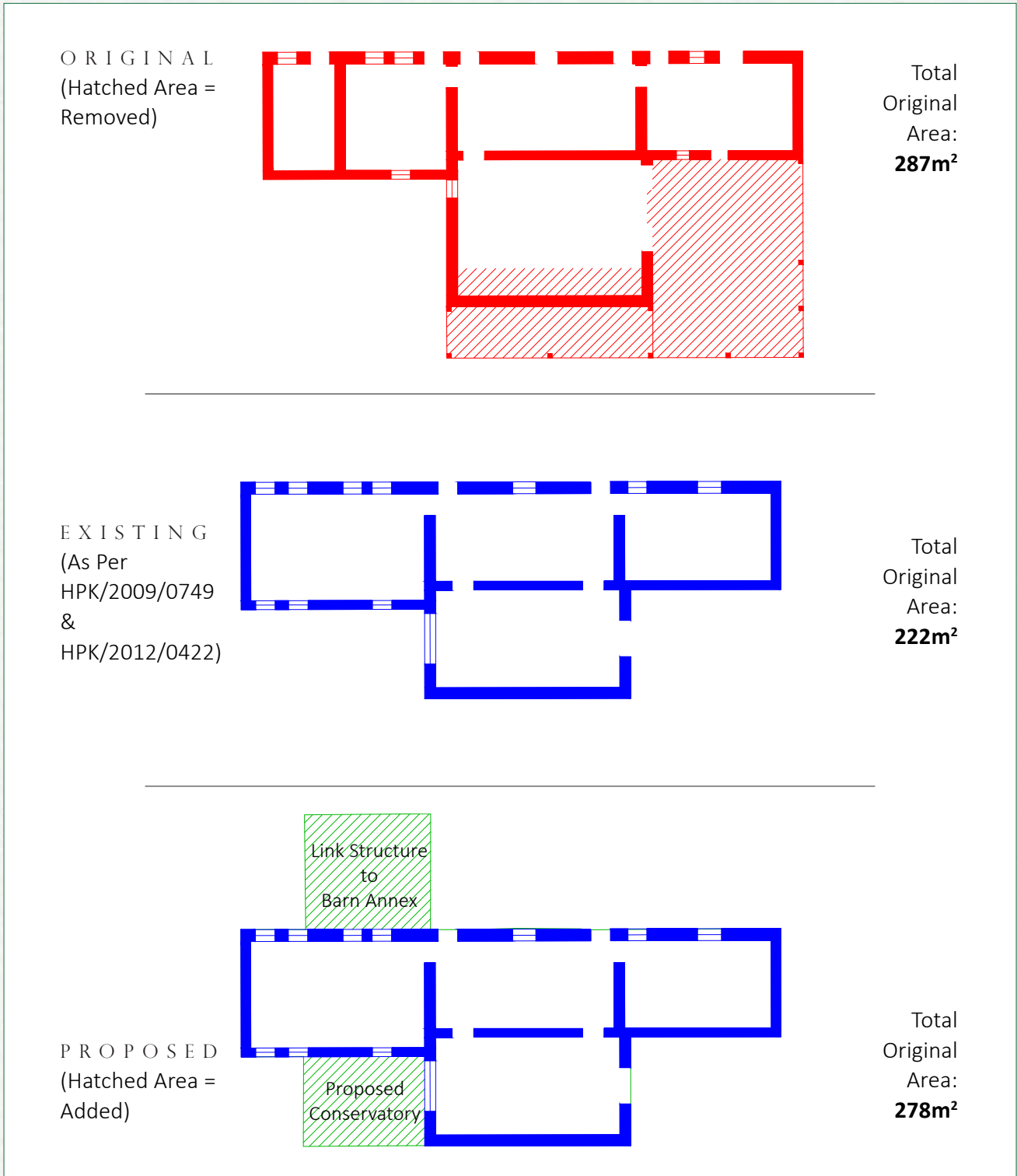
In the pre-application feedback from High Peak Borough Council, the planning officer considered the proposals *“a disproportionate addition over and above the size of the original barn structure, pre-conversion”*, citing an earlier approved planning application (application reference: HPK/2009/0749). This reasoning directly referenced paragraph 149c) of the NPPF.

This 2009 application was for the conversion of outbuildings to form a residence (see left - now the “house”). The proposed scheme sought to remove steel framed buildings and to renovate and repair masonry structures. It was noted within the application Design and Access Statement that the scheme included no extensions to the existing buildings.

The planning officer within the pre-application feedback mentioned *“our records show that a barn has previously been converted to a dwellinghouse under HPK/2009/0749. At this time the barn was extended by approximately 24%. It is now proposed to further extend this*



▲ EXISTING AND PROPOSED PLANS FROM HPK/2009/0749



▲ FLOORSPEC CHANGE BETWEEN BARN DEVELOPMENTS (NTS)

Floorspace Calculations

Existing Building (pre-HPK/2009/0749)

- Existing building floorspace as per HPK/2009/0749: **287m²**

Approved Building (HPK/2009/0749)

- Building floorspace as per approved HPK/2009/0749: **222m²**
- Total floorspace change (%): **-23%**

Existing Building (2023)

- Existing building floorspace as of 2023: **222m²**

Proposed Building (2023)

- Proposed building floorspace as per new 2023 application: **278m²**
- Total floorspace change (%): **+25%** from current existing

Floorspace Differences

- Total floorspace change between HPK/2009/0749 (existing building) and 2023 application proposal (%): **-3%**

As can be seen from the calculations above, there is nominal difference in floorspace between the original building in HPK/2009/0749, the approved development in HPK/2009/0749 and the proposals of this 2023 application. As noted above, the current proposal is 3% smaller than the original building from 2009. On this basis, the concerns raised regarding overdevelopment should not be considered a reason to object to these current proposals as they conform to the NPPF.



▲ LINK STRUCTURE

As part of the design proposals put forward, the applicant is committed to providing significant improvements to enhance the energy use and requirements of the existing buildings.

Heating to the house is presently provided by a gas boiler. It is proposed as part of these alterations to convert the existing heating and hot water system to either air source heating or ground source heating to provide a long term, sustainable means of micro generation of power.

The ground source heat pump and air source will be coupled with a mechanical ventilation heat recovery system that will take warm, vitiated air from wet rooms in the house and use this heat to distribute to other rooms that are occupied in the house. Where the home is in constant use by the various family members, this provides an opportunity to borrow and reuse heat that would otherwise be wasted or lost from the use of these rooms. An MVHR system also enables the walls, ceilings, roofs, floors and windows to be made airtight or vapour impermeable, therefore significantly reducing the heat loss through the building fabric.

It is also proposed to significantly augment and alter the existing internal fabric of the house to include additional insulation and vapour control layers to mitigate heat loss through the structure via the passage of water vapour. Windows will be replaced for sealed metal casement units set in solid oak frames to greatly improve the airtightness and therefore thermal performance and efficiency of the house.

The open plan nature of the kitchen, conservatory, dining room, lobby (in the

proposed link structure) and the open stairwell to the sitting room on the first floor of the Barn Annex allow the airflow within the room to be controlled by the MVHR system to ensure that heat is distributed evenly and is reused and recycled in order to conserve energy.

Along with the MVHR, thermal cylinders will be provided for the storage of hot water for use in the showers and taps and for underfloor heating throughout the structures. These thermal cylinders will be heated primarily from the air source or ground source systems, providing an efficient form of energy production.

Solar panels will also be considered in order to provide power for the use of the home, as well as to provide power to be stored in batteries. This will in turn be used to generate the power required to top up the temperature of the thermal cylinders to 70 degrees for the hot water system. This power from the batteries (fed into the system during daylight hours), will transfer to the hot water cylinders at night where a higher temperature will be maintained in readiness for showers in the morning hours.

Together with an overhaul to the heating and ventilation systems, existing floors will be adapted to include underfloor heating, with additional insulation to be added to the floor,

roof and walls of the Barn Annex to exceed current Building Regulation standards for a building of this type. As with the House, a vapour control barrier will mitigate heat loss through the building fabric.

It is also proposed to heat the proposed swimming pool with a separate air source boiler or ground source unit to ensure that the energy used to heat the pool is as sustainable as possible.

All glazing will be Pilkington K Activ SunShade Neutral which will mitigate the effects of overheating on south facing windows in the summer, but allow for adequate passive solar heating in winter when it is needed. This will be complemented by the MVHR system that will allow for the passive heat generated in south facing rooms to be distributed to the darker, cooler rooms on the northern end of the House and Barn Annex. This free, natural form of heating will greatly reduce energy demand and help to create a comfortable, clean air environment.

Material used for the construction and the workforce used to construct the proposals will be locally sourced in order to mitigate the embodied energy of the proposed development.

8.0

SUSTAINABILITY STATEMENT

9.0

SUMMARY

This application is for the proposed extension and conversion at Meadows Farm on behalf of Mr and Mrs P Coverley.

The proposed works are to include a single-storey Conservatory extension and remodelling of the roof to the House, together with the conversion of the existing Barn Annex and the construction of a Link structure between the House and Barn Annex. Proposals are also to include the construction of a swimming pool with a pool nook and associated landscaping to all areas. These works have been submitted by the applicant to accommodate for their growing family through integrating the individual buildings on site in a cohesive, rational scheme.

Whilst the site lies within the boundary of a green belt, it should be noted that the current concerns of the LPA regarding overdevelopment should not be considered an issue. This is due to a previous application (HPK/2009/0749) demolishing a far larger area of built form originally. As a result, when comparing the current proposals with the original structures (HPK/2009/0749), the proposed development size is still smaller than the original arrangement of buildings. Given this evidence and the justification for the proposals outlined in this statement, it is considered that this application for planning consent should be supported.



▲ VISUAL OF THE PROPOSED DEVELOPMENT