



Whitehouse Farm Stable Conversion

Planning Application

1. PLANNING STATEMENT



Contents

1.Introduction

2.Site Description &Context

2.1. The site

2.2. Surrounding Area

3.The proposed Development

3.1. Background

3.2. Design

3.3. Access & Servicing

4.Planning Policy

4.1. Planning policy Framework

4.2. Assessment of conformity with Planning Policy

4.3. Summary

1.Introduction

This Planning Statement has been prepared by IQS Ltd (hereafter referred to as IQS) on behalf of Julie & Jason Bangbala (“The Applicant”) in support of a planning permission for the change of use of land to domestic curtilage associated with the host dwelling as part of Stables conversion to an office space.

2.Site Description & Context

2.1 The Site

The red line boundary of the Site encompasses circa 1,500m², with a development area of approximately 400m² in which the stables is located. The site is located on Farm Lane, Whitefield.

A Site Location Plan with the application boundary marked in red accompanies the application submission.

2.2 Surrounding Area

The site is located in Simister, Whitefield and is surrounded by a mix of predominantly Greenbelt farm land with a number of residential properties located on Farm Lane and Simister Lane. To the south lies the M60 motorway however access to Farm Lane is accessed via a bridge on Simister Lane over the motorway.

The properties that are on Farm Lane are consistent in scale, height and design. The buildings are all two-storey and have white render to external elevations. The location of the stables is secluded and will not impact on the current landscape or on the openness of the Greenbelt Land.

3. The Proposed Development

The proposed development comprises an application for full planning permission for the change of use for the existing land and the conversion of existing stables into an office space.

“Change of use from stables to an office/living space. The works will include the addition of two steel beams to allow the removal of two internal walls, the creation of a new window & door to the right side, blocking out 2/4 reveals with the expansion of one reveal to 2.4m to allow the installation of double French doors and a single door to the other (Installation of two new lintels), insulated render to all external walls & plasterboard internally. Installation of stud partitions to create a kitchenette & WC which is to be plumbed into the septic tank located in the garden”.

3.1 Background

The vision for the Site is to re-develop the stables lying at the bottom of the Applicants land into a useable space. The existing stables have not been used for many years so are now in complete disrepair and unsightly to the land the property lies. The clients see this as an opportunity to add significant value to the property and maximise their land while maintaining the existing footprint of the site.

3.2 The Design

The proposed design is to be in-keeping with the existing stables maintaining the white render and keeping the same roof. The main alterations externally are in the openings to the stables. Currently there are four openings to the front elevation with four stable gates. They will be replaced with modern PVCu double French doors and a single door to the front with a new door and window to the right side. With this being said the stables are not visible from any of the neighbouring property. The existing render will be replaced with insulated render in order to comply with Building Regulations however, the appearance will remain the same.

Also, the client intends to carry out landscaping works to the surrounding area to the stables, no trees will be affected by this. This again will massively improve the area.

3.3 Access and Servicing

Currently within the stables there is an electric supply, we have contacted an electrician and they have confirmed this is suitable supply. This means there will be no disruption to the grid.

Also, there is a septic tank located in the nearby vicinity to the stables. We have had it confirmed by a specialist there is additional capacity to connect the proposed toilette to this tank. This will again cause minor disruption to the local drainage.

4. Planning Policy

This section provides an overview of planning policy relevant to the Site at national, regional and local level and a review of the Proposed Development against these policies.

4.1 Planning Policy Framework

National planning policy is set out in the National Planning Policy Framework (NPPF) which was adopted on 5 September 2023.

The NPPF establishes overarching principles of the planning system, including the requirement of the system to “drive and support” development and supports “approving development proposals that accord with the development plan without delay”. There is also a “presumption in favour of sustainable development.... (which) should be seen as a golden thread running through both plan-making and decision-taking”.

The NPPF focuses on the delivery of sustainable development. In particular the core planning principles include, amongst others “to drive and support development”. In determining planning applications, the NPPF acknowledges

that the planning system is plan-led, and that Local plans should be the starting point for the determination of any planning applications.

Section 13(150-d) of the NPPF states that certain forms of development are also not inappropriate in the Green belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are “D) the re-use of buildings provided that the buildings are of permanent and substantial construction”. The stables exists within greenbelt land so this policy is massively relevant to the conversion.

The proposed development aligns with this policy. The stables is a permanent and substantially constructed building and the proposed use of creating an office space does not conflict with the purpose of the land it exists. The creation of the office space will allow the Applicants to create a separate working space away from their home preventing the need to travel.

This policy is supported in the UDP as the proposed development will maintain the openness of the area as the existing footprint of the stables will be maintained without further extension.

Criterion (f) relates to the provision of necessary services without extensive works. Currently within the stables as mentioned above there is already an electric supply. Also, the property has a septic tank local to the stables which has the capacity to deal with the extra volume created. This will mean that minimal disruption is caused.

Criterion (g) refers to the impacts on protected species. As part of the Planning Application we have included a Bat survey which was the main cause of concern in relation to this. We concluded there are no bats inhabiting the stables.

Conclusion.

This statement has outlined the Proposed Development and assessed the proposal against the relevant national and local planning policy framework. It is clear from this assessment that the proposed development accords with these policies and therefore represents an appropriate development for the site.

Moreover the proposal will allow for the much needed regeneration of the Applicants land as the stables have fell into disrepair due to them no longer being in use.