



SUPPORTING, DESIGN AND ACCESS STATEMENT

CONVERSION OF BUILDING

IN TO ONE RESIDENTIAL UNIT

(INCLUSIVE OF NEW ACCESS ON TO ASH LANE AND DETACHED GARAGE)

OUTBUILDING AT

TRAY ASHES FARM, ASH LANE, WIDNES, WA8 8JS

NOVEMBER 2022

1. Introduction

- 1.1. This document provides supporting information in respect of planning application made by Mr Nick Prescott for the conversion of the outbuilding adjoining Tray Ashes Farm to form one residential unit with associated garden, parking, detached garage and new access on to Ash Lane.
- 1.2. The purpose of this document, is to provide a concise overview and explanation of the background to the proposal and in particular:
 - The policy content with which the application should be considered and determined.
 - An assessment of the planning merits of the application
 - Consideration of the site-specific planning issues
 - To provide a family dwelling
- 1.3. The information contained in this document is supplementary to that provided on the completed planning application form and is to be regarded as forming part of the application. The information contained in this statement is also intended to assist the Planning Authority in determination of the proposal.

2. Proposed Development

- 2.1. The site comprises a family dwellinghouse, detached outbuilding which under application number 10/00187/FUL was converted into ancillary accommodation set within established garden and grounds extending to 1.26 acres. The site is adjoined by an agricultural unit, land and farm buildings extend to circa 55 acres. All located on the edge of Widnes, accessed off Ash Lane through an established access point.
- 2.2. The site is in a Green belt designation however is free from other designations such as listed buildings or Scheduled Ancient Monuments. The site is contained within a residential vernacular. A sustainable location, accessible to all modes of transport.
- 2.3. The proposed scheme is for the conversion of the vacant outbuilding to provide one residential unit with shared gardens, new access, parking and turning area as annotated on the accompanying drawings.
- 2.4. The proposed new access is to be located to south of the barn, on to Ash Lane, an unadopted road, which is covered by a public footpath. The proposed new access does not affect the footpath and users.
- 2.5. It should be noted that a pre application enquiry was submitted in 2016 under reference 15/00088/PREAPP for the proposed conversion into a self-contained independent dwelling. A positive response was received and feedback gained in February 2016 stated “owing to the implementation of the NPPF, the principle of the barn being utilized for residential purposes is acceptable”.
- 2.6. The other considerations and detail which would be required to be provided in support of any subsequent application have been provided within the accompanying submission and supporting documentation.
- 2.7. the building is a non-designated heritage asset. There are no extension, change to roof pitch or structure proposed. The proposal is a conversion of an extant building in line with planning policy. There will be no change or impact on views of the building from the street scene. Boundaries are established and will not be altered.

3. Site Images:

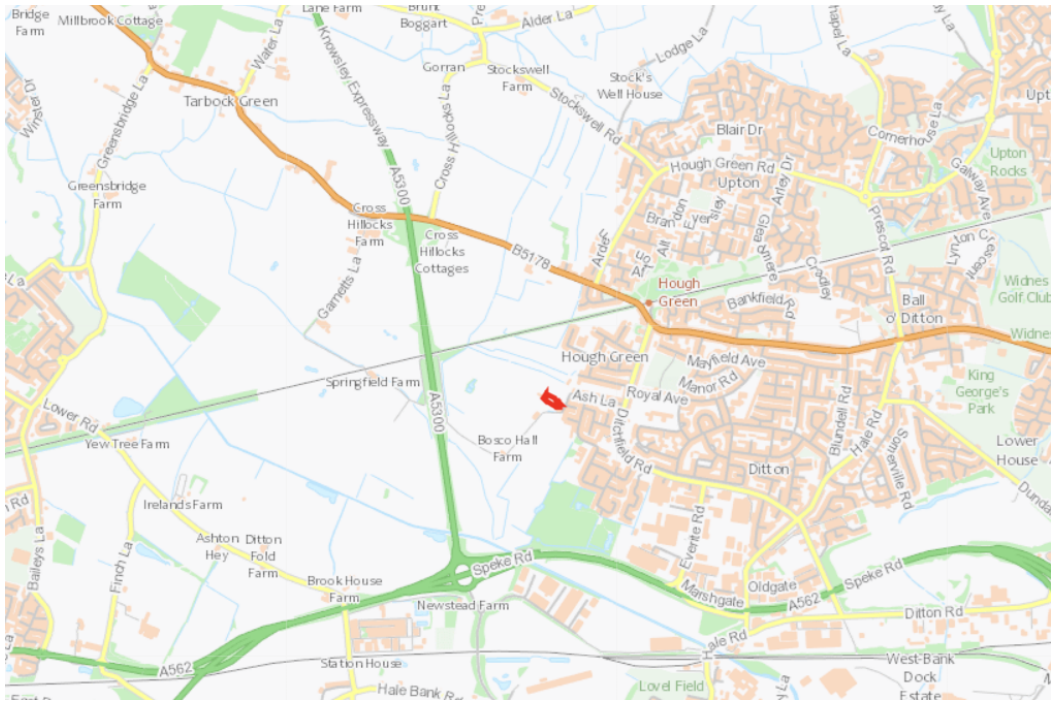




4. Location

5.1. The following images shows the location of the site:

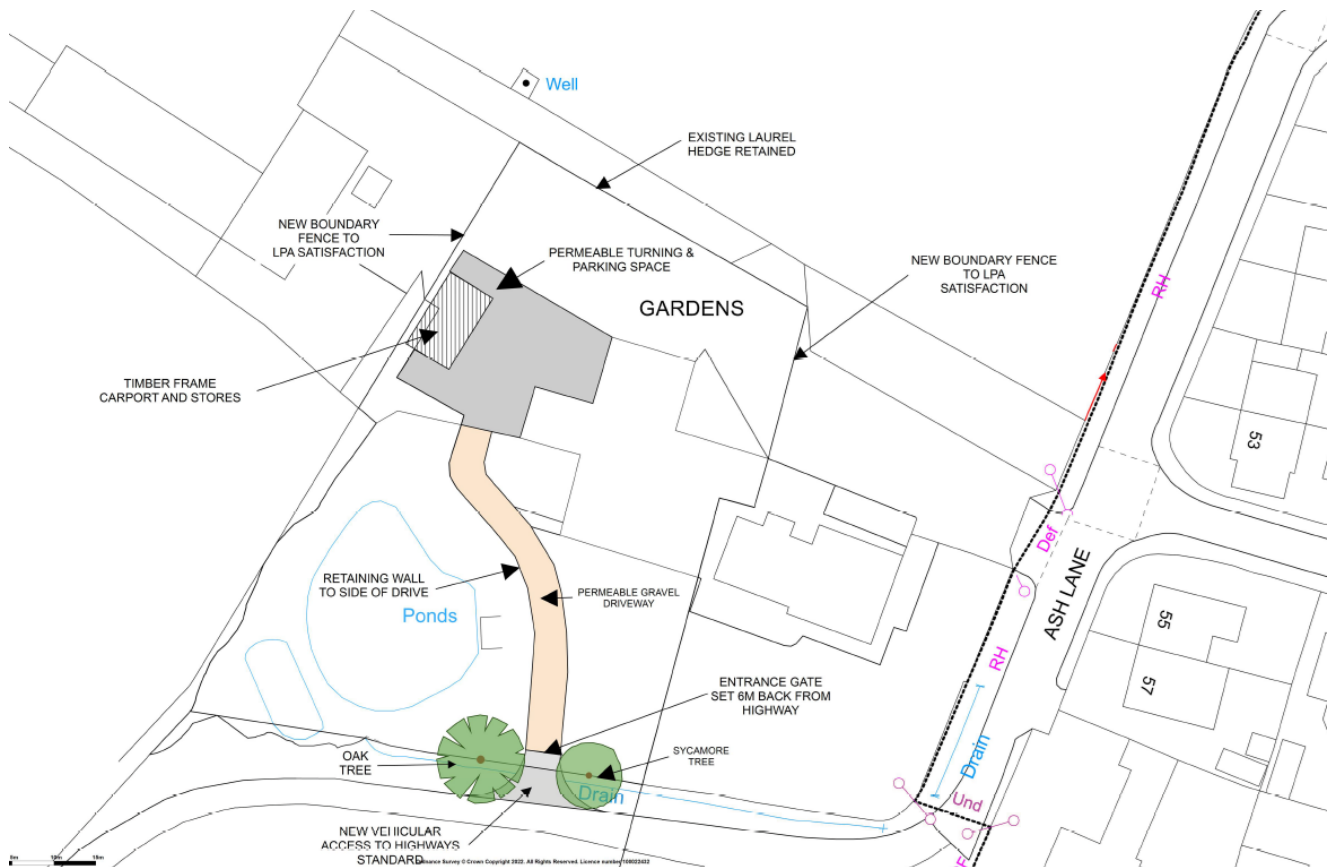




6. The site

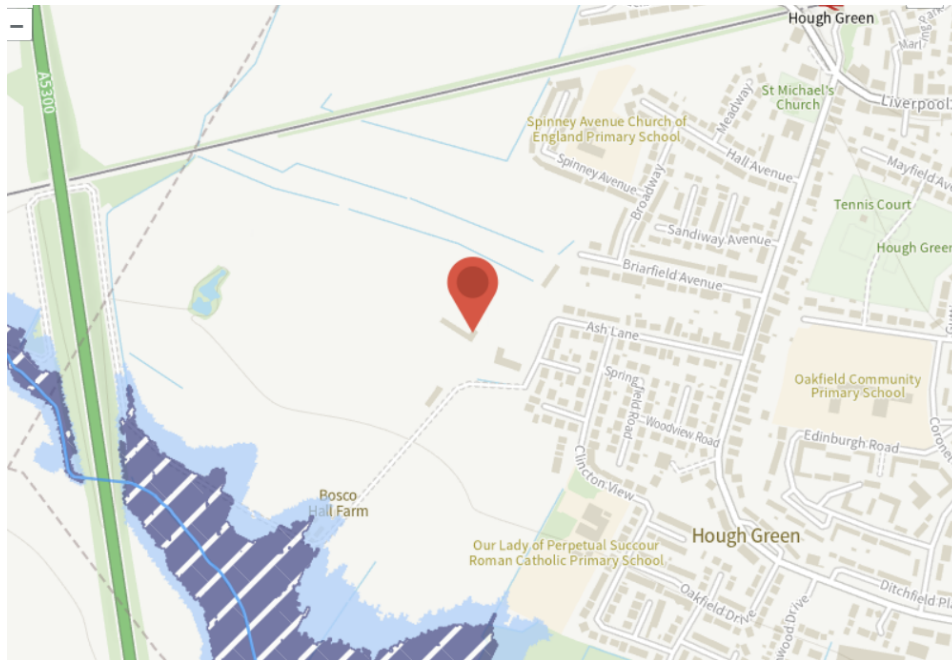
6.1. The use

6.2. The use of the building as existing is residential (ancillary). The proposed use of the site is residential.



6.3. We are not aware of any site constraints relating to arboriculture, topography, or land contamination.

6.4. The site lies within Flood Zone 1 as identified in Environment Agency flood risk mapping, extracted below



7. DESIGN AND ACCESS

7.1. Amount

UNIT	SQ M	ACCOMMDATION
1	427.64 sq m (footprint) 552.26 sqm (Floor Area)	4 Bedroom. Bathroom. Hall, Lounge, Kitchen, Utility, WC. Office. Gym. Family sitting room. Pool

7.2. The design has evolved with careful consideration to maximise natural light for modern living standards. The scheme replicates the 2016 discussed scheme, whereby it was considered that the design would not appear incongruous to the setting of Ash Lane nor the retained farmhouse.

7.3. Total site area extends to 3220 sq m (0.80 acres)

7.4. Use

7.5. Existing use: Ancillary Residential Proposed Use: Conversion. Independent Residential

7.6. Landscaping

7.7. To be retained as existing. Garden laid to lawn with established borders and fencing. All annotated on accompanying plans and would not impact the retain residential amenity of the adjoining property.

7.8. Material

7.9. Full plans and elevations have been submitted as part of this application. This submission is for a change of use and the materials are as existing however any new materials will be selected to blend with the surrounding area and reflect the character of the site.

7.10. The bulk and mass of the building would be retained, and no extensions are proposed.

<u>MATERIAL</u>	<u>EXISTING</u>	<u>PROPOSED</u>
ROOF	Slate	Slate
WALLS	Brick.	Brick
DOORS	Timber	Timber
SOFFITS AND FASCIA	Timber	Timber
WINDOWS	Aluminium & Wood	Aluminium & Wood
RAINWATER AND GUTTERING	Cast Iron and Plastic	Cast Iron and Plastic

7.11. Drainage

7.12. No alteration to existing connections. All drainage to connect to established treatment plant which is conveniently accessible for maintenance or emergency drainage works. There are no utility constraints to this site and all exterior hard surfaces are to be permeable.

7.13. Services

7.14. No alteration to existing connections. The unit will connect to existing mains water and electricity. Solar panel already installed and grid feed.

7.15. Noise

7.16. The proposed site will not be affected by noise other than from existing sources.

7.17. Access & Highway

7.18. The site is at present accessed of Ash Lane, through an existing access point. This access is to be retained for the main dwelling, with the subject application proposing to provide a new access on to Ash Lane.

7.19. As stated previously Ash Lane is an unadopted road with public footpath. The proposal will not impact the users or route of the footpath.

7.20. Full details in terms of the new access can be observed on accomapying plans, including surface materials and splays.

7.24. Waste Management

7.25. The future residents will have the facility to store the required waste storage bins within their garden area to accommodate recyclable waste and general refuse.

7.26. Bins can easily be manoeuvred to the highway on bin collection day and then returned to the garden, so they are generally out of sight.

- 7.27. Cycle Provision
- 7.28. Bicycle storage will be provided within the garage, by way of a fixed bicycle rack
- 7.29. Electric Vehicle Point
- 7.30. A bi-directional vehicle charging point will be provided within the garage
- 7.31. Ecology
- 7.32. The building is as existing and undertaken significant renovations and substantially complete as approved under the 2010 submission and we believe there is no potential for bats and roosting of protected species. An ecology survey has not been completed but if required we are happy to discuss and liaise with MEAS
- 7.33. The proposed access and internal driveway do not remove any trees or natural landscaped boundaries.
- 7.34. Climate Change

The proposal is a conversion and will work within the existing fabric to enhance the thermal properties. The overall aim will be to have a high standard of energy efficiency, to reduce carbon emissions, reduce running costs and provide a sustainable commercial office development for the occupants.

The design has focused on making best use of the “passive” influences in the building – like sunshine, shading and ventilation – rather than active systems such as air conditioning and central heating. At present the scheme has utilised existing opening. However, in addition to rigorous energy efficiency, this proposal intends to look at incorporating the use of solar panels.

The conversion will include or where possible integrate:

- High-quality insulation – The quality of the insulation is key to the success of the building design as it minimises the heat exchange with the outside environment. Thick continuous insulation will be used to maintain an optimum temperature in all weather.
- Superior windows – To ensure that the entire building envelope is well insulated the build will have quality windows with a low thermal conductivity. A minimum of argon filled double glazed units with a low-e coating will be used. High solar heat gain windows will be used where the winter sun is wanted and their low solar gain counterparts where the summer sun could become excessive.
- Ventilation with heat recovery – all that is needed for a super insulated building is high quality ventilation that recovers heat from the used air and transfers it to the fresh air coming in. This ensures a minimal loss of energy and a good indoor air quality. An option is an energy recovery ventilator which transfers heat and moisture during air circulation.
- Airtight construction – there should be no uncontrolled airflow between the internal/ external environment as moving air carries heat with it. Warm air holds more moisture than cold, and when it leaks into gaps, it deposits this moisture on cold surfaces.
- No thermal bridging – This means making sure walls, floors and roofs are well insulated with no gaps. This reduces the need for heating or cooling to achieve a comfortable temperature.

8. PLANNING POLICY

8.1. NPPE

GREEN BELT POLICY

The site is in the Green Belt designation and therefore the first issue to establish is whether the development would be inappropriate development in the Green Belt.

Paragraph 147. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 148. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- 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;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete 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; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

However, in respect of the proposed application:

Paragraph 150 states: Certain other 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:

- a) mineral extraction;
- b) engineering operations;
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;**
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

8.2. LOCAL PLANNING POLICY

KNOWSLEY LOCAL PLAN: CORE STRATEGY

- CS2 - Development Principles
- CS3 - Housing Supply, Delivery and Distribution
- CS5 - Green Belt
- CS7 - Transport Networks
- CS17 - Housing Sizes and Design Standards
- CS19 - Design Quality and Accessibility in New Development
- CS21 - Greenspaces and Trees
- CS22 - Sustainable and Low Carbon Development
- CS24 - Managing Flood Risk

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

- DQ4 - Trees and Development
- ENV5 - Contaminated Land
- G6 - Conversion or Change of Use of Existing Buildings in the Green Belt

SAVED POLICY G6 IN THE REPLACEMENT UDP is also relevant to the determination of this application. It states that proposals for the conversion or change of use of existing buildings in the Green Belt will be permitted provided that:

- The proposal will not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it
- The building is of permanent and substantial construction and major reconstruction will not be necessary to accommodate the proposed development
- Any intrinsic architectural qualities of the building itself would be preserved or enhanced
- All building work would be in keeping with its surroundings
- Any associated vehicular access routes, boundary treatments and gardens can be provided without harming the character of the surrounding area
- Damage to habitats is minimised
- There would not be an unacceptable impact on the amenity of existing neighbouring occupiers
- The traffic generated would not be harmful to highway safety
- The applicant has satisfactorily demonstrated that the conversion of the redundant building would not produce displacement of activity and then the requirement for a new building to accommodate that activity.

The proposal is in adherence to National and Local Planning Policy

9. CONCLUSIONS

- 9.1. The proposal is for the conversion of an existing building which has substantially been completed and carefully designed to respect the site's location and meets the needs of the occupants. Importantly the conversion can achieve a sensitive and low-key conversion.
- 9.2. Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan comprises the Cheshire West and Chester Local Plan, Parts One and Two.

- 9.3. There are no material considerations which indicate that planning permission should not be granted in accordance with the Plan therefore it is concluded that the proposal is compliant with both local and national policy, representing a sustainable form of development in a sustainable location, having regard to the provision of the National Planning Policy Framework and the Development Plan. The development will result in economic, social and environmental benefits in line with the NPPF.
- 9.4. In accordance with NPPF, the presumption in favour of sustainable development applies because the application is in full accordance with the Development Plan, and planning permission should therefore be approved without delay. Accordingly, the Council is requested to support the proposed development and grant planning permission.