
Delegated report Officer: Daniel Hibberd (Planning and Design Group)

Application ref. DMPA/2021/0933

The conversion and extension of buildings to form 4no. dwellings with associated alterations and proposed new access at Hall Farm, Twyford Road, Twyford, Derby, DE73 7HJ

Valid date: 05/10/2021

Consults expired: 12/11/2021

EIA development? No

Section 106 agreement? Not required

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

9/2007/1248 – Proposed conversion of existing barn to house new endless pool on the ground floor and to extend the existing bedroom on the first floor at Hall Farm, Twyford Road, Twyford, Derby – Approved – 7th January 2008.

9/2007/1337 – The conversion of existing barn to dwelling, external alterations to window openings, creation of an indoor swimming pool on ground floor and extension of existing bedroom on the first floor at Hall Farm, Twyford Road, Twyford, Derby – Listed Building Consent Approved – 22nd January 2008

9/2006/0888 – The conversion of an outbuilding into a pool room at Hall Farm, Twyford Road, Twyford, Derby – Approved 24th October 2006

9/2006/0887 – The conversion of an outbuilding into a pool room at Hall Farm, Twyford Road, Twyford, Derby – Approved 24th October 2006

9/289/116 – The conversion to six dwellings of the hall and conversion into three dwellings of the outbuildings at Hall Farm, Twyford Road, Twyford, Derby – Approved 22nd August 1991

9/289/1166 – Listed building conversion for the alteration to convert to residential use of hall and outbuildings at Hall Farm, Twyford Road, Twyford, Derby – Approved 14th August 1991

Responses to consultations and publicity

Conservation Officer: No objection – the response notes that the conversions require relatively little alteration to the external appearance of the existing buildings. The Officer also agrees with the conclusions of the Heritage Statement.

County Highway Authority: No objection – the proposed site access arrangements and the proposed parking provision is considered to be acceptable.

Environmental Health: No objection to the proposed development subject to conditions. No concerns in respect of air quality, noise, odour, land contamination, environmental lighting and waste water disposal impact.

Natural England: No comments to make on the application.

Environment Agency: The risk of flooding from main river sources is considered to be low, and therefore, the Environment Agency have no objection to the proposals.

Development Control Archaeologist: No objection subject to a condition requiring a Written Scheme of Investigation for archaeological monitoring.

Derbyshire Wildlife Trust (DWT): Highlights that the main ecological constraint at the site is the presence of bat roosts and nesting birds, which have been addressed and mitigation measures have been proposed. As such DWT have no objection subject to a number of conditions.

Severn Trent: No objection subject to the provision of a condition requiring drainage plans for the disposal of surface water and foul sewage.

No public responses have been received on the application.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

- Local Plan Part 1 (LP1): S1 (Sustainable Growth Strategy), S2 (Presumption in Favour of Sustainable Development), H1 (Settlement Hierarchy), SD1 (Amenity and Environmental Quality), SD3 (Sustainable Water Supply, Drainage and Sewerage Infrastructure), BNE1 (Design Excellence), BNE2 (Heritage Assets), BNE4 (Landscape Character and Local Distinctiveness), INF2 (Sustainable Transport)
- Local Plan Part 2 (LP2): SDT1 (Settlement Boundaries and Development), H28 (Residential Conversions), BNE5 (Development in Rural Areas), BNE10 (Heritage).

The relevant national policy and guidance is:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- South Derbyshire Design Guide Supplementary Planning Document

Planning considerations

In taking account of the application documents submitted (and supplement and/or amended where relevant) and the site and its environs; the main issue(s) central to the determination of this application is/are:

- Principle of development;
- Heritage;
- Design and appearance.
- Highways;

Planning assessment

Principle of development

The application proposals seek approval for the conversion of a series of redundant farm buildings to provide four residential dwellings. The submitted site layout (ref: 1917-100 Rev E) illustrates the individual plots that are to be converted. The proposals are summarised as follows;

- Plot 2 – 4-bedroomed property with lounge, dining room and kitchen, provision of amenity space and four parking spaces.
- Plot 3 – 2-bedroomed property with open plan living and dining room and parking for two parking spaces.
- Plot 4 – 4-bedroomed property with open plan living space and a garage/store area with two parking spaces and an attached double garage.
- Plot 5 – 3-bedroomed property with open plan living space, glazed living space and two parking spaces.

The application site is located in the rural village of Twyford, as identified by Policy H1 of the Local Plan Part 1. The village of Twyford does not have a settlement boundary, and as such, the policy stipulates that only development of limited infill and conversions of existing buildings will be allowed. The proposed conversion of the existing buildings is, therefore, considered to be supported in principle.

In addition, Policy SDT1 of the Local Plan Part 2 states that outside of settlement boundaries and allocated sites, within the Rural Areas, as defined by Policy H1, development will be limited to that considered acceptable inter alia by Policy BNE5. Policy BNE5 states that outside of settlement within the Rural Areas of the district planning permission will be granted where it is allowed for by other policies in the Development Plan, which includes Policy H28 – Residential Conversions.

Indeed, Policy H28 states that outside of settlement boundaries the conversion of a building to provide residential accommodation will be permitted provided the building:

- I. Is of a permanent and substantial construction; and
- II. Is suitable for conversion without extensive alteration, rebuilding and/or extension; or
- III. Constitutes the re-use of a suitable redundant or disused building or would secure the future use of a heritage asset.

It is considered that the application proposals meet all of the criteria of Policy H28 on the basis that the existing buildings are of a permanent and substantial construction, as evidenced by the submitted Structural Survey. The application proposals also propose minimal alteration to the existing buildings, which largely retain and enhance the original structures. Overall, the proposed development will secure the long-term future re-use of a series of disused heritage assets, which is a significant benefit in favour of the proposed development.

Principle of development is, therefore, considered acceptable in terms of Policy H1 of the Local Plan Part 1 and Policies SDT1 and BNE5 of the Local Plan Part 2.

Heritage

The application proposals seek to convert a series of Grade II Listed outbuildings, which are associated with the Grade II Listed Twyford Hall, to residential. Specifically, these include the barn building (plot 2) the stable and granary building (plot 3), the cowhouse (plot 4) and cartshed (plot 5). The application proposals are also located within the Twyford Conservation Area. A key consideration in the determination of this application is, therefore, the impact of the proposed development on these heritage assets.

Policy BNE10 of the Local Plan Part 2 states that applications for development that affects heritage assets, as defined by Policy BNE2 of the Local Plan Part 1 will be determined in accordance with national policy for conserving and enhancing the historic environment.

Indeed, NPPF paragraph 194 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. NPPF paragraph 195 goes on to state that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage assets) taking account available evidence and any necessary expertise.

Finally, NPPF paragraph 197 states that in determining applications, local planning authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

The applicants have submitted a Heritage Statement prepared by Phillip E. Heath BA IHBC, which provides a detail assessment of each element of the proposed scheme and its heritage impact. In coming to an overall conclusion, it recognises that: *"conversion does present some challenges, and the configuration and use of spaces around the buildings has led to elements of extension which might normally be discouraged. In this instance, however, we believe they can be justified and will help to create an interesting, appropriate, attractive and good quality development."* Moreover, it recognises that the listed buildings have an undoubted importance to the conservation area, and as such, it is essential that every effort is made to find a viable use for them.

In reviewing the submitted material, the Council agree with the conclusions made by the Heritage Statement. It is recognised that the outbuildings are currently disused and as such at risk of further dilapidation unless a viable use is identified to preserve their long-term conservation. In these circumstances the use of the barn for residential purposes is an appropriate use and will secure the long-

term longevity of the building for the benefits of the heritage assets themselves and the wider conservation area of Twyford. The conversion of the buildings to residential will, therefore, make a positive contribution to the conservation of the heritage assets, as well as providing a modest contribution to the housing needs of the district. It is also noted that the proposed conversion required relatively little alteration to the external appearance of the existing building. As such, the local character and distinctiveness will be retained. It is recognised that Plots 4 & 5 will require extension. However, it is accepted that this is necessary in order to facilitate the residential use of those plots, in a manner which respect the surrounding context and minimises any impact of the heritage setting.

Overall, as noted above, the site presents the opportunity to secure the long-term future of a site within the Conservation Area as well as the re-use of under-utilised buildings. The development is, therefore, considered to be acceptable in terms of Policy BNE2 (Heritage Assets) and Policy BNE10 (Heritage).

Design and appearance

Policy BNE1 of the Local Plan Part 1 states that all new development is expected to be well design, embrace the principles of sustainable development, encourage healthy lifestyles, and enhance people's quality of life by adhering to a series of design principles, which include responding to local character and pride, visual attractiveness, and neighbouring uses and amenity.

It is considered that the proposed residential conversion presents a significant opportunity to secure the long-term viable use of the existing heritage assets. The development as proposed is relatively modest in nature, which requires minimal alterations to the existing buildings. As such, the distinct character of the existing building is maintained, in a manner that preserves its historic significance. The proposals will, therefore, deliver a high-quality development that is both visually attractive and respects its historical context.

The layout of the proposed development provides sufficient space and separation distance to ensure that there are no impacts of the proposed development in respect of impact on the amenity of future occupiers of the dwellings.

The proposed development is, therefore, considered to be in accordance with Local Plan Policies BNE1 (Design Excellence) and SD1 (Amenity and Environmental Quality).

Highways

The proposed access to the site will be via the existing access track from Twyford Road, which was approved under Planning Permission 9/289/1161 and has since been fully implemented. In addition, a new access track is proposed to fork from the original track that will provide access to Plots 3,4 and 5 and to adjacent farmland.

It is recognised that the access junction with Twyford Road has been constructed to ensure satisfactory visibility splays are provided in both directions and allows vehicles to enter and leave the access at the same time and not block the through flow of traffic. On that basis, the proposed site access arrangements are considered to be acceptable.

The proposed layout (ref: 1917-100 Rev E) also highlights the location of parking provision that will serve the four new residential dwellings. These are considered to be in accordance with standards as set out in the Councils Design Guide.

The proposed development is, therefore, considered to be in accordance with Policy INF2 of the Local Plan Part 2.

Recommendation

Approve subject to conditions

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Report agreed: 18/2/2023

Authorised officer: Steffan Saunders
