Homey Homes
Property Investing and Architectural Services

Planning Statement

Conversion and Alteration of Existing Outbuilding to Form Two Dwellings
Bath House Farm, Nottingham Road, Belper, Derbyshire DE56 1JJ

1. Introduction

This Planning Statement has been prepared in support of a planning application seeking permission for the conversion and alteration of an existing outbuilding at Bath House Farm, Nottingham Road, Belper. The proposal seeks the conversion of an existing brick-built outbuilding to form two self-contained dwellings together with associated parking, turning and amenity space.
The application represents the re-use of an existing building within an established group of buildings and secures a viable long-term use for a structure that currently serves a limited ancillary function.

Figure 1 – Site Location Plan (not to scale)



2. The Site

The application site comprises a traditional brick-built outbuilding located adjacent to Bath House Farm. The building forms part of an established building group associated with the farmhouse and remains

within the same ownership as the principal dwelling.
The structure occupies a longstanding position within the site and has been part of the Bath House Farm group for well over a century.
Vehicular access is obtained via the existing access from Nottingham Road.

Figure 2 – Existing Site Photograph



3. Planning History

A previous enquiry was made regarding the potential conversion of the building under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.
The Local Planning Authority advised that the building did not qualify for Class Q permitted development rights as it was not considered to be in agricultural use for the purposes of the legislation.
No planning judgment was made regarding the acceptability of residential conversion through the submission of a full planning application.
This application therefore seeks full planning permission for the conversion and re-use of the existing building.

4. The Proposal

The proposal comprises:

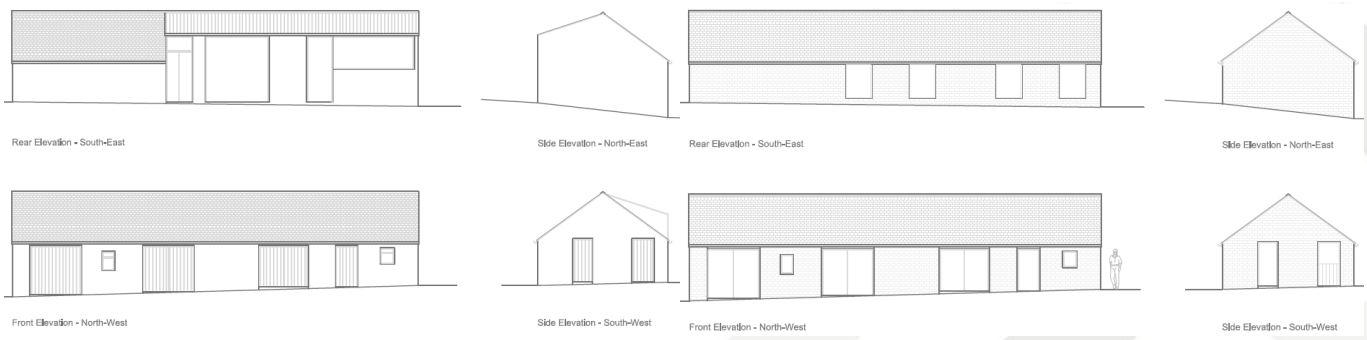
- Conversion of the existing outbuilding to form two dwellings.
- Retention of the existing building footprint.
- Retention of the existing roof form.
- Retention of the existing ridge and eaves heights.
- Retention and repair of existing brickwork.
- Formation and adaptation of openings required for residential use.
- Provision of parking and turning facilities.
- Provision of private amenity space.

No extensions are proposed.
No increase in building height is proposed.
No increase in building footprint is proposed.

Figure 3 – Existing and Proposed Floor Plans (not to scale)



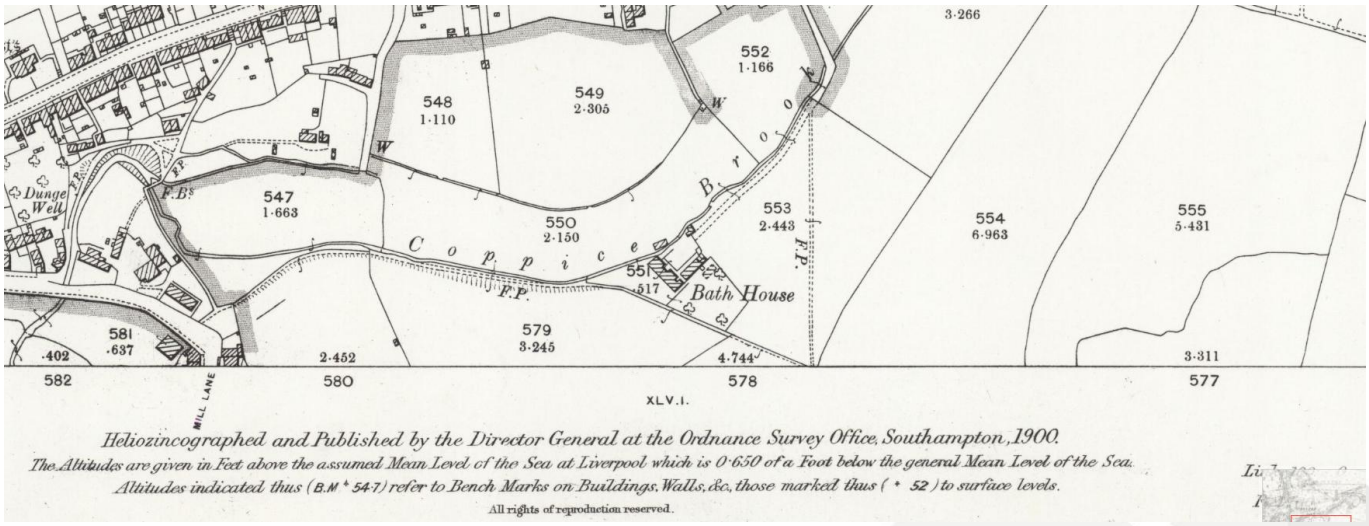
Figure 4 – Existing and Proposed Elevations (not to scale)



5. Principle of Development

The proposal differs fundamentally from new-build residential development in the countryside.
The application seeks the re-use of an existing building which already forms part of an established group of structures associated with Bath House Farm.
The proposal makes efficient use of an existing building resource and secures a beneficial long-term use for a structure that has existed on the site since at least 1900.
The development does not result in encroachment into open countryside and does not introduce additional built form beyond that already present.
The proposal therefore represents a sustainable form of development through the re-use of an existing building rather than new construction.

Figure 5 – Historic Ordnance Survey Mapping (1900)



6. Design and Character

The design approach has focused on retaining the character and appearance of the existing building.
The proposal preserves:

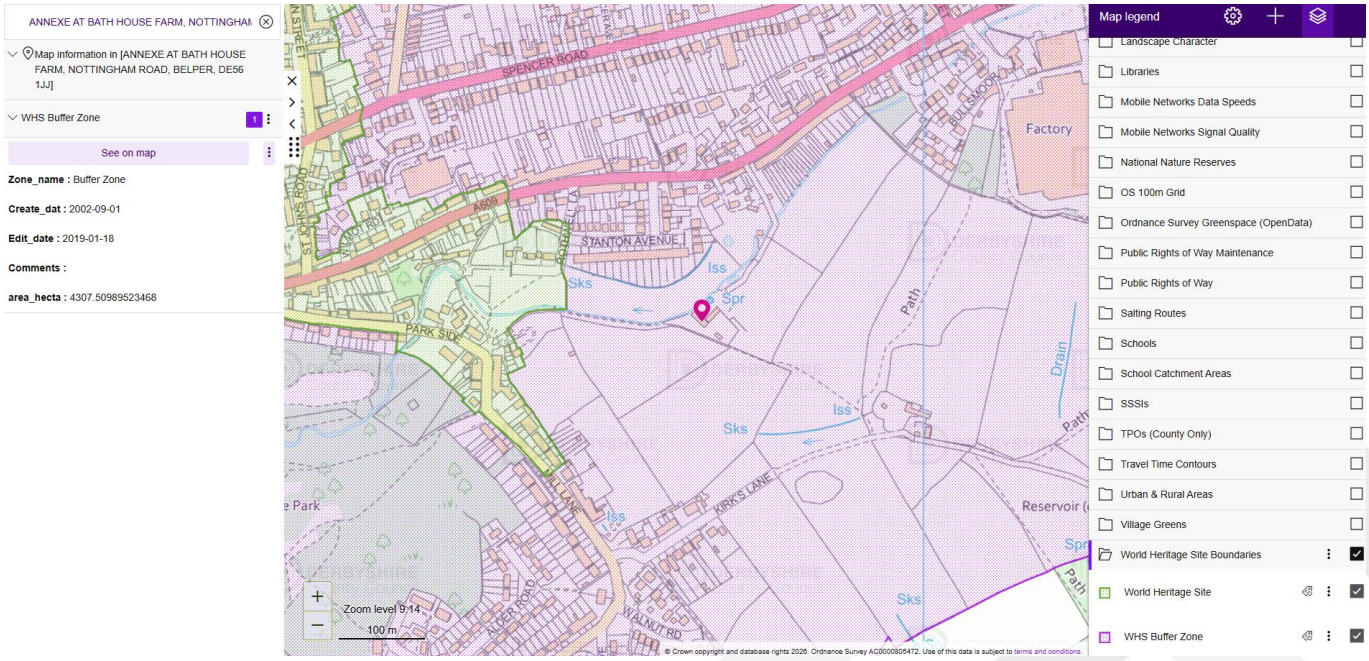
- Existing scale.
- Existing massing.
- Existing roof profile.
- Existing building footprint.
- Existing relationship with Bath House Farm.

The development remains subservient to the principal farmhouse and continues to read as part of the wider building group.
As a result, the proposal respects the established character of the site and surrounding area.

7. Heritage Considerations

The application site lies within the Derwent Valley Mills World Heritage Site Buffer Zone but outside the designated World Heritage Site itself.
The building is not listed and the site is not located within a Conservation Area.
The proposal retains the existing building and does not involve substantial new built development.
As demonstrated within the accompanying Heritage Statement, the proposal would preserve the significance and setting of heritage assets and would not result in heritage harm.

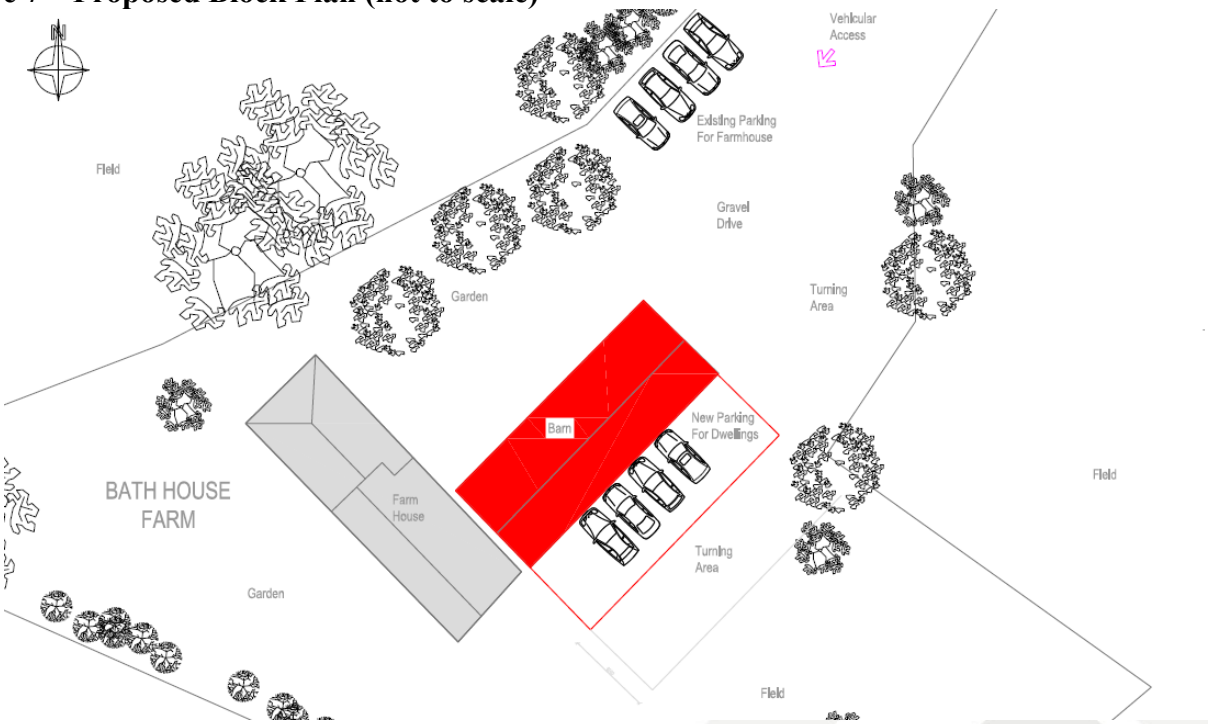
Figure 6 – Heritage Constraints Plan



8. Highways, Access and Parking

The development will utilise the existing vehicular access from Nottingham Road.
No alterations to the access arrangements are proposed.
Parking and turning facilities are provided within the site and utilise existing hardstanding areas associated with the building.
The layout allows vehicles to manoeuvre and leave the site in a forward gear.
The proposal is therefore considered acceptable in highway and parking terms.

Figure 7 – Proposed Block Plan (not to scale)



9. Public Rights of Way

A public footpath passes to the south of the site.
The route does not pass through the application site and will remain unobstructed.
The proposal will not affect public access or the operation of the public rights of way network.

Figure 8 – Public Rights of Way Plan



10. Sustainability

The proposal represents a sustainable form of development through the re-use of an existing building.
The development:

- Retains existing building fabric.
- Avoids unnecessary demolition.
- Makes use of existing access arrangements.
- Utilises existing hardstanding areas.
- Secures a viable future use for a longstanding building.

The proposal therefore contributes positively to the efficient use of land and buildings.

11. Conclusion

The application seeks the conversion and re-use of an existing outbuilding within the established Bath House Farm building group.
The proposal retains the existing footprint, scale and form of the building and secures a viable long-term use for a structure that has existed on the site for over a century.
The development preserves the character of the area, safeguards heritage interests, provides satisfactory access and parking arrangements and does not adversely affect the surrounding countryside.
The proposal represents an appropriate and sustainable form of development and planning permission is respectfully requested.

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