

East annexe  
Town Hall  
Sankey Street  
Warrington  
WA1 1UH

1<sup>st</sup> April 2022

Dear Sir / Madam

Re: Full Planning Application: Replacement Dwelling

Reference Number: TBC  
Benefice Farm, 15 Mill House Lane, Croft. WA3 7HA.

### **Planning Statement**

This planning statement has been prepared to reflect the complexity and or simplicity of the proposals and to provide a balanced justification for development.

It is understood that the property is within the Greenbelt and as such it is accepted that there are limitations on extensions to existing residential properties.

It is also understood that a planning statement forms part of the LPA checklist adopted June 2020.

It is understood that a planning statement should be appropriate to scale and proportion of the proposals.

The proposals are demolish an existing vacant and now uninhabited dwelling and replace it with a new family dwelling and farmhouse of a commensurate size and scale

### **Local context;**

The site lies within the Greenbelt (policy GB1) out outside of the settlement boundary of Croft

The site sites within a limited cluster/ ribbon of development on Mill Lane which comprises approximately 6 dwellings incorporating Three Tree Barn, Benefice Farm and Mill Houses.

The dwelling being replaced is the original farmhouse for Benefice farm.

See also the submitted Design and Access Statement and the previously submitted application 2020/37120

**The need for the proposed development:**

The existing building is in a very poor condition and has had little to no previous renovation and adaptation to modern living. It has been proposed to replace the existing building for a number of years and in the intervening time since the submission of application 2020/37120 the existing building has deteriorated to the point where the roof has ostensibly gone and it is no longer habitable. It is not economically viable to repair the existing building.

There has been a high degree of support from neighbours for the proposals as the deteriorating condition of the existing building is of concern.

There were no objections to the previously submitted application 2020/37120 and this application is a significantly smaller proposal

The site has been in the applicant's family for a number of generations and their wish is to return the farm to a sustainable proposition and going concern

**How the proposed development accords with relevant national, regional and local planning policies;**

The built form of the proposals is commensurate with the existing building on the site. There is no material increase in volume, footprint or floor area

Area and Volume comparison:

Existing External footprint	= 116m <sup>2</sup>
Proposed External Footprint	= 116m <sup>2</sup>
% Difference	= 0%
Existing Volume	= 483m <sup>3</sup>
Proposed Volume	= 462m <sup>3</sup>
% Difference	= a reduction of 4.5%
Existing Gross Internal Area	= 161m <sup>2</sup>
Proposed Gross Internal Area	= 167m <sup>2</sup>
% Difference	= an increase of 4%

Existing Gross Internal Volume = 423m<sup>2</sup>  
Proposed Gross Internal Volume = 400m<sup>2</sup>  
% Difference = a reduction of 5.5%

Therefore, the application is not weighed down with excessive documentation and it is felt that it accords with the NPPF.

The proposals include an increase in height of 350mm. This is in large part because the existing building has a historic floor level below the existing external levels. The proposal seeks to situate the proposed internal ground floor level 150mm above the external existing level as a standard and accepted construction solution to reduce potential damp ingress, a latent defect in the existing building

**The planning balance:**

It is felt that the proposals accord with the generally accepted principal of a replacement dwelling within the Greenbelt. The proposals are not extensive, accord with accepted principles, and seek to strike a balance regarding making use of an footprint and dwelling location and providing a modern sustainable home.

I trust this all to be in order, however, should you require any further information or wish to discuss any element of the proposals please contact our office.

Yours faithfully

*Keven Lester*  
On behalf of Cb3 Design