

Howard Hicks Design

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CHANGE OF USE SUPPORTING STATEMENT



Howard Hicks Design

Change of Use Planning Application, The Moorlands, Goldcliff Road, Goldcliff, Newport, South Wales NP18 2AU

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Introduction

The statement accompanies a planning application for a portion of land and 'outbuildings' to be granted change of use from agricultural to residential use.

This application follows the refusal on 30th January 2025 of application 24/0572 . The proposal under this application was for the 'DEMOLITION OF EXISTING ATTACHED OUTBUILDINGS AND CONSTRUCTION OF SINGLE STOREY EXTENSION FOR USE AS ANNEX. LEAN-TO EXTENSION TO EXISTING OUTBUILDING TO STORE GARDEN EQUIPMENT, CHANGE OF USE OF LAND FROM AGRICULTURAL TO RESIDENTIAL USE (LEAN-TO EXTENSION IS RETROSPECTIVE) '

Discussions have been held with the case officer, Mr Grant Hawkins,. Following a Pre Planning Advise application it was advised that the best way forward in order to achieve the applicants wishes, in respect of the proposal, would be firstly to apply for Change of Use on the land and outbuildings in order to gain residential use. This would hopefully make future planning application for the rebuilding attached range of outbuildings as a residential annex less contentious in so much as a change of use will , it is hoped, already attained.

Objective

If the change of use is granted , it is the applicants intention to submit a new planning application to dismantle to existing range of attached 'outbuildings ' and to rebuild in the current form as an extension to the existing residential use of the main house.

This range of buildings are structurally substandard and conversion is not feasible . It has been decided that it is therefore advantageous to firstly obtain 'Change of Use' from Agricultural to residential use on the range together with the land highlight in pink on the attached site layout including the building constructed on land which was occupied by the 'Hay Barn'.

The building that built on the area occupied by 'The Hay Barn' is used currently for parking of vehicles and has a lean to construction on its North Eastern side which is used as a 'Garden Equipment Store'

The pink shaded area that indicates the extent of the area that requires 'Residential' use extends to the existing rear fence and gate which separates the house from the Agricultural field that lies on the North Easterly side of Moorland House. This shaded area extends Easterly from the former 'Haybarn' over to the east boundary on Moorland House and includes the gravelled driveway of the house.

Ecology/Biodiversity

The applicant is mindful of the importance of the fact that the proposed change of use should not affect ecology of the property and wishes to enhance and improve biodiversity measures to .

These measures are shown on drawing PL04 and accompanying drawings. It is found that these measures could benefit further from additional then the applicant would welcome advice in this respect.

The past alterations/ re building of outbuildings at Moorland House have been carried out with a great degree of sensitivity in order that landscaping , planting and the general ecology as been , in the main, left undisturbed .

It can be seen from the Aerial photographs reproduced below that the outbuildings occupy the same position, area and extent that has existed for well over half a century.

Photo A was taken in in the 1960's while the photo B on the right hand side is more recent . It can be seen by comparing the two that the ' Position extent of the 'Haybarn ' as remained the same albeit that it now extends on its' North Easterly side to accommodate the 'Garden Equipment Store'

The areas that support planting and vegetation are largely still the same. However any loss would be reinstated we feel by the Biodiversity measures as outlined on the attached drawings.



Aerial Photo A



Aerial Photo B

Designation of Class Use

The applicant conducted a search of the original deeds of the property ,which as constructed, in the Victorian era, and it was apparent that no documentary evidence exists as to any planning consent or any mention of the designated use class.

We understand that because of the nature of the 'Outbuildings ' that the area of the property accommodating these buildings, shaded in Pink on drawing PL04 is assumed to be agricultural. As these buildings now do not serve any practical agricultural use their conversion to a residential use will ensure their continued use in the future.

Appendix 1

Refer to Drawings/Documents Listed Below

<u>Planning Drawings</u>		
Drawing No	Scale	Title
PL01	1:50 & 1:100	Ground floor layout & elevations of existing range of attached outbuildings used for storage
PL02	1:100	Elevation as existing range of attached outbuildings used for storage and plan and elevations as existing of former 'Hay Barn 'and Garden Equipment Building
PL03	1:500 & 1:100	Site Layout as Existing, plan and elevations as existing of former 'Hay Barn 'and Garden Equipment Building showing biodiversity measures.
PL04	1:500 & 1:1250	Site Layout showing ecology and Biodiversity measures and Location Plan

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