

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	25th June 2008
Application Number	08/01015/FUL
Site Address	The Hidden Barn, North End, Ashton Keynes
Proposal	Extension to Dwelling
Applicant	Mrs Hayley Portlock
Town/Parish Council	Ashton Keynes
Grid Ref	404342 194963
Type of application	Full Application

Reason for the application being considered by Committee

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8th April 2002 because Councillors Berry and Lay have requested that the application be considered by committee to assess the home working policy and the history of buildings on the site.

Summary of Report

This application proposes the erection of an extension to a barn conversion. The site lies outside the framework boundary of Ashton Keynes but within the Conservation Area. The key points to consider are as follows:

- Implications on DC Core Policy C3
- Implications on Policy H8 which considers residential extensions
- Implications on Policy BD6 which considers the re-use of rural buildings
- Impact on the Conservation Area

Officer Recommendation

Planning Permission be REFUSED

Contact Officer	Alison Grogan	Planning Officer	agrogan@northwilts.gov.uk
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Proposal and Site Description

This application proposes an extension to a barn conversion, which would be sited at right angles to the existing barn and built in a T shape. The proposal would measure 15.5 metres in length by 6 metres in width, with a gable that would protrude a further 3.5 metres into the garden with a width of five metres. The height to the ridge of the proposed extension would be approximately 5.4metres, which is 0.7 metres higher than the existing ridge of the dwelling

The Hidden Barn is one of three adjoining dwellings that were converted from an agricultural building under reference N.95.0443.FUL (this was a revised scheme to that originally granted planning permission under N.91.0893.FUL). The three dwellings forming this complex are arranged in an L shape and The Hidden Barn is the unit furthest away from the road. The adjoining barn, The Old Dairy, has a section with a higher roofline, which is consistent with the original agricultural building on the site.

The Hidden Barn has a large curtilage as a retrospective planning application was granted permission in 1998 to change the use of the paddock to the east of the site to residential garden.

Planning History		
Application number	Proposal	Decision
98.0938.S73	Change of Use of Land from Field to Childrens Play Area (Garden) Retrospective	Permission

Consultations

Ashton Keynes Parish Council – There have been flooding problems in this area. Has the issue of development of the land reducing the drainage area been addressed?

The plans do not show the division between the dwelling and the paddock. Is the paddock part of the dwelling or separate? If the paddock is not part of the dwelling, this raises two issues:

- Is the proposed extension not overdevelopment of the site?
- Is any part of the proposed extension within the paddock area, in which case does it require change of use and should a boundary not be defined between the paddock and the dwelling and surrounding garden?

Environment Agency – There are no Water Quality objections to the proposal to drain the foul effluent from the development to the existing septic tank provided that:

- i. The foul drainage is kept separate from clean surface and roof water.
- ii. The foul drainage is dealt with entirely by the existing disposal system.
- iii. Your Committee confers with the Building Control Section regarding the condition, size and adequacy of the existing installation to ensure it is capable of accepting the flows from this development.

The applicant should be advised that if the existing system is not thought to be adequate to accept the increased flows generated by the proposed development they may be required to apply for a formal Consent to Discharge from the Environment Agency.

Representations

Two letters of objection has been received.

Summary of key points raised:

- High roof line – the extension would make the existing small section of higher roofline the centre point of the barn development and therefore any other areas of higher roofline would look out of place and create unbalance, and would not be historically or cosmetically correct. It would also be out of line with the garage block.

- The North elevation of the barn is clearly visible from the Spine Road East and Ashton Road, therefore the extension and varied roofline will also be visible.
- The overall size and high roofline would make a total unbalance to the three barn development
- Proposal would block already limited views of the countryside.
- Issues relating to additional sewage/waste as the dwellings share a septic tank biodegrader system.
- Issues relating to potential flooding, the other two barns are lower than The Hidden Barn and would a soakaway be adequate?

Planning Considerations

The existing dwelling is a modest 3 bedroom barn conversion with a footprint of approximately 137m². The proposed extension would create additional living space and increase the footprint by approximately 110m². It is stated that the extension is required to create sufficient space for the applicants to work from home and to accommodate a growing family.

The existing dwelling is a conversion of an agricultural building and it is therefore considered that Policy BD6 is also relevant. This policy allows for the re-use of buildings in the countryside provided that the proposed use does not require extensive alterations, re-building or extension. Whilst it is acknowledged that The Hidden Barn was not converted under this current policy, previous policies also sought to restrict extensions and alterations to barns. In a recent appeal for an extension to a barn conversion on another site, the Inspector considered this to be an important issue, as it was concluded that to allow subsequent extensions would undermine the development plan policy and the basis for the original decision.

The proposed extension will not only increase the footprint of the dwelling but will cumulatively alter the scale and massing of this building and as a consequence of the extension the character of the building would be lost.

It is stated in the Design and Access Statement that the proposed extension would replace a building that historically stood. However, photographs on file from the time of the conversion, show a large Dutch Barn in the farmyard in front of the barns that were converted, this would not have been worthy of conversion and removed to provide space for the gardens and garage block. Whilst there may have been an earlier building on this site, this must have been removed some time ago, policies refer to conversions and re-use of buildings and not replacements for buildings that stood many years previously.

It is stated in the Design and Access Statement that the existing dwelling and attached properties now have a dominant domestic character in appearance and layout. However, the conversion was sympathetic to the original agricultural buildings, which ensured that the previous use of the building was reflected in the overall scheme and even allowing for some domestic features, the building still bears the characteristics of its former use. The proposed extension, due to the scale and siting, would be the most dominant part of this dwelling which would detract from the character of the original converted barn.

It is acknowledged that the bulk of the extension would not be seen until the site was accessed due to its position within the complex, but the north elevation can be seen from the B4696 and due to the proposed higher roof line the extension will therefore be visible. The applicant has been informed that there would be no objection in principle to a modest extension to this barn but it is considered that a scheme of this scale would be inappropriate. Whilst there is some empathy with the circumstances of the applicant, who wishes to provide additional space to work from home and for a growing family. However, personal circumstances change over time and it is considered that these would not outweigh the harm caused to the character of this property. Barn conversions are unique properties and it is maintained that an extension of the scale proposed would be out of character with the host dwelling and go against the spirit of allowing the residential conversion of this former rural building.

With regard to the comments from the Parish Council, these have been responded to separately. The

site is not within a flood zone where a flood risk assessment would be required. However, with regard to the water run-off, if the Committee are minded to grant planning permission for the proposed extension a condition requiring the details be submitted prior to the commencement of the works could be incorporated in the decision.

Recommendation and Proposed Conditions/Informatives

Planning Permission be REFUSED for the following reason:

1.The proposal is an extension to a residential property that was formed only by reason of it being a conversion of an appropriate existing building within the countryside. The size and scale of the proposed extension fails to respect the character, appearance and setting of the existing structure and fails to demonstrate satisfactory visual harmony. The proposal is contrary to policies H8 and C3 of the North Wiltshire Local Plan 2011. The proposal is also considered to be contrary to the aims of policy BD6 (criteria (i) & (ii)) of the North Wiltshire Local Plan 2011.

Informative:

1.This decision relates to documents/plans submitted with the application, listed below.

Plan References

01, 02, 03, 04, 05 and 06 received by the local planning authority on the 23rd April 2008

Appendices:	NONE.
Background Documents Used in the Preparation of this Report:	1.20 4.02 4.03 4.04