

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	25th June 2008
Application Number	08/01027/FUL
Site Address	Barn B, Home Farm, Upper North Wraxall
Proposal	Erection of Double Domestic Garage
Applicant	Mr Terry Waldron
Town/Parish Council	North Wraxall
Grid Ref	380205 174471
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 Mrs Scott and Sturgis have requested that the application be considered by committee to assess what effect the erection of the garage would have on the area

Summary of Report

This application proposes the erection of a double domestic garage in the cartilage of this listed barn and therefore the key points to consider are as follows:

- Implications on DC Core Policy C3, BD6, HE1 & HE4
- Effect on setting of the listed building and the wider historic setting.
- Effect on conservation area

Officer Recommendation

Planning Permission be REFUSED

Contact Officer	Sarah Gostling	01249 706664	sgostling@northwilts.gov.uk
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Proposal and Site Description

Barn B forms part of the historic farmstead at Home Farm. The grouping is of a high quality, which includes three individually listed buildings; Home Farm itself, dating from 19th C, the Old Farmhouse 17thC and Barn B 18thC. Two further substantial, historic farm buildings form part of this original group, the Stables and Barn C. Home Farm also forms an important element in the character of the Upper Wraxall conservation area. The character of this historic farmstead is created by the large scale of the five principle buildings with informal spaces in between. Five large, new houses have been constructed on land adjacent which used to contain substantial modern agricultural buildings. The three farm buildings benefit from consents to convert and work is ongoing.

The application proposes the erection of a double domestic garage to the north-east of the barn directly in front of the front elevation, some 2.9m from the face of the building. The garage would be constructed in weather boarding with a tiled roof.

Planning History		
Application number	Proposal	Decision
91/01820	Conversion of redundant barn and stable	Consent
96/00832	Renewal of 91/01820	Consent
01/01255	Discharge of condition 2 of 96/00832	
03/02581/2	Conversion of three barns, alterations to agricultural buildings	Granted
07/0187/8	Conversion of barn to form dwelling amendment to 03/02581	Granted

Consultations

North Wraxall Parish Council has no objections.

Wiltshire County Council Highways support with conditions

Representations

No representations have been received

Planning Considerations

Principle of development

The barns have been converted to residential use under the terms of policy BD6 which requires that the proposed use will be contained within the building and does not require extensive alterations, re-building and/or extension. The construction of a large garage/store would directly contravene this policy.

The original consent made provision for a store at the south-eastern end of the front lean-to, this however has been sacrificed in order to achieve more living accommodation. If additional storage is now found to be required it would be possible to add a modest, stone built extension to the rear of this lean-to, and remain within the terms of the policy.

Impact on Listed Buildings

As has been noted above, Barn B, the most important barn on the farmstead, is a listed building in its own right and it forms part of a group of large, stone-built historic buildings, with informal spaces in between and linked by walls. The proposed garage would be located directly in front of the listed barn,

within its historic open yard area. This location not only obscures part of the frontage of the listed building it also bears no relation to the historic layout of the farmstead or other typical, local agricultural building patterns. The historic pattern and significance of the space around the barn would be irreparably altered to the considerable detriment of its significance as the major barn on the farm. The proposed timber boarded construction, whilst traditional in some areas, does not appear anywhere else in the group and does not relate well to the setting. The location and materials therefore are highly detrimental to the architectural and historic interest and character of the barn itself and also to the wider setting based around the listed farmhouses.

Impact on Conservation Area

The location and materials of the proposed garage, as noted above, do not respect the character of the wider farmstead setting, which forms part of the conservation area. It is therefore considered that the garage would fail to preserve the character or appearance of the conservation area.

Recommendation

Planning Permission be REFUSED for the following reasons:

1. The erection of the garage would be contrary to the provisions of policies C3 and BD6 of the North Wiltshire Local Plan 2011.
2. The proposed garage would have a deleterious effect upon the architectural and historic interest of Barn B and its setting contrary to the provisions of S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, guidance in PPG 15 and policy HE4 of the North Wiltshire Local Plan 2011.
3. The proposed garage would fail to preserve the character and appearance of the Upper Wraxall Conservation Area, contrary to policy HE1 of the North Wiltshire Local Plan 2011.

Informatives

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

Plan Reference	Date received
LDC.1161.001	28 April 2008
LDC.1161.G1B	28 April 2008
LDC.1161.G2	28 April 2008

Reason for Decision

The erection of the garage would be contrary to the provisions of policies C3 and BD6 of the North Wiltshire Local Plan 2011.

The proposed garage would have a deleterious effect upon the architectural and historic interest of Barn B and its setting contrary to the provisions of S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, guidance in PPG 15 and policy HE4 of the North Wiltshire Local Plan 2011.

The proposed garage would fail to preserve the character and appearance of the Upper Wraxall Conservation Area, contrary to policy HE1 of the North Wiltshire Local Plan 2011.

Appendices:	None
Background Documents Used in the Preparation of this Report:	1.20, 2.02, 4.02, 5.01, 6.03