

Date of Meeting	14 January 2016
Application Number	15/09395/FUL
Site Address	The Pheasantry, London Road, Winterslow, Wiltshire, SP5 1BN
Proposal	Conversion of existing barn to 2 bed dwelling
Applicant	Mr George Macari
Town/Parish Council	WINTERSLOW
Electoral Division	WINTERSLOW – Cllr Bill Moss
Grid Ref	423156 134808
Type of application	Full Planning
Case Officer	Warren Simmonds

Reason for the application being considered by Committee

The application was called-in to the Southern Area Committee by local Member Cllr Bill Moss due to concerns in respect of development in the countryside.

1. Purpose of Report

To consider the application and to recommend to Members of the Southern Area Planning Committee that the application should be APPROVED, subject to Conditions.

2. Report Summary

The main issues in the consideration of this application are as follows:

- I. Principle of the proposed development
- II. Scale, design and materials and the impact on the barn as a Heritage Asset
- III. Impact on amenity
- IV. Impact on the surrounding landscape
- V. Archaeological and Ecological considerations
- VI. Highways considerations

The application has generated no representations from the third parties.

Winterslow Parish Council raises no objection to the proposal.

3. Site Description

The application site is accessed off the A30 via an existing access point and is to the rear of the site of the former Pheasant Hotel (now converted). The application site is not within the defined limits of development of any settlement and is therefore considered to be within the countryside. The application relates to a redundant barn located to the rear of the former hotel, which it is proposed to convert to form a two bedroom dwelling.

4. Planning History

S/2010/0574	Amendment to previous approval s/2009/1689 (conversion of existing pheasant hotel to residential c3 use) to create enlarged unit 5 with additional basement living accommodation and terracing	
S/2011/1531	Amendment to previous approval S/2009/1689 (conversion of existing Pheasant Hotel to residential C3 use) to extend stable block (unit 5 now 1 the Pheasantry) into shed, creating a conservatory and installing 3 x roof lights on rear pitch to unit 4 the Pheasantry.	
15/09403/FUL	Erection of 3 x four bed detached dwellings	REF 08.12.15

5. The Proposal

The application relates to a redundant barn located to the rear of the former hotel, which it is proposed to convert to form a two bedroom dwelling, including external as well as internal alterations.

6. Local Planning Policy

Wiltshire Core Strategy Core Policies CP1, CP2, CP24, CP48, CP57, CP58 & CP64
Saved local plan policy C6 (Special Landscape Area)
National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

7. Summary of consultation responses

WC Conservation – Supports the application, subject to Conditions
WC Highways – No Highway objection provided the proposal meets other planning criteria
WC Ecology – Support, subject to Conditions
WC Archaeology – No objections
WC Public Protection – No objection subject to Conditions
Wilts Fire & Rescue – Standard letter of advice
ROW – No objection, Informative suggested
Wessex Water – Standard letter of advice
Winterslow parish council – No objections

8. Publicity

The application was publicised by site notice and neighbour notification letters, as well as on the Council's website.

The application has generated no representations from the third parties.

9. Planning Considerations

9.1 Principle of the proposed development

The application relates to a redundant barn located to the rear of the former hotel, which it is proposed to convert to form a two bedroom dwelling.

The application site is accessed off the A30 via an existing access point and is to the rear of the site of the former Pheasant Hotel. The application site is not within the defined limits of development of any settlement and is therefore considered to be within the countryside, where new residential development would not normally be permitted, save for the 'exceptions' circumstances set out within the NNPF and the adopted Wiltshire Core Strategy. The NNPF indicates that "special" circumstances can include (inter alia):

● where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or

● where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; ..."

Of particular relevance to the application site and the development proposed are the provisions of Core policy CP48 (Supporting rural Life), which states:

"Proposals to convert and re-use rural buildings for employment , tourism, cultural and community uses will be supported where it satisfies the following criteria:

- i. The building(s) is / are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building; and*
- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas; and*
- iii. The building can be served by adequate access and infrastructure; and*
- iv. The site has reasonable access to local services or*
- v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding*

Where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria. In isolated locations, the re-use of redundant or disused buildings for residential purposes may be permitted where justified by special circumstances, in line with national policy."

In respect of the criteria set out above, it is considered that the proposal accords with parts (i) to (iii), but it is considered that the application site is too remote to provide reasonable access to local services (therefore discordant with criterion (iv)), however consideration must be given to whether the conversion of the barn (as a heritage asset) would lead to its viable long term safeguarding, thereby meeting the requirements of criterion (v). If the barn can be considered as a heritage asset and the conversion to residential use would safeguard its viability in the long term, then the proposed development can be considered accordant with the requirements of Core Policy CP48 and can be considered acceptable in principle.

Members need to be mindful of recent application ref 15/09403/FUL, which recently refused three (new build) dwellings on a site adjacent to this application site, on a number of grounds, including on the principle of having unjustified private market dwellings in the open countryside. However, it is considered that in principle terms, this current application differs from that proposal as outlined above, namely that conversions of existing suitable buildings to residential can be permitted, whereas unjustified new build dwellings are rarely acceptable.

9.2 Scale, design and materials and the impact on the barn as a Heritage Asset

External and internal adjustments are proposed to the barn, including the replacement of the former barn door openings with simple modern glazing, with new oak doors/shutters added to the external facade. New rooflights are proposed, together with new clay tiles replacing the existing corrugated iron sheeting. Replacement timber cladding will be applied, and windows will be a wood/alloy composite. A central void would be retained within the building, surrounded by the living accommodation.

Whilst not in itself listed or within a Conservation Area, the building is considered to be of some historic merit, due to its original exposed frame dating from the late 18th century, together with location/relationship in respect to the former coaching inn/hotel buildings (now converted subject of earlier consents). The Council's conservation officer has considered the application and has provided the following consultation response:

"I viewed this barn some time ago. I have no objection to its conversion to residential which will secure its future, which I welcome. Gerald Steer has designed a scheme that retains the character of the barn (double height central area), glazing inserted into the large door openings and the trusses retained. The only thing I would ask is that the large areas of glazing (double doors) are set back within the opening (floorplan 1190.P6.A3 suggests that this is the case)".

The conservation officer confirms the status of the existing barn as a non-designated heritage asset and welcomes the proposal which will safeguard its retention and maintenance in the long term.

Whilst the proposed conversion works would permit changes to the existing building, these are considered to respect the character of the building, and the works also retain the attractive internal frame and the open characteristics of the building. As a confirmed heritage asset worthy of retention, the proposal is thereby considered accordant with WCS Core Policies CP48 and CP58.

9.3 Impact on amenity

The building forms part of a cluster of buildings, the remainder of which has been converted to residential use. The closest neighbouring dwelling is a single storey dwelling to the immediate south east, which is situated directly adjacent the barn, and has a facade facing

westwards onto the existing yard in front of the barn. Other dwellings are located to the south east, and there is also a dwelling to the west.

The proposed conversion works would retain the simple form of the existing building, with the existing yard divided up, so that the front cartilage/access track serving the barn would be separated from the adjacent single storey bungalow. To the north, the converted barn would have a modest garden area. Whilst there would be some inter-relationship between the converted building and the surrounding dwellings given the close proximity of the buildings, given the modest openings in the proposed dwelling, the overall impact on surrounding amenity would be limited.

Furthermore, a residential use of the building is considered compatible in principle with nearby existing dwellings on the site, and preferable to the use of the barn for potential commercial uses, which may result in potentially greater noise and disturbance. Taking into consideration the location of proposed fenestration for the converted barn, and by reason of the orientation and general relationship between the proposed converted barn and the closest neighbouring properties, it is considered the proposed development would not unduly disturb, interfere, conflict with or overlook adjoining dwellings or uses to the detriment of existing occupiers.

9.4 Impact on the surrounding landscape

The proposal relates to the conversion of the existing barn structure, without extension or external enlargement. The building is visible from the surrounding land, but essentially now sits within a built up complex of residential properties.

The proposed external materials (including the replacement of the existing corrugated metal roof with more appropriate clay tile) are considered appropriate to the building as a heritage asset and appropriate to the character of the surrounding designated Special Landscape Area. The overall visual appearance and impact of the structure on the surrounding countryside following conversion would therefore remain largely unchanged.

9.5 Archaeological and Ecological considerations

In considering the proposal, the Council's Assistant County Archaeologist was consulted and has provided a consultation response of 'no objections'.

In considering the proposal, the Council's District Ecologist was consulted and has provided a consultation response of 'no objection, subject to Conditions'.

It is considered the proposed development would not result in undue impact in respect of archaeological or ecological (protected species) considerations.

9.6 Highways considerations

The proposal would retain its access arrangements from the A30 road, with modifications to the access track leading to the building, to enlarge the curtilage of an existing adjacent single storey dwelling (No1 The Pheasantry). Parking would be provided within this modified area, in front of the converted barn.

The Highways officer has assessed the proposal and, subject to the principle of the conversion being acceptable in wider planning terms, raises no Highway objection.

It is therefore concluded the proposed development would not be prejudicial in terms of Highway safety.

10. S106 contributions

None are relevant to the proposed development.

11. Conclusion

Planning policies support the provision of dwellings in the countryside, subject to certain strict criteria, as outlined in CP48.

The proposed development is considered accordant with the Development Plan, including relevant policies of the adopted Wiltshire Core Strategy and national guidance contained within the NPPF & NPPG, insofar as the proposal is acceptable in principle and would not adversely affect heritage interests or the character of the surrounding Special Landscape Area. The proposed development would not have adverse impacts in terms of neighbour amenity, archaeology or protected species and would not be prejudicial in terms of Highway safety.

RECOMMENDATION

It is recommended the application be APPROVED, subject to the following Conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing number 1190.P7.A3 dated Sept 15, as deposited with the local planning authority on 21.09.15, and
Drawing number 1190.P4.A3 dated Sept 15, as deposited with the local planning authority on 21.09.15, and
Drawing number 1190.P6.A3 dated Sept 15, as deposited with the local planning authority on 21.09.15, and
Drawing number 1190.P3.A3 dated Sept 15, as deposited with the local planning authority on 21.09.15.

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3 No development shall commence on site until details of the roof tiles to be used on the development, together with details of the proposed bricks (including details of bond), any replacement timber cladding, and capping for the replacement wall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be

agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area

- 4 Before works commence a report shall be submitted for Planning Authority approval containing details and results of all necessary surveys to confirm the presence, and as appropriate, the status of bats in the barn. The report will contain details of all necessary measures that will be carried out to ensure compliance with the Habitats Regulations 2010 (as amended). The works will be undertaken in accordance with the measures contained in the approved report.

Reason: To ensure adequate mitigation is made for protected species.

- 5 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 on weekdays and 08:00 to 13:00 on Saturdays. No burning of waste shall take place on the site during the construction phase of the development.

REASON: In the interests of neighbouring amenities

6. Before the dwelling hereby approved is first occupied, full details of the intended boundary between the approved dwelling and the adjacent existing dwelling (No.1 The Pheantry) as shown on the submitted plan reference 1190.P7.A3, shall have been submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall be erected before the dwelling hereby approved is first occupied.

REASON: In order to limit the impact of the works on adjacent amenity

Informatives:

Protected species

The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended) it is an offence to disturb or harm bats, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to bats. In the event that your proposals could potentially affect bats you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please visit the following websites for more information:

<http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment.htm>
<https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

Rights of way

There is a byway open to all traffic (WSLO6) running adjacent to the site on the route shown in brown below. This section of the byway has a width of 12 feet and extends to the boundary of the site shown in red adjacent to number 3. Access to the full width of the byway should be available at all times.