

**REPORT TO THE NORTHERN AREA  
PLANNING COMMITTEE**

Report No.

<b>Date of Meeting</b>	<b>22<sup>nd</sup> February 2012</b>		
<b>Application Number</b>	<b>11/04006/FUL</b>		
<b>Site Address</b>	<b>Peterborough Farm, Dauntsey Lock, Wiltshire, SN15 4HD</b>		
<b>Proposal</b>	<b>Extension and alterations to existing dwelling conversion scheme</b>		
<b>Applicant</b>	<b>Mr &amp; Mrs Bond</b>		
<b>Town/Parish Council</b>	<b>Dauntsey</b>		
<b>Electoral Division</b>	<b>Brinkworth</b>	<b>Unitary Member</b>	<b>Cllr Toby Sturgis</b>
<b>Grid Ref</b>	<b>3999660 180143</b>		
<b>Type of application</b>	<b>FULL</b>		
<b>Case Officer</b>	<b>Lydia Lewis</b>	<b>01249 706643</b>	<b>Lydia.lewis@wiltshire.gov.uk</b>

**Reason for the application being considered by Committee**

Councillor Sturgis requested that this application be considered by the Area Planning Committee to allow consideration of whether this conversion is acceptable.

**1. Report Summary**

To consider the above application and to recommend that planning permission be REFUSED.

**2. Main Issues**

The main issues in the consideration of this application is the acceptability of:

- The principle of development.

The application has generated no objection from Dauntsey Parish Council and no letters of representation.

**3. Site Description**

The site is described as being 0.4 hectares in area and is part of a farm building complex that has apparently been severed from any extended farm land holding. The farm buildings are no longer used. The entire site is situated in the open countryside outside of any identified Settlement Framework Boundary.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
11/00250/FUL	Erection of Dwelling (Resubmission of 10/04280/FUL)	Refused by DC Committee 09/03/11

10/04280/FUL	Erection of new dwelling on footprint or original agricultural buildings	Withdrawn
09/02254/FUL	Erection of new dwelling on footprint or original agricultural buildings	Refused by DC Committee 17/03/10
07/03330/COU	Change of use of barn to form dwelling with associated external works. This permission has been partially implemented and is therefore extant.	Permitted

## 5. Proposal

The applicant seeks consent for the change of use of barn to form a 3 bedroom dwelling with associated extension and alterations.

## 6. Planning Policy

C3 – Development Control Policy  
H4 – Residential Development in the Open Countryside  
BD6 – Re-Use of Rural Buildings

## 7. Consultations

Highways –No objections.

Dauntsey Parish Council – No objections.

## 8. Publicity

The application was advertised by site notice and neighbour consultation.

No representations have been received in response to the application publicity.

## 9. Planning Considerations

Policy BD6 of the Local Plan states that in the countryside, the re-use of buildings will be permitted provided that:

- i) The proposed use will be contained within the building and does not require extensive alterations, re-building and or extension; and
- ii) The proposed use respects both the character and setting of the subject building and any distinctive local building styles and materials; and
- iii) Consideration is given to whether a building by reason of its design and or location would be more appropriately retained in or converted to, in order of preference, employment, community, or residential use; and
- iv) There being no abuse of the concession given to buildings erected within the benefit of permitted development rights; and
- v) The proposal will not have an adverse impact upon the surrounding road network.

The principle of converting this barn to residential has already been established through the granting of the previous consent (ref: 07/03330/COU). The previously approved application proposed limited alterations, re-building and extension of the existing barn with only a small glazed link between the barn and store proposed. However, the proposed application differs to that previously approved in a number of ways which are summarised below:

- Rather than link the existing store to the barn with a glazed extension, it is now proposed to demolish the store and re-build it;
- The roof would be increased in height from the existing and approved 3.8 metres to 5.4 metres;
- A first floor would be added over part of the barn increasing the height further to 6.4 metres including velux roof lights in both the north east and south west elevations; and
- The footprint of the barn would be increased by approximately 2 metres further along the south east elevation and a further 0.5 metres on the north east elevation necessitating the re-building of these walls.

The proposal therefore comprises extensive alterations and there would be substantial re-building and extension. As such, the proposal would not preserve the simple, functional character of the existing barn and the resultant building would largely have the appearance of a dwelling, out of keeping with its existing character and contrary to policies C3 and BD6 of the Local Plan.

## **10. Recommendation**

Planning Permission be REFUSED for the following reason:

The proposed conversion of this former agricultural building would involve extension, alteration and rebuild which cumulatively is considered to be significant and out of keeping with the existing building contrary to policies C3 and BD6 of the adopted North Wiltshire Local Plan 2011.

### Informative

1. This decision relates to documents/plans submitted with the application, listed below.
  - 2011-19-1 – Proposed ground floor layout
  - 2011-19-2 – Proposed first floor layout
  - 2011-19-3 – Proposed south east and north west elevations
  - 2011-19-4 – Proposed north east and south west elevations
  - 2011-19-5 – Block plan
  - 2011-19-6 – Site plan
  - 2011-19-7 – Approved ground floor layout
  - 2011-19-8 – Approved elevations

All date stamped 9<sup>th</sup> December 2011

