

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	12th March 2008
Application Number	08/00111/FUL
Site Address	Weavern Barn, Weavern Lane, Hartham, Corsham
Proposal	Extension to an Existing Domestic Dwelling and Other Minor Works
Applicant	Hartham Park Estates Ltd
Town/Parish Council	Biddestone
Grid Ref	385634 172736
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 5 letters of objection have been received

Summary of Report

The proposal is to add a 3.6 x 4.8m single storey extension to a stone barn which was previously granted permission for conversion to a dwelling in 2002 (02/01289/COU).

The site is in the countryside and the Area of Outstanding Natural Beauty and needs to be considered against policies BD6, H8, C3 and NE4 of the North Wiltshire Local Plan 2011.

Officer Recommendation

Planning Permission be GRANTED subject to the conditions

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Proposal and Site Description

The barn is in an elevated position about 1km out of Biddestone alongside a lane which later becomes a footpath. The barn is of traditional construction with stone walls and clay tiles and is of single storey height. Permission has previously been granted for conversion of the building to a dwelling with no extension and openings on the south side away from the road. Four "slit" windows are now proposed on the roadside elevation.

The proposed extension is of similar design and materials to the existing building and will project into the site towards the western end of the building.

Planning History

Application number	Proposal	Decision
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02/01289/COU	Conversion of Barn To Dwelling	Granted 2002
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Consultations

Biddestone Parish Council have no objections.

Representations

5 letters of objection have been received.

Summary of key points raised;

- Contrary to Policy
- Impact on the landscape
- Precedent
- Will completely overwhelm the site
- Presence of Barn Owls
- Fails to preserve the integrity of the existing structure

Planning Considerations

There are few Policies relevant to this application. H8 considers residential extensions, BD6 deals with barn conversions, NE4 addresses the landscape of the Area of Outstanding Natural Beauty and C3 deals with the design and amenity issues.

The proposal is in keeping with the host building in terms of scale, form, materials and detailing and complies with the other criteria of Policy H8.

In considering residential use of rural buildings Policy BD6 requires that there should not be extensive alterations, rebuilding or extensions. This is a modest extension and the minor alterations retain the character of the building. The modest extension is in character with the building and there will be no significant impact on the landscape of the ANOB. The design respects the local character and distinctiveness of the area and complies with all aspects of Policy C3.

Recommendation and Proposed Conditions/Informatives

Planning Permission be GRANTED 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 Section 91 of the Town and Country Planning Act 1990.

2 The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

3 Prior to the commencement of the development hereby permitted, details of roofing materials to be used externally shall be submitted to, and approved in writing by, the local planning authority. The development shall be built in the roofing materials approved.

Reason: In the interests of visual amenity.

4 Prior to the commencement of the development hereby permitted, details of the external stonework, including type, coursing and bedding of the natural stone, type of pointing and mortar mix, shall be submitted to, and approved in writing by, the local planning authority. The external stonework shall be built to conform with the approved details.

Reason: In the interests of visual amenity.

5 Prior to the commencement of the development hereby permitted, a sample panel of the external stonework shall be made available on site to be inspected and approved in writing by the local planning authority. The development shall not commence until such approval has been given in writing. The external stonework shall be in accordance with the approved plans and shall match the approved sample in respect of type, colour, size and bedding of the stone, type of pointing and mortar mix.

Reason: In the interests of visual amenity

6 Prior to the commencement of the development hereby permitted, details of all new external joinery shall be submitted to, and approved in writing by, the local planning authority. These details shall include depth of reveal, materials and full drawings including both horizontal and vertical sections, to a scale of not less than 1:10. The development/works shall be completed in accordance with the approved details and at no time shall the approved joinery be altered without the prior written approval of the local planning authority.

Reason: To enable the local planning authority to be satisfied with the completed appearance of the development.

Informative

This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Site plan 1.5000, existing building ACA/2007 Weavers Barn/01 and proposed plans and elevations ACA/2007 Weavers Barn/02 and existing and proposed block plan all dated 22/01/08

Reason for Decision

This is a suitably designed, modest extension to a rural building which complies with Policies H8, BD6, NE4 and C3 of the North Wiltshire Local Plan 2011.

Appendices:	<ul style="list-style-type: none">• None
Background Documents Used in the Preparation of this	<ul style="list-style-type: none">• 1.20; 4.02; 4.04; 5.01

Report:	
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