

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE			Report No. 6 (6)
Date of Meeting	29th April 2009		
Application Number	09/00099/FUL		
Site Address	Townsend Barn, Littleton Drew, Chippenham, Wiltshire, SN14 7NA		
Proposal	Single Storey Extension to Garage and Store to Provide Store; 2 Dormer Windows to Existing Garage		
Applicant	Mr & Mrs N F Puntis		
Town/Parish Council	Grittleton		
Electoral Division	Kington Langley	Unitary Member	Mrs Scott
Grid Ref	383293 180061		
Type of application	Full Application		
Case Officer	Christine Moorfield	01249 706686	Christine.moorfield@wiltshire.gov.uk

Reason for the application being considered by Committee

This application has been submitted to the Committee for decision at the discretion of the Area Development Manager since 5 letters of objection had been received under the former scheme of delegation.

1. Purpose of Report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

2. Main Issues

This application proposes the extension of the existing car port/store building to the front of this grade II listed barn conversion. The additional floor space is to be used as a lawn mower and log store. It was originally proposed that two dormer windows would be inserted in the NE roof slope of the car port building providing light to the first floor storage area. These have now been removed.

The key points to consider are as follows:

- Implications on DC Core Policy C3, H8, BD7, HE1 and HE4
- Design and scale of the development
- Impact on traffic the setting of a listed building
- Impact on the Littleton Drew Conservation Area
- Impact on the residential amenity of neighbours

3. Site Description

The site is located on the East side of the main street through Littleton Drew. The property is the first property on the right hand side as you enter the village from the south.

At present there is a barn conversion on the site. The barn used to belong to the adjacent Townsend Farm, which is a grade II listed farmhouse. The barn is therefore listed, as it was a curtilage building to the farmhouse.

The site is located within the Littleton Drew Conservation Area.

4. Relevant Planning History		
Application Number	Proposal	Decision
05.02493.FUL	Conversion of barn to dwelling including extension	Permission
05.02487.LBC	Conversion of barn to dwelling including extension	Permission
05.00656.S73A	Variation of condition 3 and 4 attached to 04.01170LBC making the farm house and converted barn owners separately responsible for repairing the curtilage listed buildings on their properties and complying with condition no. 3.	Permission
05.00657.LBC	Variation of condition 3 and 4 attached to 04.01170LBC making the farm house and converted barn owners separately responsible for repairing the curtilage listed buildings on their properties and complying with condition no. 3.	Permission
04.01170.LBC	Internal alterations to former farm buildings to include reroofing in clay tiles and demolition of derelict curtilage building - listed structures.	Permission
04.01171.COY	Conversion of barn to dwelling with single storey annexed accommodation and of 2 storey barn to form annexe to farmhouse, erection of car ports and boundary walls.	Permission

5. Proposal

This application proposes the extension of the existing car port/store building to the front of this grade II listed barn conversion. The additional floor space is to be used as a lawn mower and log store.

The proposed single storey extension to the store/car port will be perpendicular to the street. The existing store/car port is in front of the barn conversion and its rear wall abuts the street. There is an enclosed courtyard area in front of the dwelling.

The extension will provide two storage areas one for logs and the other for a lawn mower. The footprint of the storage area is 7.1m x 3.2m approx. The height of the store is 4.5m to the ridgeline. The submitted plans indicate the lean-to wooden shelter that has been constructed adjacent to the car port without the benefit of planning consent. However this structure does not form part of this application and it is considered appropriate to indicate that this structure is unacceptable and needs to be re-designed and the necessary applications submitted to regularise this situation.

6. Consultations

Parish Council

Objects for the following reasons:

- No Listed Building Application
- Conditions attached to permissions granted in 2005 have not been complied with
- Overdevelopment of the site
- Detrimental to character and appearance of the Listed Building and the Littleton Drew Conservation Area.

Highways

Have no objections subject to a condition being attached to ensure parking and turning facilities on the site.

7. Publicity

The application was advertised by site notice, press advert and neighbour consultation.

Two letters of support received.

Summary of key relevant points raised:

- Adequate parking on site
- Minimal visual impact.
- Well designed extension in keeping with surroundings.
- A large swimming pool building has been approved on the opposite side of the road therefore in terms of consistency this is acceptable.

6 letters of objection raised.

Summary of key relevant points raised-

- Not all neighbours have been notified
- No listed building application has been submitted.
- Internal works have been carried out which have involved putting in a staircase and first floor these works coupled with the proposed extension and dormers would result in the building being useable as a dwelling.
- Although it is called a store it has cavity wall construction and a front door has been put in.
- Works to main barn have been carried out without the benefit of permission i.e. balcony and French windows.
- Traffic generation from a further residential unit on the site
- Inadequate parking on the site and less parking available as a result. On street parking causes problems.
- Any permission should restrict use of unit as separate dwelling.
- Impact on views into the site from street
- The loss of space in front of the barn, the existing high boundary walls and the proposal will enclose the site and this is contrary to the character of the Conservation Area
- The proposal conflicts with policy HE1 of the Local plan.
- Over development of the site having a detrimental impact on the setting of a listed building contrary to HE4
- The extension to the garage is contrary to the spirit in which the original consent for the carport was approved; it replaced a building on the site, which was not worthy of conversion.
- Design more residential than 'ancillary agricultural' as the carport was.

- Contrary to policy H8 in terms of scale.
- Loss of privacy to neighbours due to dormer windows.
- Contrary to i, ii, iii and vii of policy C3 of the North Wiltshire Local Plan 2011.

8. Planning Considerations

Principle of development

In terms of the proposed use of the building it is not considered unreasonable for a residential unit to require storage areas and whilst this is a sizeable lawnmower and log store it is considered reasonable in terms of its use. The triple carport as previously permitted is ancillary to the barn conversion and therefore it would be considered necessary for any further extensions to also be conditioned to ensure that they remain ancillary to the dwelling. This dwelling only exists because in line with policies contained within the council's local plans (pre 2011) and the present adopted Local Plan barn conversions into dwellings are seen as an appropriate means of retaining traditional buildings within the countryside which are suitable for conversion. However in order to satisfy the policy (BD7) such conversions must require little in terms of 'alteration' to the building in order that the buildings agricultural character is retained, as far as possible. In the spirit of these conversions the gradual erosion of this character is not considered appropriate through the cumulative effect of adding on extensions or provision of structures with very domestic appearances i.e. green houses and sheds. For this reason and in most circumstances it is seen to be reasonable to restrict the right to such extensions so that the character of the building may be retained and controlled.

In this instance the barn is listed by virtue of the fact it was a curtilage building to Townsend Farmhouse prior to its being sold off as a separate unit.

The scheme has been discussed at length with officers. The applicant was advised that the extension was too large and coupled with the inappropriate detailing of the front elevation of the extension and the two dormer windows it was likely refusal would be recommended. The applicant considered these comments and amended the design details but decided not to reduce the size of the extension.

The need for listed building consent

Whilst the converted barn is listed by virtue of the fact it was a curtilage building to Townsend Farm the car port building that was constructed as part of the development proposals is not listed. It is a completely new construction that is not attached to the curtilage listed building or any historic structure (e.g. original boundary walls).

Therefore these works which relate to this unlisted building do not require the submission of a listed building application.

As the carport is not listed the internal works that have been carried out to the building i.e. staircase and first floor do not require planning permission or listed building consent.

However, concerned neighbours have raised the question that works have been carried out to the listed barn, which may require planning permission and or listed building consent. On visiting the site it also appears that there may be works that should have consent such as the lean to shed and the front gates. These issues are not relevant to this application and it is proposed that these matters should be the matter of a separate investigation by your Enforcement Officers and if necessary the appropriate applications be invited in order to regularise any works on the site which may have been carried out in the absence of the requisite permissions.

Design and scale of development

The design of the extension has been amended. The front elevation of the store has been changed, the pillar details, which were considered unnecessary, have been removed and the proposed door is now more functional in its appearance.

The proposed material and the roof form are considered to be appropriate for this Conservation area location and are in keeping with the appearance of the buildings on the site. The scale of the development is such that the roof pitch will be visible above the boundary wall as you approach the site from the south. However, this visual impact is considered minimal and is not considered to detract from the character and or appearance of the Conservation Area or the main house. In this respect the extension is seen to comply with policies C3 and H8 of the North Wiltshire Local Plan 2011.

Impact on conservation area

The design of the extension is considered to be in keeping with the character of the host building as well as the appearance of the Conservation Area. The roof pitch will be visible above the boundary wall and can be seen on entering the village from the south. The scale of the building is modest and its design details are appropriate for this location, therefore the building is seen to preserve the character and appearance of the Conservation area and complies with government and local policy (Policy HE1).

Impact on the setting of a listed building

The carport extension constructed in association with the barn conversion was approved on the basis that there had been another barn in a similar position to the car port prior to the barn being converted into a house. However, the barn building was demolished as it was in too poor condition to be capable of beneficial new use. Therefore the erection of the car port building was a compromise on behalf of officers in recognition of the needs of the occupiers of the converted barn. With a barn conversion it is considered inappropriate for extensive extension and alterations to be permitted. It is considered to be in the spirit of the barn conversion policies both before 2006 and post adoption of the 2011 plan that barn conversions are unique residential units which continue to contribute to the retention of traditional agricultural buildings within the countryside. There is a point where it is considered inappropriate for there to be any further development within the curtilage the building if its character is to be retained there is a concern that this point has perhaps been reached in this situation. This is the view expressed by the Conservation Officer in relation to this proposal.

The built form starts to encroach into the space around the barn thereby detracting from its setting. However, in this situation it is recognised that the extension is a relatively small proposal and therefore, given the other issues relating to this proposal it is considered that this store is on balance acceptable but any further extensions would cumulatively be seen to be a step 'too far' and would impact on the character appearance and setting of this listed building and would not be considered acceptable.

Parking

This proposed extension does take up some of the area, which has been provided for parking and manoeuvring within the site. However highways considers adequate space remains within the site for parking and manoeuvring and therefore no objection to the proposal is raised. Some residents have raised the issue of vehicles commercial vehicles visiting the site and parking in the pull in area adjacent to the road. These issues are not considered to impact on the issues relating to this proposal.

Impact on amenity

The previously proposed dormer windows to the store area have been removed and replaced by conservation roof lights. It is not considered that these roof lights would result in a loss of privacy for the adjacent residents due to the oblique angle of these roof lights to the neighbour's windows. Townsend Farm does have many of its windows facing south which means they look into the courtyard area at the front of Townsend Barn. The out building to Townsend Farm is subject to permission/consent for conversion, however the roof of Townsend Barn and the fact that the two buildings are at an angle do not create a situation that is considered unacceptable. The proposed roof lights will be 15m from the boundary of the site. It is considered appropriate for a condition to be attached to any consent which limits the size of the windows to no larger than 450x600 and their make and location within the plane of the roof.

Other matters

Consultation has been carried out in accordance with the Councils code for consultation.

If the building was to be used as a separate dwelling then a planning permission would need to be submitted. It is considered appropriate for any permission granted to be subject to a condition restricting the use of the building to ancillary residential accommodation to Townsend Barn.

9. Conclusion

In conclusion this scheme is seen to be acceptable in terms of the use on the site, the design and scale of the extension. It is not considered that the level of impact on the amenity of adjacent residents would be of such a level that refusal would be warranted. It is considered that the proposal preserves the character and appearance of the Conservation Area and does not detract from the setting of the Listed barn.

10. Recommendation

Planning Permission be GRANTED for the following reason:

This scheme is seen to be acceptable in terms of the use on the site, the design and scale of the extension. It is not considered that the level of impact on the amenity of adjacent residents would be of such a level that refusal would be warranted. It is considered that the proposal preserves the character and appearance of the Conservation Area and does not detract from the setting of the Listed barn. The proposal is seen to comply with policies HE1, HE4, C3, H8 and BD7 of the North Wiltshire Local Plan 2011.

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. The development hereby permitted shall be used wholly in conjunction with, and ancillary to, the use of Townsend Barn, Littleton Drew, as a single dwelling house and shall not be used as a separate dwelling.

Reason: To avoid the creation of additional dwellings in the countryside.

4. No development shall commence until details/samples of materials to be used externally have been submitted to, and approved in writing by, the local planning authority. The development shall be built in the materials approved.

Reason: In the interests of visual amenity.

5. No development shall commence until details of the external stonework, including type, coursing and bedding of the natural stone, type of pointing and mortar mix, have been 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.

6. No development shall commence until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the local planning authority:

(1) Details of roof lights fixed in roof plane

The development shall be carried out in accordance with the details so approved.

Item 1 shall be completed prior to the use or occupation of the development hereby permitted.

Reason: In the interests of amenity and satisfactory layout.

7. No development shall commence until details of all new external joinery have been 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.

8. No works shall commence on the development hereby approved until a plan identifying those areas to be used for the parking and turning of vehicles has been submitted to and approved in writing by the Local Planning Authority. Those areas shall be maintained for the specific purpose at all times thereafter.

Reason: In the interest of highway safety and to ensure adequate provision for vehicles within the site.

9. Notwithstanding the plans submitted this permission does not relate to the wooden lean-to located at the Northern end of the car port.

Reason: This structure was not included on the description of the development and does not form part of this application.

Informatives

1. 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.

2008-351c and 2008-35-2B received by the local planning authority 9th April 2009.

2. The applicant is advised that this permission does not relate to the wooden structure located at the Northern end of the car port for which the necessary permission/consent should be sought separately.

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