

**INDEX OF APPLICATIONS ON 14/12/2009**

	<b>APPLICATION NO.</b>	<b>SITE LOCATION</b>	<b>DEVELOPMENT</b>	<b>RECOMMENDATION</b>
01	09/01829/FUL	Land Off Calcutt Street, Cricklade, Swindon, Wiltshire, SN6 6AZ	Erection of 1 Two Storey Dwelling	Delegated to Implementation Team Leader
02	09/01830/FUL	Land Off Calcutt Street, Cricklade, Swindon, Wiltshire, SN6 6AZ	Erection of Two Storey Building with Flat Over and A1 (Travel Agents) Use on Ground Floor	Delegated to Area Development Manager
03	09/01884/FUL	Coombe Green Farm, Lea, Malmesbury, Wiltshire, SN16 9PA	Conversion of Barn to Dwelling	Refusal

# REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Report No. 6(1)

Date of Meeting	14 <sup>th</sup> December 2009		
Application Number	09/01829/FUL		
Site Address	Land Off Calcutt Street, Cricklade, Swindon, Wiltshire, SN6 6AZ		
Proposal	Erection of 1 Two Storey Dwelling		
Applicant	Jessica's Properties		
Town/Parish Council	Cricklade		
Electoral Division	Cricklade & Latton	Unitary Member	Peter Colmer
Grid Ref	410083 193610		
Type of application	Full application		
Case Officer	Charmian Burkey	01249 706 667	Charmian.Burkey@wiltshire.gov.uk

## Reason for the application being considered by Committee

This application has been submitted to the Committee for decision at the request of Cllr Colmer in order to assess whether the reasons for refusal on applications 08/00714/FUL and 08/02047/FUL have been satisfactorily addressed.

## 1. Purpose of Report

To consider the above application and to recommend that planning permission be DELEGATED to the Area Development Manager for PERMISSION subject to the completion of a S106 agreement to ensure a contribution to public open space and subject to conditions.

## 2. Main Issues

The site is on a prominent site in the town centre within the conservation area. It is proposed to erect a two storey dwelling as an alternative to 09/01830/FUL elsewhere on this agenda. The design has been revised following a previous refusal by removing the conventional windows in the north and west elevations and replacing them with rooflights. Access and parking is retained for a neighbour. 3 parking spaces will be provided on site, 1 for the residential unit and 2 for the unit to the south.

## 3. Site Description

The site is an open, untidy piece of land close to the junction with the High Street which is used for casual parking. Parking is provided for the neighbouring house and there is one space of on-site parking for the development itself.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
07/02846/FUL	Cafe and flat above	Withdrawn
08/00714/FUL	Cafe and flat above	Refused
08/02047/FUL	New building with cafe on ground floor and flat above	Refused

## **5. Proposal**

It is proposed to erect a traditionally designed 1½/2 storey building built from render and slate with traditional detailing

## **6. Consultations**

**Cricklade Town Council:** Continue to object. The previous identical development (08/02047/FUL) was refused as it failed to comply with policies C3 i) & ii) and HE1 of NWDC Local Plan. The impact of highway safety and free flow of traffic Policy C3 vii) and viii) and the lack of contribution to POS required by policy CF3 of NWDC Local Plan 2011. The proposal does not address these concerns and whilst a residential dwelling is considered more acceptable, it is still out of keeping with neighbouring properties and an overdevelopment of a very small site. Cricklade Town Council therefore objects.

**Wiltshire County Council Highways** have no objections subject to conditions.

**County Archaeologist** does not object subject to a condition.

## **7. Publicity**

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

2 letters of objection have been received on the following grounds:

- Unsuitable position for building behind the bus stop, posing a hazard to pedestrians.
- Too big for the site.
- Loss of amenity by way of sunlight.
- Out of keeping design.

## **8. Planning Considerations**

The site is within the town where residential development is acceptable in principle under policy H3. Policy HE1 requires that proposals preserve or enhance the character and appearance of the area. Core policy C3 refers to design, amenity and highway issues.

The site is a derelict piece of land used for casual parking which detracts from the character and appearance of the conservation area. Development of the site with a suitably designed building will greatly enhance the character and appearance of the area.

08/2047 (for a new building with cafe on ground floor and flat above) was refused at Committee for 3 reasons: adverse impact upon the Conservation Area; lack of parking or provision for delivery vehicles; and failure to provide a contribution towards Public Open Space.

Following this refusal, the design of the building has been revised in consultation with conservation officers so that its scale, materials and detailing are more appropriate for this site. The position of windows and the siting of the building are such that there will be no unacceptable impact on

neighbours. The north and west elevation windows are now velux rooflights which can be set at a minimum cill height of 1.7m to negate any overlooking. Adequate space is retained adjacent to the bus shelter on the highway.

Two parking spaces are proposed at the High Street end of the site for use by the neighbour who has existing rights. It would be possible to provide one additional space at the other end of the site although it would have poor visibility for access onto Calcutt Street. However, highways officers accept this arrangement as reversing onto the highway in this location has historically taken place.

It is important that this site should be developed in order to enhance the conservation area. Any development will have implications for traffic generation and car parking. Whilst there may be some inconvenience as a result of the inevitable absence of on-site provision this should be set against the enhancement to the conservation area and the provision of additional facilities in the town.

## **9. Recommendation**

### **Recommendation and Proposed Conditions/Informatives**

Delegated to the Area Development Manager to GRANT permission subject to the completion of an agreement to ensure a contribution to the provision of public open space, and 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. No development shall commence until details of roofing 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 roofing materials approved.

Reason: In the interests of visual amenity.

3. No development shall commence until a sample panel of the render to be used on the external walls shall be made available on site to be inspected and approved in writing by the local planning authority. The external render, as finished, shall match the approved sample in respect of colour, type and texture.

Reason: In the interests of visual amenity.

4. 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.

5. 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) ground surfacing materials;
- (2) finished floor levels of all buildings;
- (3) finished levels across the site;
- (4) the means of surface water disposal;
- (5) the means of foul sewage disposal;
- (6) rainwater goods

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

Items 1 to 6 shall be completed prior to the use or occupation of the development.

Reason: In the interests of amenity and satisfactory layout.

6. No development shall commence until:

- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

POLICY-C3

7. No dwelling shall be occupied until the parking space(s) together with the access thereto, have been provided in accordance with the approved plans.

REASON: In the interests of highway safety and the amenity of future occupants.

POLICY-C3

8. The development hereby permitted shall not be occupied or first brought into use until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

POLICY-C3

9. The rooflights in the north and west elevation shall be set at a minimum cill height of 1.7m.

REASON: In the interests of privacy and amenity.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

## POLICY-C3

### Informative

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.

#### Plan References

Drawing 2940/02, 2940/01 and 2940/03 dated 8<sup>th</sup> October 2009.

### Reason for Decision

The proposal will preserve and enhance the character and appearance of the conservation area and provide facilities in accordance with policies H3, HE1 and C3 of the North Wiltshire Local Plan 2011.

<b>Appendices:</b>	<b>NONE</b>
<b>Background Documents Used in the Preparation of this Report:</b>	<b>1.20, 2.02, 4.02, 4.04, 5.01</b>



# REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Report No. 6(2)

Date of Meeting	14 <sup>th</sup> December 2009		
Application Number	09/01830/FUL		
Site Address	Land Off Calcutt Street, Cricklade, Swindon, Wiltshire, SN6 6AZ		
Proposal	Erection of Two Storey Building with Flat Over and A1 (Travel Agents) Use on Ground Floor		
Applicant	Jessica's Properties		
Town/Parish Council	Cricklade		
Electoral Division	Cricklade & Latton	Unitary Member	Peter Colmer
Grid Ref	410078 193609		
Type of application	Full application		
Case Officer	Charmian Burkey	01249 706 667	Charmian.Burkey@wiltshire.gov.uk

## Reason for the application being considered by Committee

This application has been submitted to the Committee for decision at the request of Cllr Colmer in order to assess whether the reasons for refusal on applications 08/00714/FUL and 08/02047/FUL have been satisfactorily addressed.

## 1. Purpose of Report

To consider the above application and to recommend that planning permission be DELEGATED to the Area Development Manager for PERMISSION subject to the completion of a S106 agreement to ensure a contribution to public open space and subject to conditions.

## 2. Main Issues

The site is on a prominent site in the town centre within the conservation area. It is proposed to erect a two storey building with a travel agents on the ground floor and flat above as an alternative to 09/01829/FUL elsewhere on this agenda. The design has been revised following a previous refusal by removing the conventional windows in the north and west elevations and replacing them with rooflights. Access and parking is retained for a neighbour. 3 parking spaces will be provided on site, 1 for the residential unit and 2 for the unit to the south. The proposal will provide useful facilities and enhance the conservation area.

## 3. Site Description

The site is an open, untidy piece of land close to the junction with the High Street which is used for casual parking. Parking is provided for the neighbouring house and there is one space of on-site parking for the development itself.



<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
07/02846/FUL	Cafe and flat above	Withdrawn
08/00714/FUL	Cafe and flat above	Refused
08/02047/FUL	New building with cafe on ground floor and flat above	Refused

## **5. Proposal**

It is proposed to erect a traditionally designed 1½/2 storey building built from render and slate with traditional detailing

## **6. Consultations**

**Cricklade Town Council:** Continue to object. The previous identical development (08/02047/FUL) was refused as it failed to comply with policies C3 i) & ii) and HE1 of NWDC Local Plan. The impact of highway safety and free flow of traffic Policy C3 vii) and viii) and the lack of contribution to POS required by policy CF3 of NWDC Local Plan 2011. The proposal does not address these concerns or grounds for refusal satisfactorily and the development is not considered to be suitable for this important site within the conservation area..

**Wiltshire County Council Highways** have no objections subject to a condition restricting it to travel agency due to concerns about servicing and other conditions.

**County Archaeologist** does not object subject to a condition.

## **7. Publicity**

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

3 letters of objection that have been received on the following grounds:

- Unsuitable for commercial use.
- Danger at bus stop.
- Design too large.
- Inadequate parking in area where parking is problem.
- Traffic congestion during deliveries
- Loss of existing parking
- Out of character with residential use
- Not sufficient notification.

## **8. Planning Considerations**

The site is within the town where residential development is acceptable in principle under policy H3. It is also within the town centre secondary frontage where under policy R4 there is no restriction in principle on additional A1 (shop/travel agent) uses. Policy HE1 requires that proposals preserve or enhance the character and appearance of the area. Core policy C3 refers to design, amenity and highway issues.

The site is a derelict piece of land uses for casual parking which detracts from the character and appearance of the conservation area. Development of the site with a suitably designed building will greatly enhance the character and appearance of the area.

08/2047 (for a new building with cafe on ground floor and flat above) was refused at Committee for 3 reasons: adverse impact upon the Conservation Area; lack of parking or provision for delivery vehicles; and failure to provide a contribution towards Public Open Space.

Following this refusal, the design of the building has been revised in consultation with conservation officers so that its scale, materials and detailing are more appropriate for this site. The position of windows and the siting of the building are such that there will be no unacceptable impact on neighbours. The north and west elevation windows are now velux rooflights which can be set at a minimum cill height of 1.7m to negate any overlooking. Adequate space is retained adjacent to the bus shelter on the highway.

Two parking spaces are proposed at the High Street end of the site for use by the neighbour who has existing rights. It would be possible to provide one additional space at the other end of the site although it would have poor visibility for access onto Calcutt Street. However, highways officers accept this arrangement as reversing onto the highway in this location has historically taken place.

The travel agents would have no on-site parking but this is a town centre location where many of the houses and shops do not have such facilities. It is unlikely that users of the travel agents would make a specific car-borne journey. It is much more probable that customers would be already visiting the town centre in any event. The occupiers of the flat would be aware that no parking spaces were available. Car-free development is to be encouraged, particularly in town centres, and the parking standards are maximum standards to be applied on a case-by-case basis.

It is important that this site should be developed in order to enhance the conservation area. Any development will have implications for traffic generation and car parking. Whilst there may be some inconvenience as a result of the inevitable absence of on-site provision this should be set against the enhancement to the conservation area and the provision of additional facilities in the town.

## **9. Recommendation**

### **Recommendation and Proposed Conditions/Informatives**

Delegated to the Area Development Manager to GRANT permission subject to the completion of an agreement to ensure a contribution to the provision of public open space, and 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. No development shall commence until details of roofing 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 roofing materials approved.

Reason: In the interests of visual amenity.

4. No development shall commence until a sample panel of the render to be used on the external walls shall be made available on site to be inspected and approved in writing by the local planning authority. The external render, as finished, shall match the approved sample in respect of colour, type and texture.

Reason: In the interests of visual amenity.

5. 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.

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) ground surfacing materials;
- (2) finished floor levels of all buildings;
- (3) finished levels across the site;
- (4) the means of surface water disposal;
- (5) the means of foul sewage disposal;
- (6) rainwater goods

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

Items 1 to 6 shall be completed prior to the use or occupation of the development.

Reason: In the interests of amenity and satisfactory layout.

7. No development shall commence until:

- c) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- d) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

POLICY-C3

8. No dwelling shall be occupied until the parking space(s) together with the access thereto, have been provided in accordance with the approved plans.

REASON: In the interests of highway safety and the amenity of future occupants.

POLICY-C3

9. The development hereby permitted shall not be occupied or first brought into use until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

POLICY-C3

10. The rooflights in the north and west elevation shall be set at a minimum cill height of 1.7m.

REASON: In the interests of privacy and amenity.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

POLICY-C3

12. The site shall be used for a Travel Agent and for no other purpose (including any other purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005, (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

POLICY-C3

### **Informative**

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.

#### **Plan References**

Drawing 2940/02, 2940/01 and 2940/03 dated 8<sup>th</sup> October 2009.

2. Notwithstanding the description of the application and the submitted plans this permission does not grant consent for advertisements under the Advertisement Regulations.

### **Reason for Decision**

The proposal will preserve and enhance the character and appearance of the conservation area and provide facilities in accordance with policies H3, HE1, C3 and R4 of the North Wiltshire Local Plan 2011.

<b>Appendices:</b>	<b>NONE</b>
<b>Background Documents Used in the Preparation of this Report:</b>	<b>1.20, 2.02, 4.02, 4.04, 5.01</b>



# REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Report No. 6(3)

Date of Meeting	14 <sup>th</sup> December 2009		
Application Number	09/01884/FUL		
Site Address	Coombe Green Farm, Lea, Malmesbury, Wiltshire SN16 9PA		
Proposal	Conversion of barn to dwelling		
Applicant	Mr Nigel Higginbottom		
Town/Parish Council	Lea and Cleverton		
Electoral Division	Brinkworth	Unitary Member	Toby Sturgis
Grid Ref	395393 186206		
Type of application	Full application		
Case Officer	Tracy Smith	01249 706 642	Tracy.smith@wiltshire.gov.uk

## Reason for the application being considered by Committee

This application has been submitted to the Committee for decision at the request of Cllr Sturgis to consider the nature of the conversion and associated works.

## 1. Purpose of Report

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

## 2. Main Issues

This application proposes the conversion of a barn to a dwelling on land at Coombe Green Farm, Lea. The proposal involves not only the conversion but extensions in the form of a single storey extension and front porch together with the roof being raised by approximately 2.5 metres. Other alterations include the insertion of new openings in external walls and new roof.

The site lies outside any framework boundary but within the designated Conservation Area and the key points to consider are as follows:

- Implications on DC Core Policy C3, Housing Policy H4 and Policy BD6
- Scale and design of extensions, alterations to enable the conversion

## 3. Site Description

The existing building is a modest former single storey barn with a footprint of approx. 150sqm and a ridge height of 4.7 metres.

These buildings have recently been sold off from the main farmhouse of Coombe Green Farm (to which they once related) and are adjacent to the site sharing the same access.

The site lies outside the framework boundary but within the designated Lea Conservation Area.

To the south of the farm is Foxmead Farm which is in the process of undergoing redevelopment with a number of agricultural buildings being replaced to bring the quality of buildings on the site up to date and for livestock.

A number of single storey buildings associated with Foxmead Farm are sited along the boundary with Coombe Green Farm and are within the proposed residential curtilage.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
09/01387FUL	Proposed conversion of barn to dwelling.  This conversion involved extending to the side and the rear as proposed with this extension but with no alteration to the ridge height.  Refused on grounds of the proposal representing a significant extension and need for an off-site financial contribution towards public open space to be secured via a legal agreement.	Refused
08/02417FUL	Proposed conversion of barn to dwelling.	Approved.

## **5. Proposal**

The building to be converted is constructed mainly of blockwork with some stone and a tin roof. The building sits within its own yard together with another former agricultural building which is in the process of being unlawfully converted to ancillary accommodation in the form of garaging and workshop. The works to that building involve a significant increase in floorspace and ridge height (confirmed via a building control application). At the time of preparing this report a planning application has been requested but not submitted.

The proposed conversion to which this application relates involves extensions in the form of single storey extensions to the side and rear (west), including the provision of a front porch. In addition the roof height is to be raised by some 2.5 metres.

Alterations are also proposed to the openings in terms of their size and number

In terms of the individual aspects of the extensions, an attached small store on the side elevation is to be replaced to facilitate the extension to the side rising to the new proposed ridge height of 7.2 metres.

A single storey extension is proposed to the rear together with the provision of a front porch. The footprint of the porch is approx. 26sqm. The ridge of the porch is 5.2 metres in height, which is higher than the ridge height of the original building.

The proposed extension to the rear has a footprint of 37.5 sqm with a ridge height of 5 metres.

The extensions would result in the footprint increasing from 150sqm to approximately 250sqm.

A survey has been submitted with the report indicating that the building can be converted without the need to rebuild. The report has limitations in so far as the foundations to the walls are unknown and additional trusses are proposed or a new roof structure. The latter is unacceptable



in policy terms. The walls can be underpinned if necessary but it is acknowledged that this is costly compared with rebuilding.

## **6. Consultations**

**Lea and Cleverton Parish Council** - comments are awaited.

**Highways Officer** no objection

## **7. Publicity**

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

There have been no letters of support or objection.

## **8. Planning Considerations**

Principle of development

Policy BD6 allows the conversion of rural buildings to residential uses on the basis that they do not require significant extensions, alterations or rebuild.

The principle of converting this building to residential has already been accepted through the approval of 08/02417FUL. This approved scheme did not require any extension or rebuild and the use of existing openings was made.

Following the approval of 08/02417FUL a further application was submitted to which 09/01387FUL relates. The application proposed the same extensions, including raising the roof, as this current application notwithstanding pre-application discussions which confirmed that such works were not supported by officers.

In light of the above, the scheme was amended which resulted in the extension to the rear being reduced only by 200mm, the front porch being reduced to an open one and the ridge height reduced.

Such alterations were not considered to be substantive with the proposed floorspace being 206sqm compared with the 150sqm of the original building.

Furthermore, it appears from the plans that the wall plate is to be increased, clarification is sought in respect of this matter from the agent for the avoidance of doubt.

Scale and Design of Extensions/Alterations

As mentioned above the proposal involves replacing the existing store on the side elevation with a new extension to the side together with an extension to the rear and front porch. Such extensions will increase the size of the conversion by approximately 100sqm when the original structure itself is only 150sqm. Additionally the roof will be raised by some 2.5 metres, likely to be a new roof. It would also appear that the wall plate is to be increased also.

It is considered that the proposal extensions and increasing of the ridge height is significant within the context of Policy BD6 and therefore unacceptable. With this scale of rebuilding and extension the

proposal could not reasonably be considered as a “conversion” within the terms of Policy BD6.

#### S106 Contributions

A Section 106 agreement is required in respect of an off site financial contribution towards public open space. An agreement was completed in respect of the approved application. The existing agreement needs to be varied to apply to this permission and this can only be done through a legal agreement.

### 9. Conclusion

The scheme as proposed is unacceptable due to the significant extensions involved to the side, rear, front porch and raising of the roof.

The officer, raises no objection to the principle of the barn being extended but considers that the extensions should be reduced either to the side or the rear with the ridge height maintained to its current height and as previously approved and the porch detailed removed.

The officer has indicated in discussions that the rear extension should be reduced by at least a metre in length and width if the side extension is to remain in order for the scheme to be considered more favourable.

### 10. Recommendation

Planning Permission be REFUSED for the following reasons:

1. The proposed conversion involves significant extensions and alteration which fail to respect the character of the original building and fails to comply with Policy BD6 of the adopted North Wiltshire Local Plan 2011.
2. A financial agreement is required to be entered into in respect of an off-site open space contribution in accordance with Policy CF3 of the adopted North Wiltshire Local Plan 2011. Such agreement has not been reached in relation to this application and therefore the proposal fails to comply with Policy CF3 of the North Wiltshire Local Plan 2011.

<b>Appendices:</b>	<b>NONE</b>
<b>Background Documents Used in the Preparation of this Report:</b>	<b>1.21 2.02 4.02 4.03 5.01</b>

