

APPLICATION NO.	P14/V0064/FUL & P14/V0065/LB
APPLICATION TYPE	FULL APPLICATION & LISTED BLDG. CONSENT
REGISTERED	13.2.2014
PARISH	WATCHFIELD
WARD MEMBER(S)	Simon Howell Elaine Ware
APPLICANT	Mr David Ridgway
SITE	Barn at the rear of 41 High Street Watchfield, SN6 8SZ
PROPOSAL	Conversion of existing barn into two bedroom residential property including the erection of single storey side extension.
AMENDMENTS	2014.03.21 – Amended design
GRID REFERENCE	424513/190238
OFFICER	Miss H Bates

1.0 INTRODUCTION

- 1.1 These applications relate to 41 High Street in Watchfield which is a grade II listed building within the centre of Watchfield village. The existing property is a large stone built dwelling fronting the High Street with parking and garden to the rear. The property once stood in much larger grounds however the curtilage has been subdivided over the years and two dwellings built to the rear. The site plan is **attached** at Appendix 1.
- 1.2 There is an existing curtilage listed barn to the north west of the main house which is stone built with a corrugated roof. This barn received planning permission and listed building consent in 2012 to convert it to a two-bedroom residential property and these current applications seek to amend these consents by erecting a single storey side extension to the west elevation of the converted barn. This application is partially retrospective and works have already commenced on site but have not yet been completed.
- 1.3 The site is currently served by a separate access to the main house after a new access to the south of the main house was constructed to serve the relocated garage.
- 1.4 The applications come to Committee as Watchfield Parish Council objects.

2.0 PROPOSAL

- 2.1 The applications seek planning permission and listed building consent for the conversion of the curtilage listed barn to a single residential dwelling and to erect a single storey side extension to the west elevation of the barn. The proposed dwelling would contain a kitchen/living area, a bathroom and a total of three bedrooms, one more than the scheme permitted previously.

- 2.2 The proposed additional extension would project 5 metres from the existing west elevation of the barn and would be single storey, with the ridge and eaves height set down from the main barn. Amended plans have been submitted during the course of the application to amend the design and retain the simple linear form of the barn with a gable end to the west elevation, not the front.
- 2.3 The proposed dwelling would be served by the existing site access and includes parking for at least two cars and turning within the site.
- 2.4 The application plans are **attached** at Appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 **Watchfield Parish Council** – Object for the following reasons:
- Previous planning conditions have been flouted involving access and entry points;
 - The proposal negates the previous approvals because the building is to be increased in size;
 - The proposal would exacerbate flooding issues on neighbouring properties due to the tarmac and flint parking area and the sloping nature of the site.

A full copy of the parish comments is **attached** at Appendix 3.

- 3.3 **Conservation Officer** – Support subject to amended plans (received) and conditions regarding materials which should match those approved under the previous permission.
- 3.4 **County Archaeologist (VWHDC)** – No objections
- 3.5 **Waste Team** – There is space on site to store a set of bins. Bins must be presented by 7am on the collection day at the edge of the property with the highway at High Street.

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P12/V2049/LB](#) - Approved (26/04/2013)
Conversion of existing barn into two bedroom residential property

[P12/V2021/FUL](#) - Approved (26/04/2013)
Conversion of existing barn into two bedroom residential property

[P11/V2513/LB](#) - Approved (08/12/2011)
Amendment to consent 10/01246/LBC to amend location of garage (works already carried out), and construction new vehicular access and alterations to boundary wall

[P11/V2512](#) - Approved (08/12/2011)
Amendment to permission 10/01224/FUL to amend location of garage (retrospective), and construction of a new vehicular access and alterations to boundary wall.

[P10/V1246/LB](#) - Approved (09/09/2010)
Erection of double garage with office above, construction of new vehicular access and alterations to boundary wall.

[P10/V1224](#) - Approved (09/09/2010)
Erection of double garage, construction of new vehicular access and alterations to boundary wall.

5.0 **POLICY & GUIDANCE**

National Planning Policy Framework

- 5.1 At the heart of the NPPF is a presumption in favour of sustainable development (paras 14 and 49). Paragraphs 34 and 37 encourage minimised journey length to work, shopping, leisure and education and paragraphs 57, 60 and 61 seek to promote local distinctiveness and integrate development into the natural, built and historic environment. Paragraph 109 requires development to contribute to and enhance the natural and local environment.

Vale of White Horse Local Plan 2011 policies

- 5.2 DC1 - Design
DC5 - Access
DC9 - The Impact of Development on Neighbouring Uses
HE4 - Development within setting of listed building
HE5 - Development involving alterations to a listed building
HE7 - Change of use of listed building

Residential Design Guide (2009)

- 5.3 Section 4.7 of the residential design guide refers to the conversion of agricultural buildings emphasising the importance of their structural integrity and stating that if substantial rebuilding or extension is required it is unlikely that planning permission would be granted. The primary objective in conversions must be to retain the character and appearance of the original building and the re-use of existing window openings to create light is encouraged.

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues to consider in determining the applications are: i) the principle of the proposal and the impact on the character of the area; ii) the impact of the proposal on the historic character and appearance of the barn and the setting of the listed building; iii) the impact on neighbouring properties and iv) access and parking considerations.

Principle and impact on the character of the area

- 6.2 The principle of converting the barn to use as a single residential property has already been established with the granting of planning permission P12/V2021/FUL and P12/V2049/LB. The site is well within the built up area of the village in a sustainable location and is surrounded by existing residential development, not visible from any main public vantage points. The building is in reasonable structural condition and a structural survey was submitted with these applications demonstrating that the conversion could be carried without significant re-building or alteration. As such the principle of the conversion is therefore considered to be acceptable.
- 6.3 This application proposes to amend the existing permission and consent by erecting a single storey side extension to the west elevation of the barn. The previous approvals did not propose any additional extensions to the existing barn to facilitate the conversion, and permitted development rights were removed by condition. However the purpose of this was not to prohibit a possible extension, but merely to provide control over any proposal to ensure that any extension retains the character and appearance of the original building, and preserves the setting of the adjacent listed building.
- 6.4 The design of the extension has been amended to better reflect the existing linear form of the existing barn. The extension projects from the west elevation, and retains the gable end to the west now rather than introducing a gable end to the front elevation. The ridge and eaves of the proposed extension would also be set down from the main

barn structure to ensure a subordinate appearance. It is not considered to be a substantial extension and is not required to be able to convert the barn, but is desired in order to extend the living space. The proposed extension continues the linear form and appearance of the existing barn, and sympathetic materials in-keeping with the barn are proposed, namely: stone, cedar cladding, oak frame and slate. Internally, the only change would be to create a doorway to the proposed extension. The proposed extension is considered to be in-keeping with the character and appearance of the original building.

The impact of the proposal on the barn and the listed building

- 6.5 The proposed extension projects to the west elevation, away from the main listed dwelling 41 High Street and is in-keeping with the form, proportions and character of the existing barn. It is not considered to have any harmful impact on the setting of the listed building. The location of the barn, and the extension, is set off slightly from main house to the north-west. It is therefore considered that this area does not contribute significantly to the setting of the main listed house. In addition, the original grounds to the listed building have been eroded by the development of two houses to the rear and therefore the historic relationship of the barn to the main house and adjoining land as a whole has been lost. It is therefore considered that the separation of the extended barn and associated land from the main house would not have such a significantly detrimental impact on the setting of the main house to justify refusal. The council's conservation officer has raised no objections to the proposal subject to conditions.

The impact on neighbouring properties

- 6.6 The site is surrounded on all sides by existing residential properties. The proposed extension projects along the northern boundary of the site, further away from the dwellings to the west which are all located further east in their plots, fronting the High Street. The proposed extension is set down in height from the existing barn and contains no openings in the north elevation. An additional window is proposed to be inserted into the west elevation of the proposed extension but this is at ground level only and is about seven metres off of the boundary. Whilst the neighbouring properties face towards the proposed garden area, the land is already residential curtilage therefore it is not considered that the situation for future occupants would be any worse than for the existing residents of the main house. The proposal is not considered to harm the amenities of any of the neighbouring properties in terms of overlooking, overshadowing or dominance.

Access and parking

- 6.7 The access and parking provision remain the same as approved under the previous application. The proposed dwelling would be served by the existing site access which also formerly served as the only access to the main house. In permitting a previous scheme for the construction of a garage building to the rear of the main house and new access to the south of the house, a condition requiring the closure of the existing access was attached. The purpose of this condition, required by the county highway engineer, was to avoid two vehicle accesses serving the same house. However, by subdividing the site, the existing access, which has good visibility and is sufficiently wide for a single dwelling, would now serve one house. The site has a sufficient area of hard-standing to park at least two vehicles which is considered sufficient for a three bedroom dwelling.

7.0 CONCLUSION

- 7.1 The site is within the built up area of the village and the conversion and extension works would not harm the character and appearance of the original building or the historic character of the listed building. The proposal would also not harm the amenities

of the neighbouring properties or highway safety. The proposal therefore complies with the NPPF, the Vale of White Horse Local Plan and the adopted residential design guide.

8.0 RECOMMENDATION

8.1 That planning permission and listed building consent are granted, subject to the following conditions:

Planning Permission

- 1 : Approved plans ***
- 2 : MC2 - Materials (Samples).**
- 3 : MC9 - Building Details .**
- 4 : CN8[I] - Submission of Details**
- 5 : HY6[I] - Access, Park. & Turn. in accordance with plan**
- 6 : LS1 - Landscaping Scheme (Submission)**
- 7 : LS2[I] - Landscaping Scheme (Implement)**
- 8 : MC24 - Drainage Details (Surface and Foul)**
- 9 : RE8[I] - Single Boundary Details**
- 10 : RE3 - PD Restriction Single Dwell Ext/Outblids**

Listed Building Consent

- 1 : Approved plans ***
- 2 : MC2 - Materials (Samples)**
- 3 : MC9 - Building Details**
- 4 : CN8[I] - Submission of Details**

Author / Officer: Holly Bates – Planning Officer
Contact number: 01235 547664
Email address: holly.bates@southandvale.gov.uk