

Item No 01:-

19/03261/FUL

**Land And Barn West Of Church Farm House
Naunton
Gloucestershire**

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**Change of use of barn to dwelling at Land And Barn West Of Church Farm House
Naunton Gloucestershire**

Full Application 19/03261/FUL	
Applicant:	Mr T Williams
Agent:	Mm3 Design Ltd
Case Officer:	Alison Williams
Ward Member(s):	Councillor Richard Keeling
Committee Date:	11th March 2020
RECOMMENDATION:	PERMIT

The application was deferred at the February Committee to allow the agent the opportunity to provide further details regarding the implications of the Nationally Described Space Standards and insulating the property. In addition, clarification was sought to ensure that the internal natural daylight serving the dwelling would meet with the BRE guidance. This information has now been provided and is included within the schedule documents. The report to February committee was as follows with updates to the original report are shown in bold

Main Issues:

- (a) Principle of Development and Design of Conversion
- (b) Impact on the Highway
- (c) Impact on Biodiversity
- (d) Impact on the Cotswolds Area of Outstanding Natural Beauty (AONB)
- (e) Impact on Neighbouring Amenity
- (f) Other

Reasons for Referral:

Councillor Keeling has requested that the application be considered by the Planning and Licensing Committee in relation to the sustainability of the proposed dwelling having regard to its size and location remote from the village of Naunton (Policy DS3) and also the interpretation of the National Space Standards.

1. Site Description:

The application site comprises a single storey linear stone barn located to the west of a small group of houses at Church Farm. The barn is located within a corner plot, with the B4068 located to the north and an unnamed road to the east.

The application site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB).

2. Relevant Planning History:

N/A

3. Planning Policies:

NPPF The National Planning Policy Framework
EN1 Built, Natural & Historic Environment
EN2 Design of Built & Natural Environment

EN4 The Wider Natural & Historic Landscape

EN5 Cotswolds AONB

EC6 Conversion of Rural Buildings

INF4 Highway Safety

INF5 Parking Provision

4. Observations of Consultees:

County Highways Officer - No objections subject to conditions

Council Biodiversity Officer - Views incorporated within the Officer's report

5. View of Town/Parish Council:

Naunton Parish Council object to the proposals for the following reasons:

- i) The development does not meet the National Space Standards
- ii) There is no bus service and reliance would be on private car
- iii) The building is not capable of conversion as it is not structurally sound
- iv) The proposals do not accord with Policy DS3.
- v) Can internal minimum heights be achieved.
- vi) Impact on listed buildings and neighbouring amenity

6. Other Representations:

3 letters of objections have been received which raise the following concerns:

- i) Proposals do not comply with Policy EC6 as substantial structural work would be required
- ii) No benefit to the local community
- ii) Overlooking and loss of privacy
- iv) Impact on Grade II Listed property
- v) Does not meet space standards
- vi) Highway safety
- vii) Concerned will be used as a holiday let

7. Applicant's Supporting Information:

Bat Survey

Design and Access statement

Highways technical note

Structural engineers report

8. Officer's Assessment:

Proposals

The proposals seek to convert an existing stone built single-storey linear barn to a residential dwelling. The existing barn is constructed in Cotswold stone with Ashlar coping stones and edging to the roof. The roof is tiled with Stonesfield Slate. The existing barn measures 9.3m in length and 5.1m in width. It measures 2.2m to the eaves and 4.5m to the ridge. The proposals would convert the existing building to provide a single bedroom with en-suite shower room and then an open plan kitchen/living/dining room with mezzanine above (as shown as a shadow line on the ground floor plan and sections). A bat loft would be installed above the bedroom/en-suite and part of the kitchen area.

The proposed conversion would utilise the existing openings on the eastern elevation which would provide a window to the bedroom, a window to the living area and then half glazed doors to the entrance. A single roof light would be installed on the western elevation above the en-suite. A

small opening would be inserted to the northern gable to allow access to the bat loft. Swallow Nest cups would be installed on the western elevation.

(a) Principle of Development and Design of Conversion

The proposals are for the conversion of an existing stone barn to a single dwelling.

Para 79 of the National Planning Policy Framework NPPF sets out that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential dwelling; or
- e) the design is of exceptional quality, in that it: - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

It should be noted that the conversion of existing buildings is considered acceptable in isolated locations in accordance with paragraph 79 of the NPPF as it reuses an existing redundant building.

Concerns have been raised that the site is unsustainably located and that it does not form a DS3 settlement. In relation to Policy DS3 of the Cotswold District Local Plan it is correct the small group of houses of Church Farm is not considered a DS3 settlement and therefore Policy DS4 applies. This policy sets out that new open market housing will not be permitted outside Principal and Non-Principal Settlements unless it is in accordance with other policies that expressly deal with residential development in such locations. In this instance Policy EC6 Conversion of Rural Buildings applies.

Local Plan Policy EC6 Conversion of Rural Buildings recognises that the large, but diminishing, stock of rural buildings in the Cotswolds should be used in the most positive way possible to assist in sustaining the rural economy and should be used for business purposes, wherever possible, so that rural buildings are given a new lease of life. The policy specifically states that the re-use of existing rural buildings, which have become surplus to requirements, or are no longer suitable for their original use, can help to reduce demands for new building in the countryside.

Policy EC6 - CONVERSION OF RURAL BUILDINGS

The conversion of rural buildings to alternative uses will be permitted provided:

- a. the building is structurally sound, suitable for and capable of conversion to the proposed use without substantial alteration, extension or re-building;
- b. it would not cause conflict with existing farming operations, including severance or disruption to the holding that would prejudice its continued viable operation; and
- c. the development proposals are compatible with extant uses on the site and existing and planned uses in close proximity to the site. Furthermore, proposals should be physically capable of being converted in terms of their size, soundness and structural stability, without recourse to extensive rebuilding, alteration or extension.

The existing barn is small in size and is no longer viable for modern farming practices. The application was accompanied by a structural engineers report. This identifies that there is some cracking on the northern gable which needs re-pointing in lime mortar and was a result of previous ivy coverage. The southern gable leans out from the side walls resulting in cracks

between the gable and return walls. It is identified that some re-building will be required to the gable and strapping required. A purlin has snapped at the northern end of the barn. It is acknowledged that some local re-building is required to the southern gable however this is a relatively small area of the building and would not be tantamount to a new build dwelling. The remainder of the structure is sound and capable of conversion with limited works being namely re-pointing and new felt. A second floor is proposed to provide a bat loft over with the remainder being a small mezzanine area above the living space. Given the small area of mezzanine, it is considered that the existing structure would be capable of supporting this area without substantial structural works. The bat loft area would be simply formed by the insertion of ceilings with the void above being for the bats and therefore would not structurally impact upon the existing building.

The necessary accommodation for day to day living can be accommodated within the existing footprint and an extension is not required to facilitate the change of use to a dwelling. The building would not require such works to facilitate the change of use that it would be tantamount to a new build. As such the proposals are considered to accord with Policy EC6 and would provide a single person dwelling into the local housing stock.

Nationally Described Space Standards (NDSS)

Policy H1 of the Cotswold District Local Plan sets out that all housing developments are required to comply with the Nationally Described Space Standard.

The proposals would provide a single person bedroom, which requires 37sqm of floor space. The ground floor of the existing building would comprise 34.9m² with the mezzanine then providing a further 2.9m² and eaves storage of a further 1m² and therefore complies with the National Space Standards.

In addition, the required space for a single person bedroom is 7.5m² and at least 2.15m wide. The bedroom would equate to 8.1m² and is 2.78m wide and therefore meets the standard.

Part F of the NDSS sets out that "any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage".

Part G goes on to state "any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all".

A section of the proposals have been submitted to demonstrate that the minimum ceiling height of 2.3m can be achieved to the main living accommodation and this also demonstrates the mezzanine level heights. As such the proposals would provide the required space for a single person dwelling in accordance with the Nationally Described Space Standards. As the mezzanine level is required to meet the standards it is considered reasonable and necessary to condition that this should be provided and retained.

Update: Concerns were raised at the February planning committee that once the required insulation had been installed, the internal floor spaces would fall below the required NDSS. An updated plan and NDSS calculations have been provided showing the internally insulated footprint would provide 33.24m² (not insulated 34.9m²), the mezzanine provides a further 2.9m² and the storage at both eaves (50%) of 1.62m². Giving a total of 37.76m² floorspace, which is therefore compliant with the required 37m² floor space required by the NDSS. It is of note that the previous calculations (pre-insulation) only included one side of the eaves storage.

(b) Impact on the Highway

The NPPF does not set minimum or maximum parking standards, however it sets out at para 105 that local planning authorities should take into account, the accessibility of the development, the type, mix and use of development, the availability of and opportunities for public transport, local car ownership levels; and an overall need to reduce the use of high-emission vehicles.

Local Plan policy INF4 (Highway Safety) supports development that is well integrated with the existing transport network and beyond the application site, avoiding severance resulting from mitigation and severe impact upon the highway network. Developments that create safe and secure layouts and access will be permitted.

Local Plan policy INF5 (Parking Provision) requires development to make provisions for residential vehicle parking where there is clear and compelling evidence that such provision is necessary to manage the local road network.

The proposals were accompanied by a Highways Technical note. Access is proposed onto the highway to the east of the site with parking for up to two vehicles. The highway is subject to a 60-mph speed limit. The County Highways Officer has reviewed the proposals and the supporting technical note and raises no objections to the proposals, subject to conditions. As such, the proposals would provide for a safe access and would provide off street parking to serve the development in accordance with Policies INF4 and INF5 of the Cotswold District Local Plan.

Update: The Highways Officer has suggested a number of conditions which were discussed at the February Planning Committee. It is considered that if amended the provision of a construction method statement and cycle storage provision would be reasonable and therefore additional conditions are now proposed.

(c) Impact on Biodiversity

Para 175 of the NPPF sets out that "when determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from development cannot be avoided (through locating on an alternative site with less harmful impacts) adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity."

Biodiversity and Geodiversity: Features Habitats and Species (POLICY EN8) of the Cotswold District Local Plan states that:

- "1. Development will be permitted that conserves and enhances biodiversity and geodiversity, providing net gains where possible.
2. Proposals that would result in significant habitat fragmentation and loss of ecological connectivity will not be permitted.
3. Proposals that reverse habitat fragmentation and promote creation, restoration and beneficial management of ecological networks, habitats and features will be permitted, particularly in areas subject to landscape-scale biodiversity initiatives. Developer contributions may be sought in this regard.
4. Proposals that would result in the loss or deterioration of irreplaceable habitats and resources, or which are likely to have an adverse effect on internationally protected species, will not be permitted.

5. Development with a detrimental impact on other protected species and species and habitats "of principal importance for the purpose of conserving biodiversity" (Section 41 (England) of the Natural Environment and Rural Communities Act 2006) will not be permitted unless adequate provision can be made to ensure the conservation of the species or habitat."

The Council's Biodiversity Officer has been consulted on the proposals. Two ecological reports have been submitted with the planning application; a Preliminary Bat and Walkover Survey report dated 12/05/2019 by 4 Acre Ecology and a Bat Emergence Survey report dated 11/08/2019. The Council's Biodiversity Officer confirms that no further surveys are required.

The bat emergence survey report confirms that the barn is used by roosting bats. The barn is a transitional or occasional lesser horseshoe bat roost. This type of roost is defined as that which is used by a few individuals or, occasionally, small groups of bats for short periods of time (the bats were present on the first survey visit in May, but were not found in subsequent activity surveys).

Section 7 of the Bat Emergence Survey report contains a bat mitigation strategy, including a bat working method statement. The existing bat roost will be modified and retained within the converted barn by constructing a ceiling at eaves level to create a roof void that should be a minimum of 2.8 metres to the ridge/apex and a minimum of 5 metres in length and width. The access point will be retained above the current doorway and will be a minimum of 600mm wide and 300mm high. The top and bottom of the access point will be sloped downwards with a canopy above and waterproofing below to prevent ingress of water. Traditional hessian backed bitumen felt will be used to line the roof. No lighting will directly illuminate the roost entrance and any other external lighting should be low-height down lighters fitted with hoods or cowls with 3 lux maximum.

Due to the type of roost present (occasionally used, small numbers of bats) and the mitigation details provided, the proposed development would not lead to any long term harm to this bat species and therefore there would be no adverse impact on the favourable conservation status of the local population. The bat mitigation must be secured as conditions of planning consent.

Section 6.15 of the Bat Emergence Survey report confirms that nesting swallows were present within the barn and a Dunnock was observed flying to a probable nest in the hedgerow on the eastern side. Recommendations for the protection of nesting birds are included in Section 7.8 of the report and Section 7.16 recommends enhancements for nesting birds as part of the conversion of the barn. Locations of the swallow nest cups have been shown on the elevation plans.

The hedgerows are being retained, which means that the impact on the Dunnock (a priority species, covered by local plan policy EN8) will be minimal.

As such, subject to conditions the proposals would not adversely affect biodiversity in accordance with Policy EN8 of the Cotswold District Local Plan.

(d) Impact on the Cotswolds Area of Outstanding Natural Beauty (AONB)

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) wherein the Council is statutorily required to have regard to the purpose of conserving and enhancing the natural beauty of the landscape (S85(1) of the Countryside and Rights of Way Act 2000).

Paragraph 170 of the NPPF states that planning policies and decision should contribute to and enhance the natural and local environment by 'protecting and enhancing valued landscapes' and 'recognising the intrinsic character and beauty of the countryside'.

Paragraph 172 of the NPPF states that 'great weight should be given to conserving and enhancing landscape and scenic beauty in ... Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.'

Policy EN1 Built, Natural and Historic Environment sets out that new development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment.

Policy EN2 Design of the Built and Natural Environment sets out that development will be permitted which accords with the Cotswold Design Code. Proposals should be of design quality that respects the character and distinctive appearance of the locality.

Policy EN4 The Wider Natural and Historic Landscape states:

"1. Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas.

2. Proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets."

Policy EN5 Cotswolds Area of Outstanding Natural Beauty (AONB) states:

"1. In determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.

2. Major development will not be permitted within the AONB unless it satisfies the exceptions set out in National Policy and Guidance."

The application site is an existing building within the AONB and within the Landscape Character Area 7C (Cotswold High Wold Plateau). This is characterised by the influence of the underlying geology is particularly strongly expressed, from the dramatic, gently undulating, and expansive upland plateau landform, dissected by dry valleys, and light stony soil, through to the harmonious relationship between the network of limestone walls and buildings with their surroundings. The sense of scale and openness is particularly apparent, as well as the effects of an intensive managed agricultural landscape.

The application site is bounded by the highway to the north and east with the small cluster of dwellings further to the east. To the west and south are open fields. The application site itself is enclosed by a dry stone wall along the eastern and northern boundary with a group of semi-mature trees and hedging to the south of the barn.

The curtilage to the barn conversion has been drawn following the line of the existing embankment of the western boundary with the larger open field and would extend to the end of the group of trees to the south. The trees would act as screening to the car parking area that would be between the trees and the courtyard garden area.

The proposals would not result in the loss of any openness within the AONB and the curtilage has been defined by the existing landscape and topography of the site which would ensure containment of the domestic area. The parking area would be contained and screened. There are no extensions required to facilitate the change of use.

As such it is considered that the character and appearance of the AONB and countryside would be maintained in accordance with Policies EN1, EN2, EN4 and EN5 of the Cotswold District Local Plan and guidance set out within the NPPF.

(e) Impact on Neighbouring Amenity

Paragraph 127 of the NPPF seeks to create places with a high standard of amenity for existing and future users. 'The Design Code (Appendix D) referred to in Policy EN2 of the Local Plan also sets out guidance with regard to residential amenity.

Paragraph D67 of The Cotswold Design Code 1 (p) sets out that "To ensure adequate privacy, the minimum distance between facing windows of one and two storey dwellings should be no less than 22m."

1(r) sets out that "to ensure adequate garden space, the size of a private garden should relate to the size and nature of the property."

The proposed conversion seeks to utilise the existing openings on the eastern elevation. This would provide a window to the bedroom, window to the living space and a partially glazed door.

Church Farmhouse is located to the east of the barn and is separated by the highway and garden of Church Farmhouse. There are two openings on the western gable of Church Farmhouse, one at ground floor and one at first floor. The distance window to window with the proposed barn conversion is approximately 24m which is therefore in excess of the 22m minimum distance as set out within the Design Code. As such, overlooking and loss of privacy would not result and the amenity of the neighbouring property would be maintained.

The proposed conversion would be served by a garden area to the east and south. This would be enclosed by the existing drystone wall. Given the enclosure and positioning of neighbouring windows this amenity area would not be overlooked and would be sufficiently private. The size of the garden is considered commensurate to the single person dwelling that would result from the barn conversion.

As such, the proposals are considered to accord with Policy EN2 of the Cotswold District Local Plan.

(f) Other

Church Farmhouse is a Grade II listed dwelling. Section 16 of the National Planning Policy Framework requires that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Given the separation of the listed building from the small barn by the highway and the sympathetic conversion that is proposed it is considered that the setting and significance of the listed building would be maintained.

Concerns have been raised regarding the potential for the building to be used as a holiday let. It should be noted that the use of a C3 dwelling house as a holiday let is not considered a planning change of use.

This application is CIL liable and there will be a CIL charge payable. Section 143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive, in payment of CIL is a material 'local finance consideration' in planning decisions.

Update: As a result of discussion at the February Committee the lighting condition has been updated to include the specified lighting levels.

9. Conclusion:

The proposals would re-use an existing building which is considered structurally sound and capable of conversion. Subject to conditions the proposals would not adversely affect the highway or biodiversity in the area. The proposals are considered to maintain the character and openness of the AONB and would not impact adversely on neighbouring amenity.

As such, the proposals are recommended for approval subject to conditions.

10. Proposed conditions:

1. The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following drawing number(s):

AL(10)002 REV J, AL(10)004 B, AL(10)003 B

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

3. All windows and doors, shall be of timber construction and shall be finished in a colour to be first submitted to and approved by the Local Planning Authority and permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

4. The new rooflights shall be of a design which, when installed, shall not project forward of the roof slope in which the rooflight is located and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

5. New rainwater goods shall be of cast iron or aluminium (finished in black) construction and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

6. The development shall be completed in accordance with the recommendations in sections 7.3 to 7.14 inclusive of the Preliminary Bat and Walkover Survey report dated 12/05/2019 prepared by 4 Acre Ecology Ltd., as submitted with the planning application, and as modified by a relevant European Protected Species Licence. All the recommendations shall be implemented in full according to the specified timescales unless otherwise agreed in writing by the Local Planning Authority, and all the bat mitigation features shall thereafter be permanently retained.

Reason: To ensure that lesser horseshoe bats, swallows and dunnocks are protected in accordance with The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 as amended, Policy EN8 of the Cotswold District Local Plan 2011-2031, Circular 06/2005, paragraphs 170 and 175 of the National Planning Policy Framework and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

7. Prior to first occupation of any of the dwelling hereby permitted the compensation for nesting swallows shall be installed and the approved features shall be retained in accordance with the approved details thereafter.

Reason: To provide compensation for nesting swallows in accordance with the EC Wild Birds Directive, policies EN1, EN2, EN7, EN8 and EN9 of the Cotswold District Local Plan 2011-2031, paragraphs 170 and 175 of the National Planning Policy Framework and Section 40 of the Natural Environment and Rural Communities Act 2006.

8. Prior to the installation of any external lighting, a lighting design strategy for biodiversity, in particular for lesser horseshoe bats, shall be submitted to and approved in writing by the Local Planning Authority. The maximum lux level of any low level down lighters proposed shall be 3 lux. The strategy shall:

i. identify those areas/features on site that are particularly sensitive for bats and bat roosts; and

ii. show how and where external lighting will be installed (including the type of lighting) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bat species using their territory or having access to any roosts.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To protect lesser horseshoe bats in accordance with the Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (as amended), policies EN1, EN2, EN7, EN8 and EN9 of the Cotswold District Local Plan 2011-2031, paragraphs 170 and 175 of the National Planning Policy Framework, Circular 06/2005 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

9. The vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 20.1m north and 44.6m south (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.26m and 2.0m at the Y point above the adjacent carriageway level.

Reason: To avoid an unacceptable impact on highway safety by ensuring that adequate visibility is provided and maintained to ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with paragraphs 108 and 110 of the National Planning Policy Framework.

10. Prior to the occupation of the development hereby permitted, the vehicular access shall be laid out and constructed in accordance with the submitted plan drawing no. 8190948/6101 with any gates situated at least 5.0m back from the carriageway edge of the public road and hung so as not to open outwards towards the public highway and with the area of driveway within at least 5.0m of the carriageway edge of the public road surfaced in bound material, and shall be permanently maintained thereafter.

Reason: To reduce potential highway safety impact by ensuring that a safe and suitable access is laid out and constructed that minimises the conflict between pedestrians, cyclists and vehicles in accordance with paragraph 108 and 110 of the National Planning Policy Framework.

11. Details of the means of enclosure on the western and southern boundary shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details prior to first occupation of the dwelling hereby approved.

Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2, EN4 and EN5.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, no extensions, outbuildings, additions to the roof, other alterations to the roof, porches, chimneys or flues, shall be erected, constructed or sited, other than those permitted by this Decision Notice.

Reason: To protect the character and appearance of the building and its setting in accordance with Cotswold District Local Plan Policy EC6, EN2, EN4 and EN5.

13. Prior to the first occupation of the development hereby approved the mezzanine level shall be installed in accordance with the approved plans and thereafter permanently retained.

Reason: Without the mezzanine level the development would not meet the minimum Nationally Described Space Standards for a single bedroom dwelling and would therefore be harmful to the amenity of future occupants.

14. Prior to first occupation of the development hereby permitted details of cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.

Reason To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up in accordance with paragraph 108 of the National Planning Policy Framework.

15. No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period.

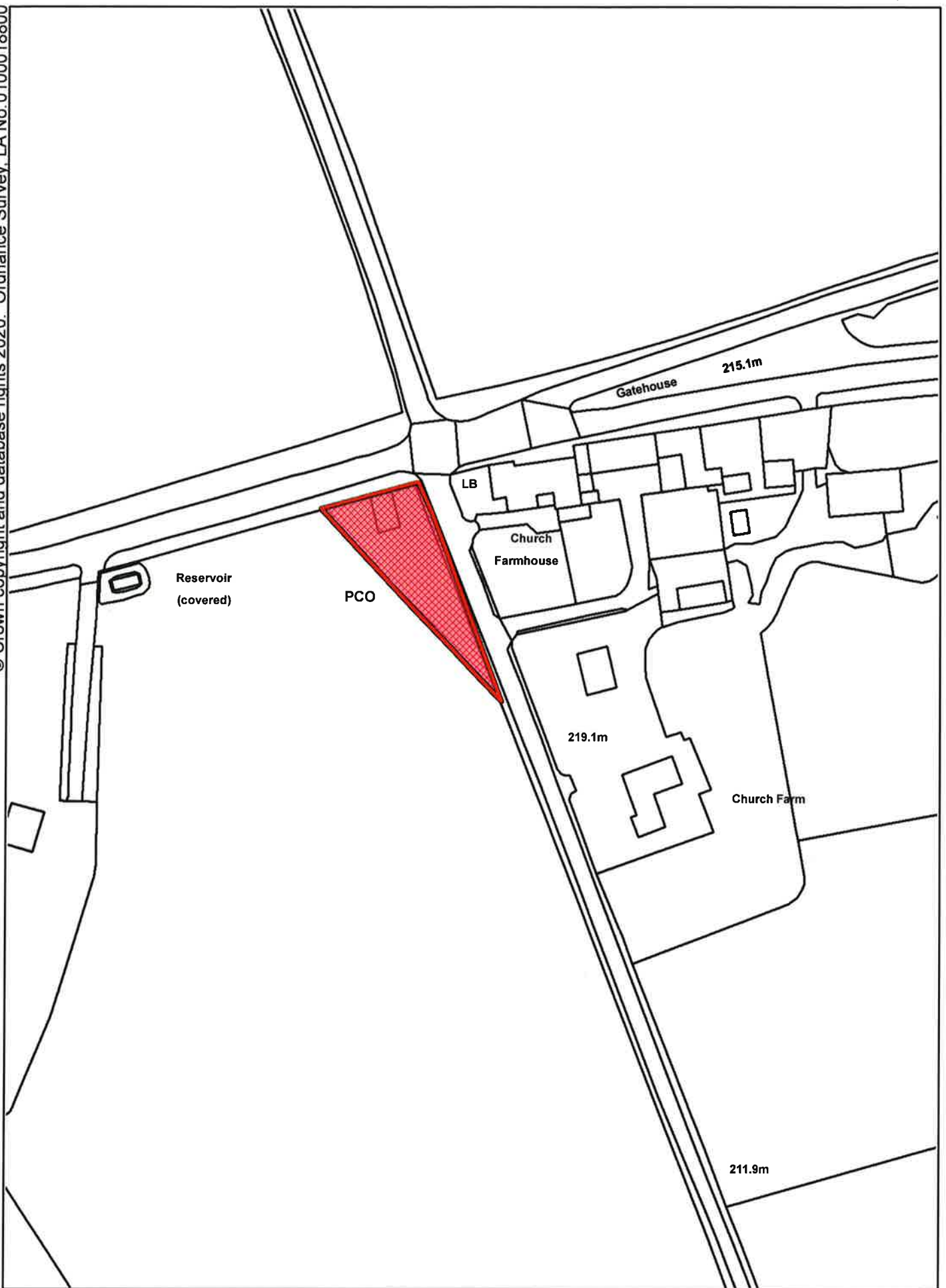
The plan/statement shall provide for:

- Hours of operation;
- Parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Any necessary temporary traffic and parking management measurements;
- Routes for construction traffic;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Locations for wheel washing facilities;
- Arrangements to receive abnormal loads or unusually large vehicles

Reason: To reduce the potential impact on the public highway and accommodate the efficient delivery of goods in accordance with paragraph 110 of the National Planning Policy Framework.

Informatives:

Please note that the proposed development set out in this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). A CIL Liability Notice will be sent to the applicant, and any other person who has an interest in the land, under separate cover. The Liability Notice will contain details of the chargeable amount and how to claim exemption or relief, if appropriate. There are further details on this process on the Council's website at www.cotswold.gov.uk/CIL.



COTSWOLD
DISTRICT COUNCIL

LAND & BARN WEST OF CHURCH FARM HOUSE NAUNTON

Scale: 1:1250

Organisation: Cotswold District Council

Department:

Date: 28/02/2020



BRE Daylight Calculation - Sitting Room & Mezzanine:

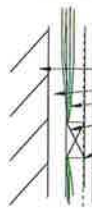
ADF (Average Daylight Factor) Calculation: BRE recommends a minimum of 2% ADF where artificial lighting is present. BS 8206-02 requires a minimum of 1% for bedrooms, 1.5% for Living Rooms & 2% ADF for Kitchens. All criteria are met below:

$$ADF = \frac{TMaw0}{A(1 - R_2)}$$

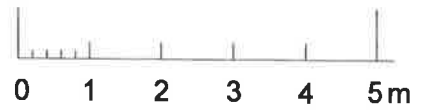
Window
 $0.68 \times 0.9 \times 0.3 \times 85.00$
 $64.4(1 - 0.5 \times 0.5) = 63.0$
 $= 0.32\%$

Glazed Door
 $0.68 \times 0.9 \times 1.16 \times 85.00$
 $64.40(1 - 0.5 \times 0.5)$
 $= 1.25\%$

Total ADF = 1.57%



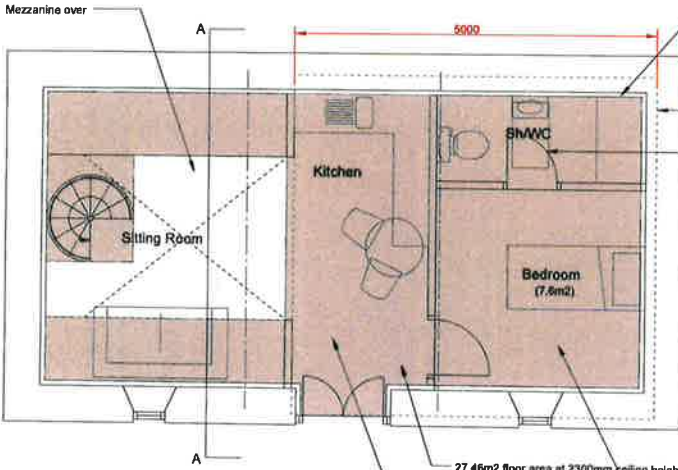
Wall insulation Build Up:
 Existing Stone Wall
 Timber battens
 Super Foil Breathable Insulation SF198B
 Timber battens
 SFTV Breathable Membrane
 Plasterboard
 Total Build up: 65mm
 U-Value: 0.3 = Limiting Fabric Building Control Compliant



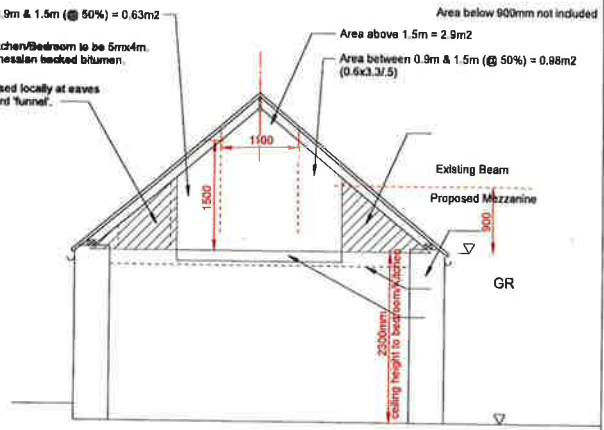
National Space Standard Calculation:

Existing Insulated Footprint: 33.24m²
 Proposed Mezzanine: 2.9m²
 Storage (Both Eaves @ 50%): 1.62m²
Total 37.76m²

07 PROPOSED WALL INSULATION DETAIL NTS



05 PROPOSED GROUND FLOOR LAYOUT 1:50



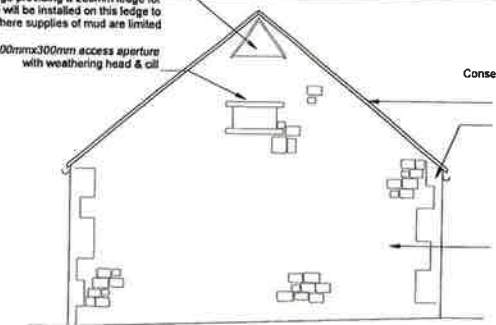
06 PROPOSED SECTION A-A 1:50

Glazed Door - Kitchen
 $0.68 \times 0.9 \times 1.16 \times 85.00$
 $16.50(1 - 0.5 \times 0.5)$
 $= 4.8\%$ ADF

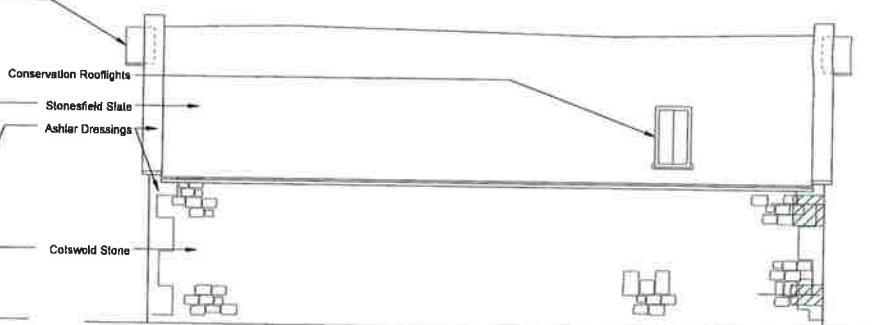
Window - Bedroom
 $0.68 \times 0.9 \times 0.3 \times 85.00$
 $17.25(1 - 0.5 \times 0.5)$
 $= 1.21\%$ ADF

Triangular Swallow nesting box measuring 700mm wide, 400mm deep & 500mm high. Bottom entry to be left half open alongside the building face with the outside base ledge providing a 200mm ledge for nesting. A nest cup will be installed on this ledge to aid nesting where supplies of mud are limited

500mmx300mm access aperture with weathering head & cill



03 PROPOSED NORTH ELEVATION 1:50

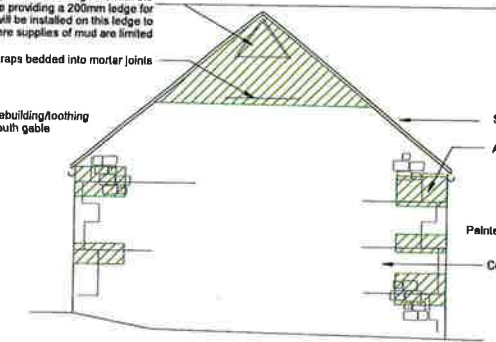


04 PROPOSED WEST ELEVATION 1:50

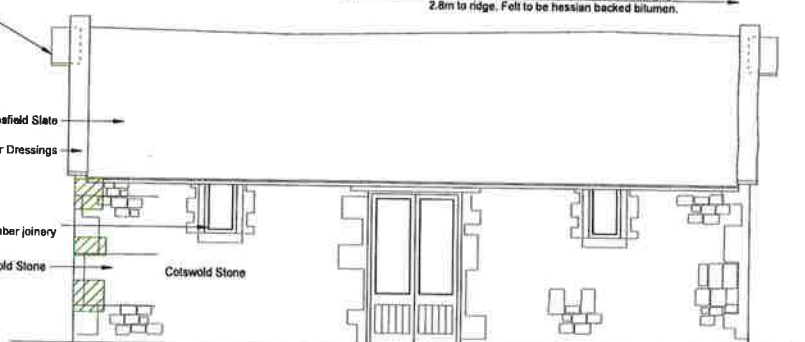
Triangular Swallow nesting box measuring 700mm wide, 400mm deep & 500mm high. Bottom entry to be left half open alongside the building face with the outside base ledge providing a 200mm ledge for nesting. A nest cup will be installed on this ledge to aid nesting where supplies of mud are limited

Helifix straps bedded into mortar joints

Local rebuilding/roothing in at South gable



01 PROPOSED SOUTH ELEVATION 1:50



02 PROPOSED EAST ELEVATION 1:50

mm³ design

Dairy Farm, Hillesden, Buckingham
 Buckinghamshire, MK18 4BX.

Tel: 01280 848 140
 E: studio@mm3-design.co.uk

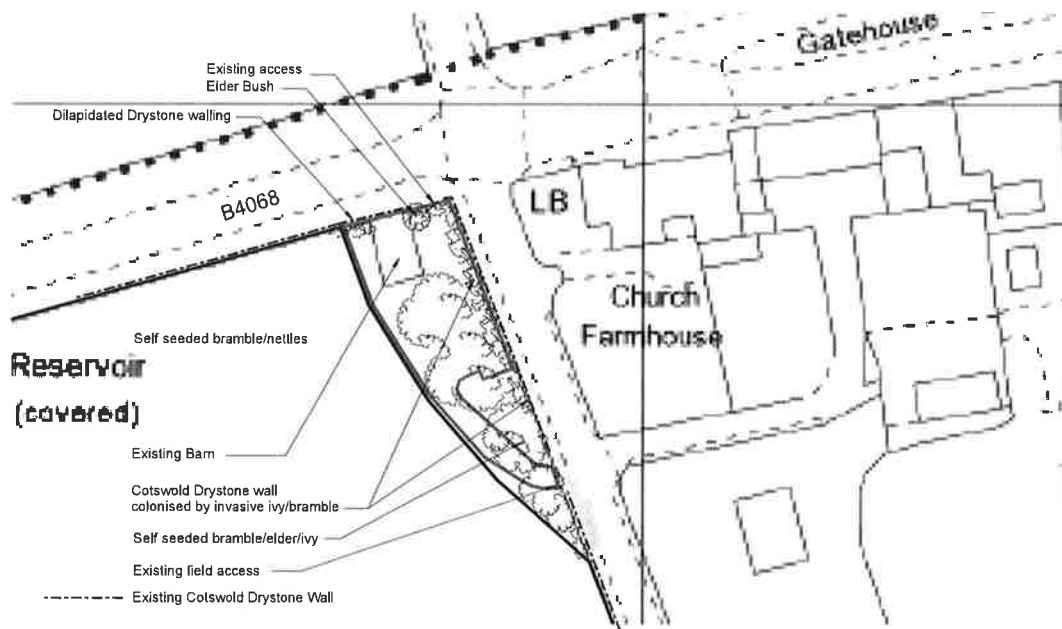
F	11.12.19	Swallow Nest added
G	07.02.20	Structural Repairs indicated to South gable
H	22.02.20	Updated to Planning Committee Comment
I	24.02.20	Updated to Planning Committee Comment
J	26.02.20	Updated to Planning Officers Comment

KR
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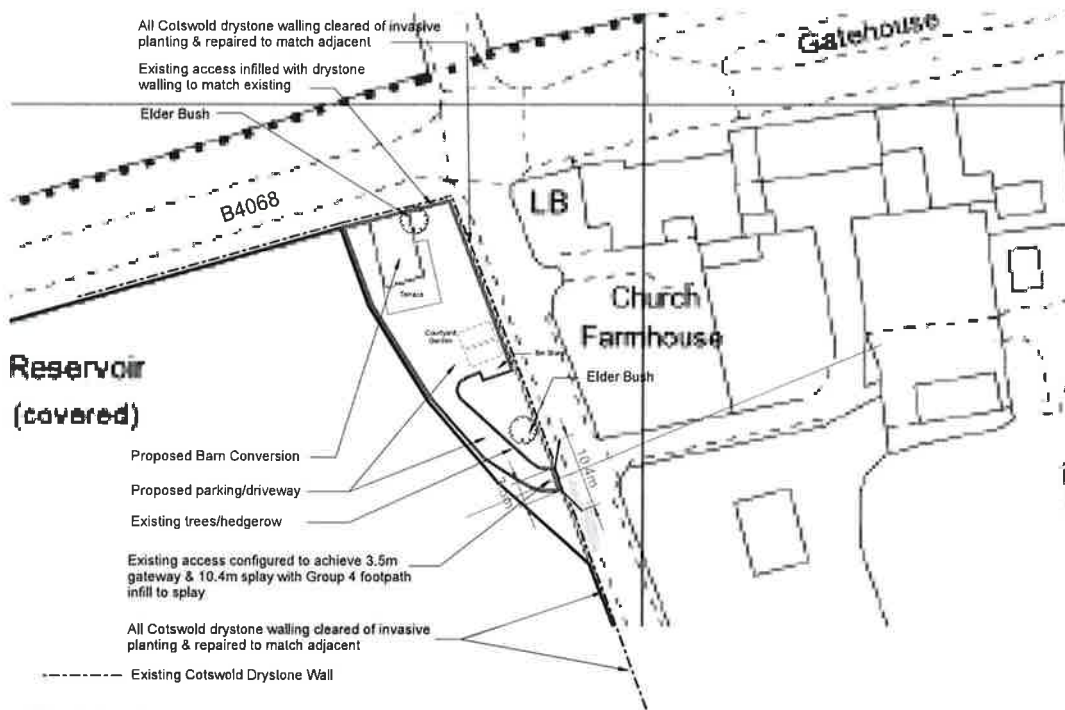
Proposed Layout/Elevations

15.03.19	AL(10)002	J
1:50	@A2	KR ©



01 EXISTING SITE BLOCK PLAN

1:500



02 PROPOSED SITE BLOCK PLAN

1:500

mm³ design

Dairy Farm, Hillesden, Buckingham
Buckinghamshire, MK18 4BX.

Tel: 01280 848 140
E: studio@mm3-design.co.uk

-	18.03.19	Preliminary Issue for Comment
A	18.06.19	Preliminary Issue for Comment
B	26.09.19	Preliminary Issue for Comment

KR
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KR

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Existing Site Layout & Block Plan

15.03.19	AL(10)003	B
1:500	@A2	KR ©

1.0 INTRODUCTION

The purpose of this report is to provide an additional supporting statement alongside the Planning submission for the proposed conversion of an existing barn into a new dwelling at Aylworth Road, Naunton. This statement specifically addresses the queries that have been raised from the Parish Council/Local Neighbours in respect of the Space Standards calculations. In addition, the figures have been updated to include for the insulation necessary for the building to operate as a compliant dwelling.

2.0 NATIONALLY DESCRIBED SPACE STANDARDS

The Officers report is comprehensive in the assessment of the Nationally Described Space Standards which have been rigorously applied taking account of insulation. For clarity, an extract is included below from the NDSS Document and a checklist table that reflects the scheme submitted.



Department for
Communities and
Local Government

Technical housing standards – nationally described space standard

Requirement	Comments	Achieved
Minimum Gross Internal Floor area of 37 m ²	Exceeded for single person	✓
Minimum Gross Internal Storage area of 1 m ²		✓
Minimum Bedroom Area 7.5m ²	7.6m ² provided	✓
Minimum Bedroom width 2.15m	2.7m width provided	✓
Minimum Floor to Ceiling Height 2.3m for 75% of footprint	2.3m height provided for 75.15% of footprint	✓
Headroom less than 1500mm not counted except for storage	Section provided	✓
Headroom between 900 -1500mm for storage (eg eaves) counted at 50%	Section provided & eaves footprint counted only as storage	✓

3.0 CONCLUSION

As concluded by Cotswold District Officers, the submitted scheme (when insulated to comply with Building Regulations) fully adheres to the NDSS and its technical criteria in every respect and therefore accords with Local & National Planning Policy in this respect.

- **mm³ design**
- Dairy Farm - Hillesden - Buckinghamshire - MK18 4BX
- T: 01280 848 140 - M: 07789 867 561
- E: studio@mm3-design.co.uk

Naunton Inn Barn, Naunton, Cheltenham, Gloucestershire. GL54 3AJ.
Committee Statement

Rev -	10.02.20	Issued for Committee
Rev A	16.02.20	Issued for Committee
Rev B	24.02.20	Updated for Committee