

Item No 08:-

16/01937/FUL (CT.4734/1/C)

**Summerhill Farm
Naunton
Cheltenham
Gloucestershire
GL54 3AZ**

Item No 08:-

Conversion of barn to a single dwelling with extensions, conversion of barn to ancillary accommodation, construction of a detached garage and change of use of land to residential curtilage at Summerhill Farm Naunton Cheltenham Gloucestershire

Full Application 16/01937/FUL (CT.4734/1/C)	
Applicant:	Mr P Preston
Agent:	Peter A Marshall Architect Limited
Case Officer:	Alison Williams
Ward Member(s):	Councillor Richard Keeling
Committee Date:	10th August 2016
RECOMMENDATION:	REFUSE

Main Issues:

- (a) Principle of conversion
- (b) Impact on character and appearance of building and AONB
- (c) Residential amenity
- (d) Biodiversity
- (e) Other matters

Reasons for Referral:

Cllr. Richard Keeling has requested that the application is reported to the Planning and Licensing Committee for determination for the following reasons: "Further to my call this morning I have made an inspection of the site and bearing in mind the Parish Council's support of the application and in the interests of transparency I would request that this application be referred to the Planning Committee."

1. Site Description:

Summerhill barns are a farmyard grouping of vernacular stone buildings, together with additional attached lean-to structures, roofed and over enclosures. The buildings form a southerly facing courtyard group, linked by traditional drystone walling giving a protected enclosure. Residential properties are located to the North West and South West of the site. The site is within the Cotswold AONB.

Planning permission was granted under reference 14/03133/FUL for the change of use to a dwelling and ancillary accommodation.

A further application Ref: 16/00116/FUL sought to replace that permission and amend it. Barn 2 would be solely ancillary accommodation, a detached garage would be constructed and a side extension to barn 1 and was approved.

This application seeks a new permission for the change of use of the barns, relocation of the garage and an additional single storey extension off the previously approved single storey extension to provide a games room, toilet and en-suite guestroom

The extension would require the demolition of a timber post and metal sheet roof single storey structure that measures 8.5m x 15m and 3.8m in height with a 7.2m x 14.5m extension that would be constructed in stone with a pitched tiled roof. The overall height being 6.1m to the ridge and 2.5m to the eaves. The existing building is not capable of conversion in its own right and therefore the extension is considered a new build extension.

2. Relevant Planning History:

14/03133/FUL - Conversion and change of use of 'barn 1' to a single dwelling and conversion and change of use of 'barn 2' to provide garaging and ancillary accommodation, including demolition of former agricultural buildings - Permitted 27/11/2014

16/00116/FUL - Conversion of barn to a single dwelling with extension, conversion of barn to ancillary accommodation, construction of a detached garage and change of use of land to residential curtilage - Permitted 15/03/2016

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR09 Biodiversity, Geology and Geomorphology
 LPR14 Conversion of Historic Agri Buildings
 LPR28 Conversion of Rural Buildings
 LPR42 Cotswold Design Code
 LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

Conservation and Design Officer - Object to the proposals, detailed comments included within the officer assessment

Biodiversity Officer - No objection subject to conditions.

Environmental Protection Officer - No objection subject to conditions.

Tree Officer - No objection

5. View of Town/Parish Council:

Support the application

6. Other Representations:

No Third party representations have been received

7. Applicant's Supporting Information:

Design & Access Statement

8. Officer's Assessment:

(a) Principle of conversion/use

The principle of change of use of the main barn and the small barn to residential and ancillary accommodation has already been established under the previous permission.

The proposals seek to relocate the permitted garage block on a 90 degree angle.

This application also seeks permission for the construction of an additional single storey linear extension off the already permitted single storey side extension. The proposal would remove an existing post structure with a sheet metal roof which is currently located to the front of the main barn. The intention has always been to remove this structure as per the original and later permissions. The structure extends 11.7m from the front elevation and 8.5m in width and 3.8m in height. There is a further open element that extends a further 3.3m.

The structure itself is not capable of conversion without substantial alteration/works. As such consideration is therefore given to the principle of a new build extension to the already permitted scheme.

The proposed extension would be approximately 7.1m in width and 14.5m in length and 6.1m in height. It would extend off the eastern single storey gable extension and past the front elevation of the barn (south). The proposal seeks to provide additional ancillary accommodation to the main house and would provide a games room, toilet and a further en-suite room.

Policy 14 sets out the policy criteria for the conversion of historic agricultural buildings of traditional design. It is not disputed that the main barn is capable of conversion without the need for the extension. However consideration needs to be given to impact of the proposed extension on the form, detail, character and setting of the historic barns and the landscape.

Policy 28 (4) also states that subsequent extensions to buildings that have been converted will not be permitted if the works would harm the character or appearance of the building, its setting or the landscape. While it is acknowledged the barn has not yet been converted the principle considerations of an extension to a barn conversion can be applied.

(b) Impact on character and appearance of building and AONB

There are no objections to the re-location of the garage block. It would still appear as a subservient linear outbuilding, within a farmyard context, traditional in form, and set against a boundary as is typical.

The main consideration is the single storey extension off the new build kitchen range that was recently approved to the eastern elevation of the barn.

This subservient and proportionate new build element (kitchen) was approved in recognition of existing structures in this location. These structures were not necessarily all suitable for or worthy of conversion, but it was considered reasonable to allow some additional accommodation in place of the more substantial structures, which did not detract from or compete with the primary historic barn.

Projecting to the south of these former structures is a later C20 open canopy, with a wide span metal frame, block work piers and corrugated cladding. This is a fairly lightweight structure that does not contribute positively to the landscape or the character or setting of the building. In addition it is not capable of conversion in its own right. Its presence alone does not justify a large replacement new build range.

Policy 42 advises that development should be designed in a manner that respects the character, appearance and local distinctiveness of Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship.

The proposed extension would not be proportionate to the existing barn resulting in a side extension more than half the width of the original barn. The proposed elongation of this new-build eastern range constitutes a more than doubling in footprint of the extension that has already been approved. It is acknowledged that the new build range is single storey and subservient in height

to the ridge of the main barn. However, its bulk and massing is considerable for a single storey range, exceeding traditional narrow plan form single storey shelter sheds. The very long ridge length and overall scale of this element would as a result compete with the form and character of the main barn and dominate the setting of the historic buildings (non-designated heritage assets). As such the extension would be significantly harmful to the form, character and setting of the barn and would fail to comply with Policy 14 (a) and 42 of the Cotswold District Local Plan.

Para 135 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset

The historic barns are considered to be non-designated heritage assets. While the proposed extension would be subservient in relation to height being single storey, the overall mass, form and length of the proposed extension would be of a scale and design that would cause substantial harm to the character and significance of the barn as a non-designated heritage asset. It is acknowledge that there is public benefit resultant from the scheme through the conversion of the barn therefore ensuring a long term viable use for the non-designated heritage assets however this benefit does not outweigh the harm of the proposed extension.

In light of the above and in line with conservation advice provided, the proposed extension would be harmful to the form, character and setting of the historic agricultural buildings. The proposal would therefore harm the significance of the heritage asset, and fail to accord with Section 12 of the National Planning Policy Framework. There would be a failure to meet the requirements of Policies 14, 28 and 42 of the Cotswold District Local Plan.

In relation to impact on the landscape the site is located within the AONB. Paragraph 115 of the NPPF states that 'great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscapes and scenic beauty'. The public highway is located 180m to the south. There is a mature tree belt that bounds the site to the eastern boundary which provides screening of the barn complex from the public right of way. Limited views are afforded of the existing single storey southern range due to the distance from public vantage points and partial screening from the small barn. Given the limited visibility of the site from public views it is considered that the proposal would not result in harm to the character and appearance of the AONB.

(c) Residential amenity

In view of the barn's positioning and spacious nature of the site, it is considered that the impact upon surrounding residential uses would not be harmful and the development is acceptable in this regard in accordance with Policy 46 of the Cotswold District Local Plan.

(d) Biodiversity

The Ecological Appraisal (April 2014) identified no roosting bats within the barn complex and found no evidence of any bat use. Birds such as Jackdaws and Stock Doves were observed nesting within the barns and no suitable habitats for reptiles or amphibians were observed. One pond was located within 250m of the site and a habitat suitability index carried out which revealed a score of 0.66. The likelihood of Great crested newts occurring within the site was identified as low, although certain precautions are recommended to avoid any potential harm.

The Biodiversity Officer states that the recommendations of the Ecological Appraisal would be appropriate and should be undertaken to benefit bats and birds. Conditions are therefore recommended to ensure that these measures are implemented, in accordance with the policy and guidance requirements of policy 9 of the Cotswold Local Plan, relevant sections of the NPPF and its supporting PPG.

(e) Other matters

The Drainage Engineer has commented and considers that the proposed development would result in a limited impact on localised flood risk, subject to suitable drainage provision. A condition is recommended to ensure such details are provided.

The Environmental Protection Officer has also commented on this application and notes that the plans suggest that a fuel tank may be present on site, in the vicinity of Barn 1. Conditions are recommended to ensure any potential contamination matters are properly addressed.

9. Conclusion:

The barns at Summerhill Farm are historic agricultural buildings and non-designated heritage assets. The proposed extension due to its scale, length, massing and form would compete with the main historic barn and would as a result dominate its setting and harm the character and form of the barn. The significance of the heritage asset would also be harmed due to the scale, massing and form of the proposed extension. The proposal would therefore fail to accord with Section 12 of the National Planning Policy Framework. There would be a failure to meet the requirements of Policies 14, 28 and 42 of the Cotswold District Local Plan.

10. Refusal Reason:

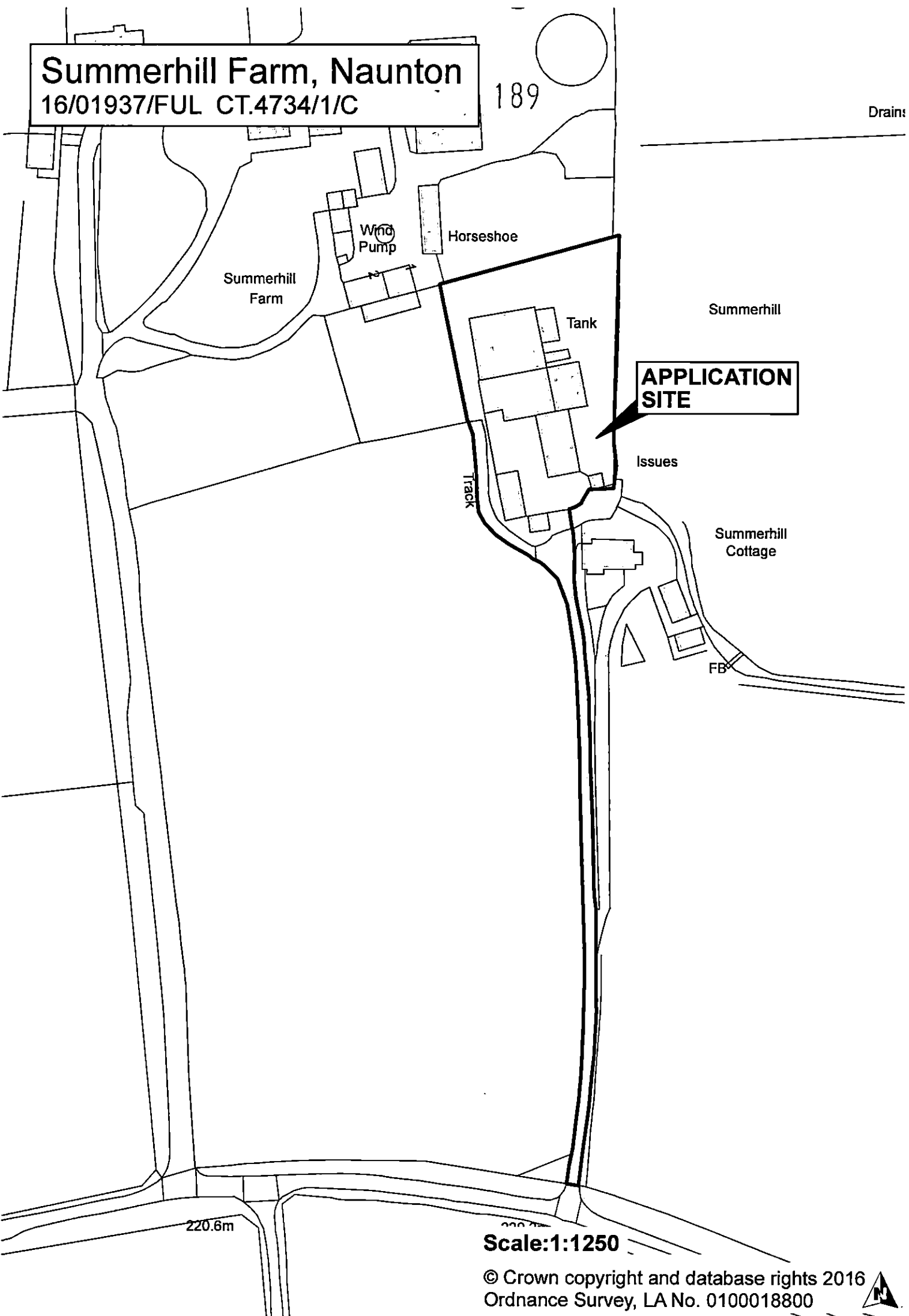
The barns at Summerhill Farm are historic agricultural buildings and non-designated heritage assets. The proposal is for amendments to an approved scheme for conversion, including an elongation of a new build range attached to the east of the large barn. The former structure projecting south of the barn was not suitable for or capable of conversion in its own right. The new range is of a length and general massing that would compete with the main historic barn and would as a result dominate its setting. It would constitute substantial extension or re-building, which would be harmful to the form, character and setting of the historic agricultural buildings. The proposal would therefore harm the significance of the heritage asset, and fail to accord with Section 12 of the National Planning Policy Framework. There would be a failure to meet the requirements of Policies 14, 28 and 42 of the Cotswold District Local Plan.

Summerhill Farm, Naunton

16/01937/FUL CT.4734/1/C

189

Drains



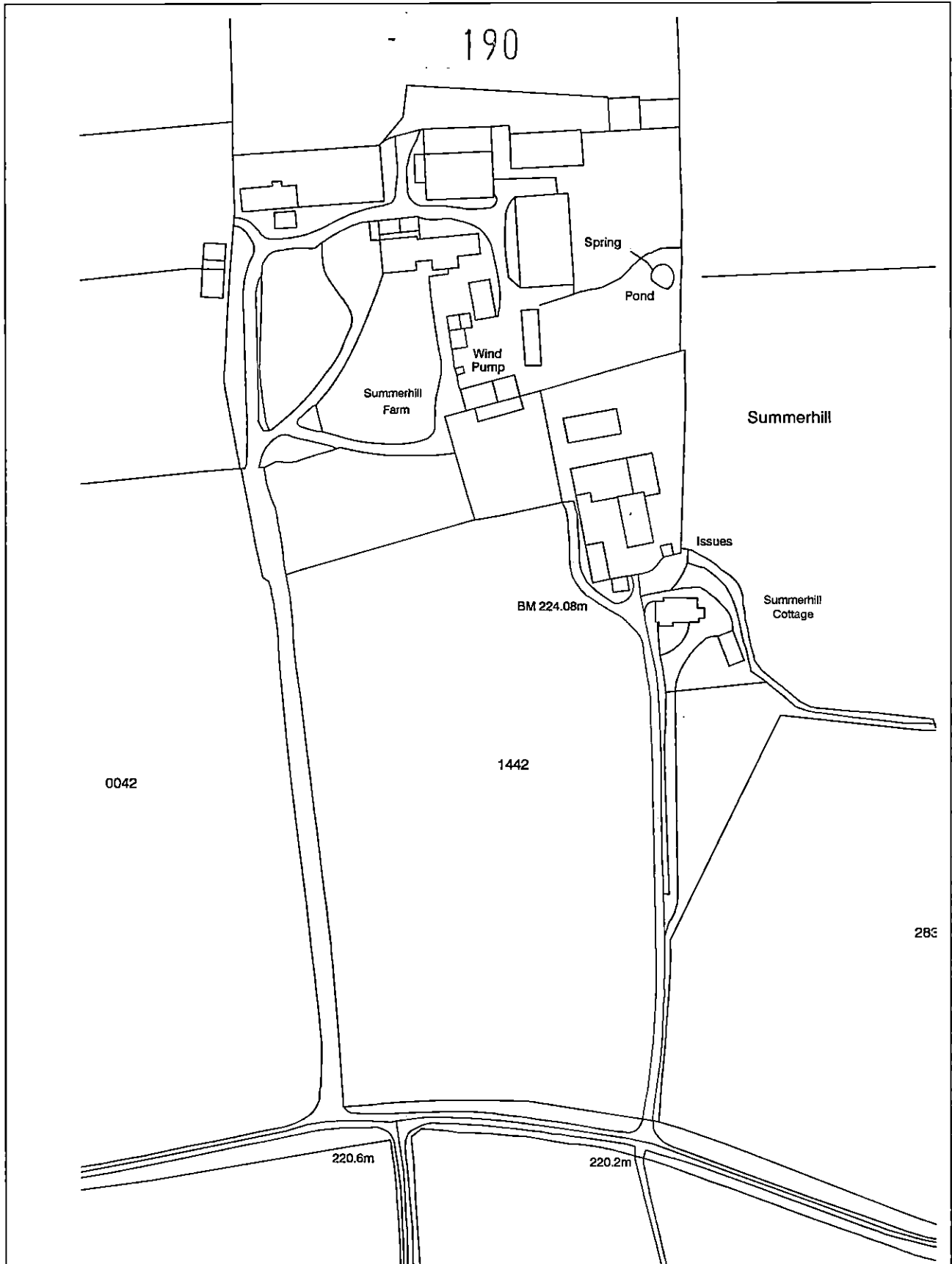
APPLICATION SITE

220.6m

Scale:1:1250

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Ordnance Survey, LA No. 0100018800





Client
MR P PRESTON

Job Title
**Summerhill Barn
 Naunton
 Cheltenham
 Gloucestershire
 GL54 3AZ**

Drawing Title
location plan

Scale 1:1250 @ A2	Date 21.11.2015	Drawn pam
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15 55 05

A3 drawing sheet

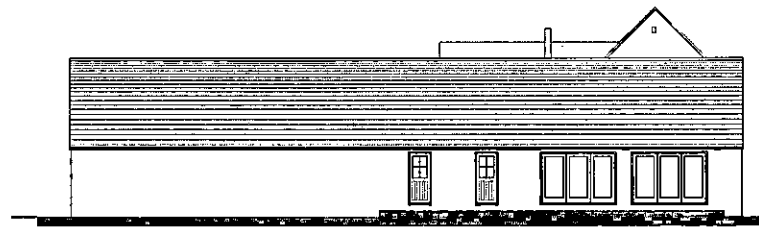
**Peter A Marshall
 Architect Limited**

**Farriers Barn, The Scarr
 Newent, Glos GL18 1DQ**

Tel: 01452 309318



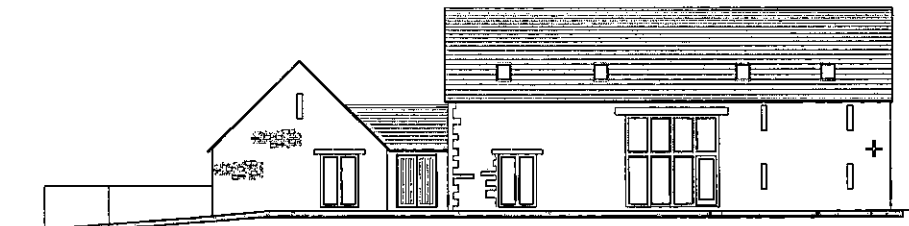
Rear (south) Elevation



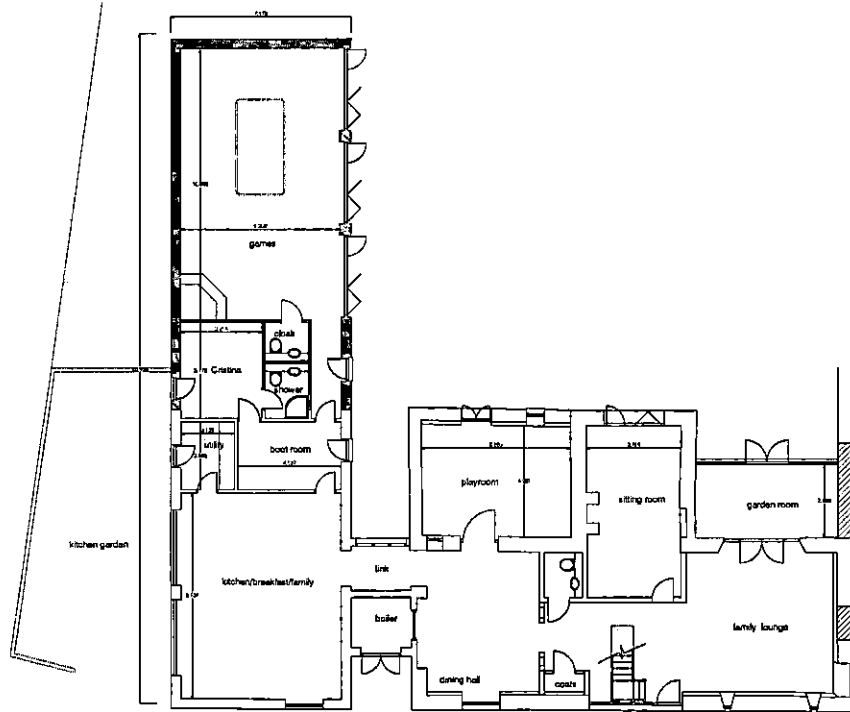
Side (east) Elevation



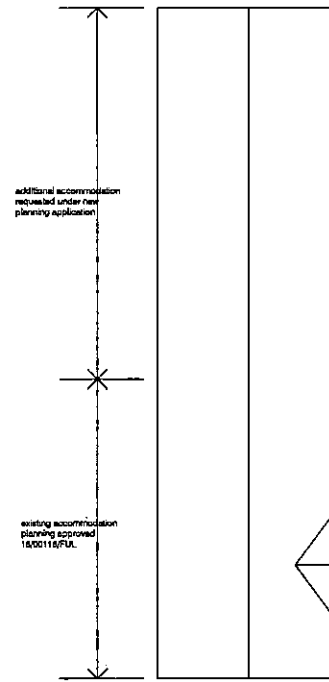
Side (west) Elevation through boiler room and link



Front (north) Elevation scale 1:100

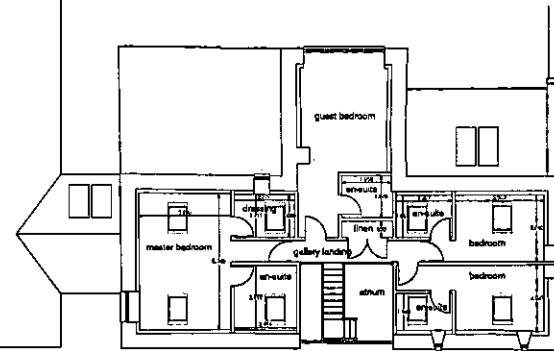


Ground Floor Plan scale 1:100



additional accommodation required under new planning application

existing accommodation planning approved 18/00116/FUL



First Floor Plan

191

Peter A Marshall Architect Limited

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Client
MR P PRESTON

Job Title
Summerhill Barn
Naunton
Cheltenham
Gloucestershire
GL54 3AZ

Drawing Title
planning proposals
revised scheme 3
plans elevations

Scale as shown @ A1	Date 23.04.2016	Drawn pam
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15	55	17
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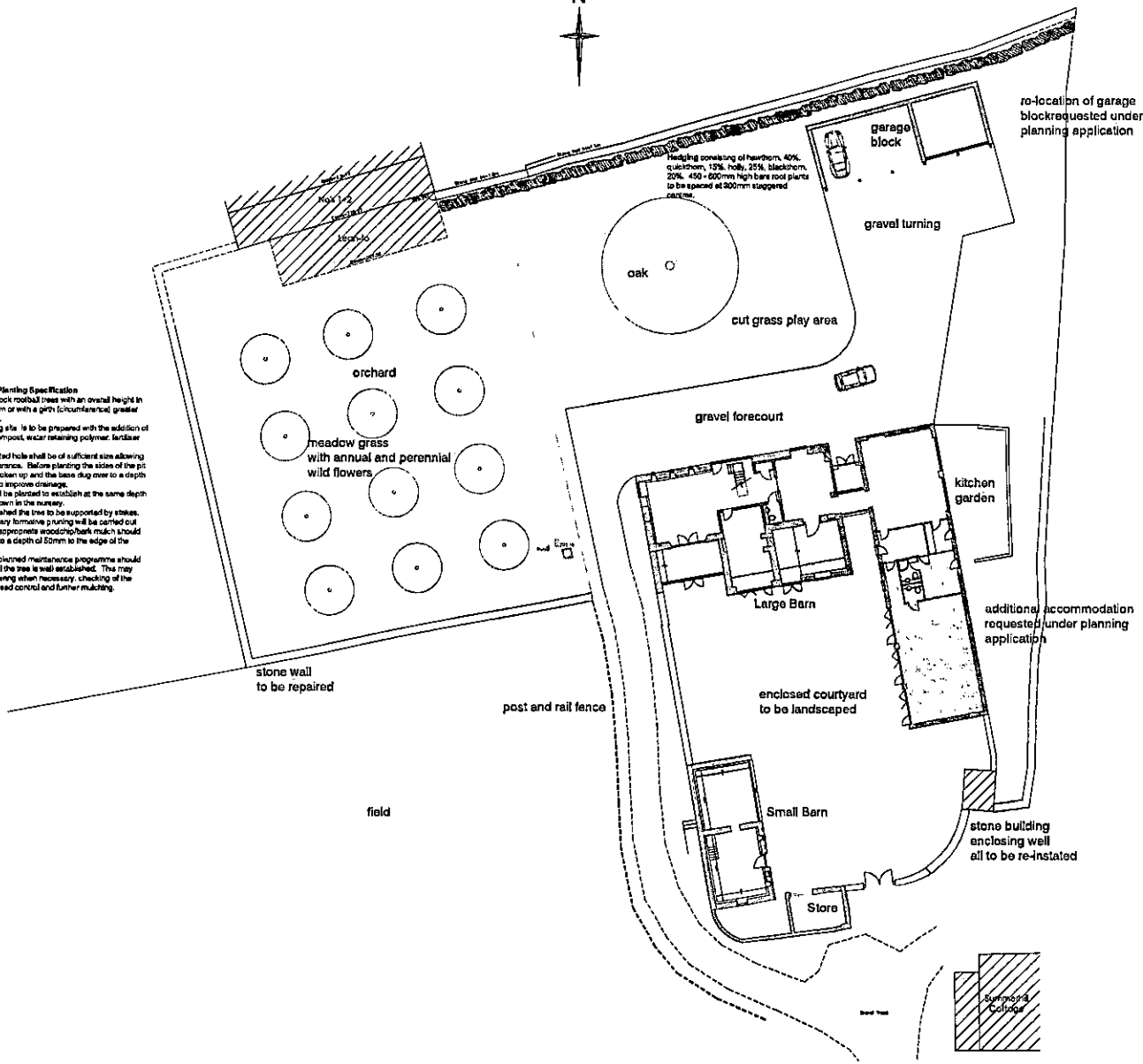
A1 drawing sheet



Fruit Tree Planting Specification
 Plant rootstock rootball trees with an overall height in excess of 2m or with a girth (circumference) greater than 100mm.
 The planting site is to be prepared with the addition of peat-free compost, water retaining polymer, fertiliser and straw.
 The excavated hole shall be of sufficient size allowing 100mm clearance. Before planting the sides of the pit are to be broken up and the base dug over to a depth of 150mm to improve drainage.
 The tree will be planted to establish at the same depth as it was grown in the nursery.
 Until established the tree to be supported by stakes. Any necessary formative pruning will be carried out and where appropriate woodchips/bark mulch should be applied to a depth of 50mm to the edge of the planting pit.
 A properly planned maintenance programme should be kept until the tree is well established. This may include watering when necessary, checking of the supports, weed control and further mulching.

Dak Tree Planting Specification
 Plant a semi-mature rootball Common Oak.
 Semi-mature is defined as a tree with an overall height in excess of 4m or with a girth (circumference) greater than 200mm and could be up to 15 years old.
 The planting site is to be prepared with the addition of peat-free compost, water retaining polymer, fertiliser and straw.
 The excavated hole shall be of sufficient size allowing 500mm clearance. Before planting the sides of the pit are to be broken up and the base dug over to a depth of 150mm to improve drainage.
 The tree will be planted to establish at the same depth as it was grown in the nursery.
 Until established the tree to be supported by a system of guying. 4mm steel cables to 1m metal stakes driven into the ground.
 Any necessary formative pruning will be carried out and where appropriate woodchips/bark mulch should be applied to a depth of 50mm to the edge of the planting pit.
 A properly planned maintenance programme should be kept until the tree is well established. This may include watering when necessary, checking of the supports, weed control and further mulching.

Hedging consisting of hazelhorn, 40%, quitchorn, 10%, holly, 20%, blackthorn, 20%. 450 x 600mm high bare root plants to be spaced at 900mm staggered centres.



Site Plan
 scale 1:200

- GENERAL NOTES.**
1. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY PREFABRICATION OR BUILDING WORK COMMENCING.
 2. DO NOT SCALE THIS DRAWING USE FIGURED DIMENSIONS ONLY.
 3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERS DESIGN DETAILS & CALCULATIONS AND SPECIFICATION NOTES.
 4. SURVEY INFORMATION TAKEN FROM BRUNEL SURVEYS LTD DRAWING 14274-320-D1T

192

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Client
MR P PRESTON

Job Title
 Summerhill Barn
 Naunton
 Cheltenham
 Gloucestershire
 GL54 3AZ

Drawing Title		
planning proposals revised scheme 3		
site plan		
Scale	Date	Drawn
1:200 @ A1	23.04.2016	jam

15	55	18
At drawing sheet		