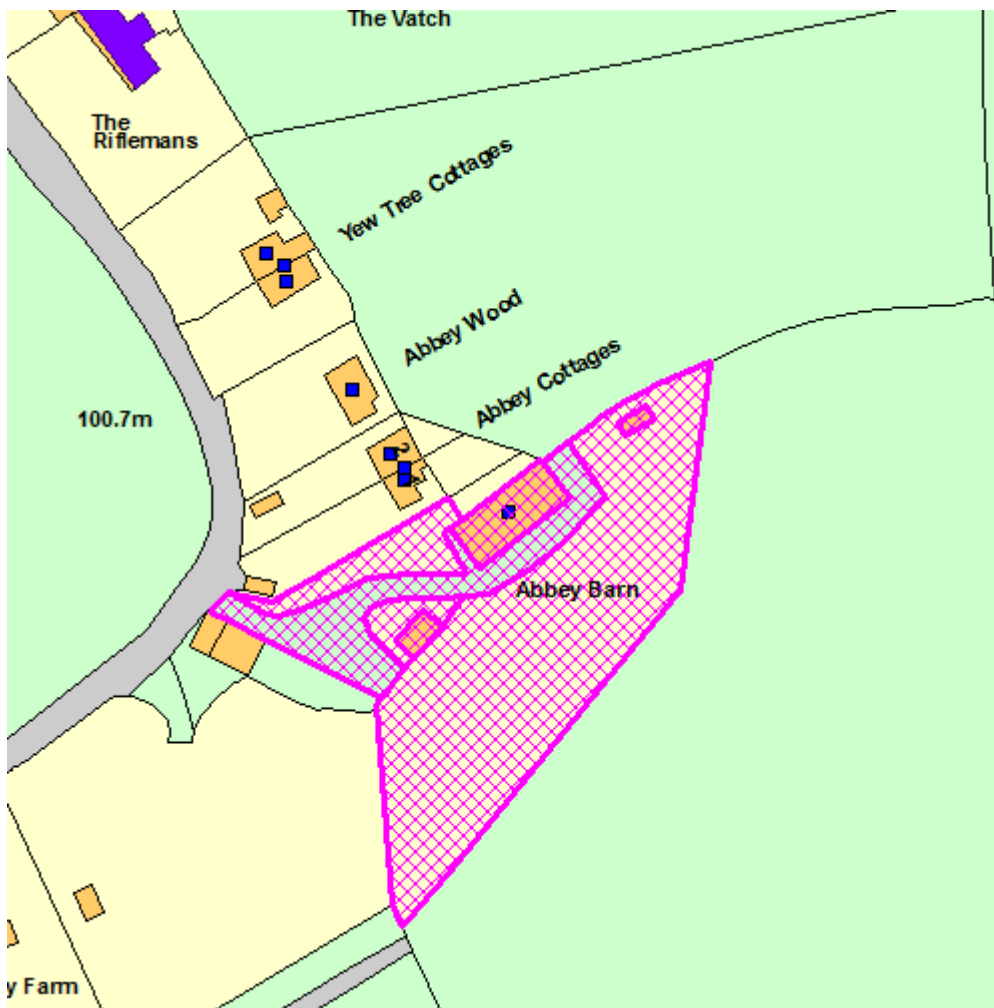




## Development Control Committee Schedule

<b>Item No:</b>	<b>02</b>
<b>Application No.</b>	S.18/1336/HHOLD
<b>Site No.</b>	PP-07061844
<b>Site Address</b>	Abbey Barn, Slad Lane, Stroud, Gloucestershire
<b>Town/Parish</b>	Painswick Parish Council
<b>Grid Reference</b>	387438,206397
<b>Application Type</b>	Householder Application
<b>Proposal</b>	New extension (387438 - 206397).
<b>Recommendation</b>	Refusal
<b>Call in Request</b>	Councillor Nigel Cooper



<b>Applicant's Details</b>	Mr & Mrs White Abbey Barn, Slad Lane, Stroud, Gloucestershire, GL6 7LE
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## Development Control Committee Schedule

<b>Agent's Details</b>	Roger Gransmore Architect The Old Chapel, Oakridge Lynch, Stroud, Gloucestershire, GL6 7NZ
<b>Case Officer</b>	Sarah Carruthers
<b>Application Validated</b>	18.06.2018
	<b>CONSULTEES</b>
<b>Comments Received</b>	Painswick Parish Council
<b>Constraints</b>	Area of Outstanding Natural Beauty Kemble Airfield Hazard Painswick Parish Council Rodborough 3km core catchment zone
	<b>OFFICER'S REPORT</b>

### MAIN ISSUES

- o Design and appearance
- o Landscape
- o Archaeology and Heritage Assets
- o Residential Amenity

### DESCRIPTION OF SITE

A converted barn and associated curtilage located in a rural area along Slad Lane, on the edge of Stroud. The residential unit forms part of a small hamlet and falls within the Cotswold Area of Outstanding Natural Beauty.

Planning permission was granted in March 1996 for change of use of the barn into a dwelling (S.14284/B). The barn was substantially renovated and rebuilt some years prior to the planning permission for its conversion. For the purposes of this report, it shall be referred to as 'the barn'.

### PROPOSAL

The application is a resubmission of a recently refused scheme for a two storey gable extension on the southeast elevation. This refused decision is currently the subject of an appeal.

The scheme appears almost identical, except for setting the extension ridgeline down from the main ridgeline by 100mm and raising the eaves line by 300mm. The extension projects 6.3m from the southeast elevation, is 3.4m high to the eaves and 5.3m high to the ridgeline. It also has an additional lean-to on the southwest side of the extension which extends the overall width to 8.4m.



## Development Control Committee Schedule

### **MATERIALS**

Walls: Stone

Roof: Stone tiled with seamed zinc on lean-to element

Fenestration: Powder coated aluminium

### **REPRESENTATIONS**

#### **Statutory Consultees:**

Parish - support

Senior Conservation Officer - Concerns raised, 'The proposals would not cause actual harm to the setting of the listed buildings, but nor would they preserve or enhance those settings. The proposals would however, being neither innovative, nor traditional, cause harm to the mellow character of the historic settlement within its wider landscape setting.'

Ecology - awaiting formal response but has advised that no survey will be required.

#### **Public:**

To date 8 letters of support have been received commenting that the design and materials are sympathetic to the local area any visual impact would be negligible.

### **NATIONAL AND LOCAL PLANNING POLICIES**

National Planning Policy Framework.

Available to view

at:<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

### **Planning (Listed Buildings and Conservation Areas) Act 1990**

Section 66(1).

Stroud District Local Plan.

Policies together with the preamble text and associated supplementary planning documents are available to view on the Councils website:

[https://www.stroud.gov.uk/media/1455/stroud-district-local-plan\\_november-2015\\_low-res\\_for-web.pdf](https://www.stroud.gov.uk/media/1455/stroud-district-local-plan_november-2015_low-res_for-web.pdf)

Local Plan policies considered for this application include:

HC8 - Extensions to dwellings.

ES3 - Maintaining quality of life within our environmental limits.

ES6 - Providing for biodiversity and geodiversity.

ES7 - Landscape character.

ES10 - Valuing our historic environment and assets.

ES12 - Better design of places.

There is no Neighbourhood Development plan for the Painswick Parish.

### **PLANNING CONSIDERATIONS**

### **DESIGN/APPEARANCE/IMPACT ON THE AREA**



## Development Control Committee Schedule

Planning permission was refused earlier this year for a similar scheme primarily on the grounds that the scale and appearance of the extension was out of keeping with the original agricultural form and character of the barn and its wider rural setting.

Planning permission was granted for the conversion of the barn to a dwelling in 1996. Within that permission, all permitted development rights were removed, including windows, minor alterations and extensions. It would appear that a significant degree of sensitivity was used in its conversion and the simplicity of the former agricultural barn has been maintained. Planning permission was later granted for some additional casement windows in 2002.

The barn has a low profile, with a simple linear form, a pitched roof and limited window openings, and is viewed as part of a group of historic buildings, including the nearby listed Abbey Farm and Riflemans. The barn is visible from a number of surrounding public viewpoints; mainly from Knapp Lane and Swifts Hill. A large double garage was granted permission since the conversion and sits to the southwest of the barn. The garage is also fairly visible within the group, due to its height and stone construction.

The proposed gable extension projects 6.3m from the south east elevation. It is acknowledged that the ridgeline of the extension has been reduced by 100mm in order to create a more subservient extension, however, the eaves line has been raised a further 300mm, so that the extension's eaves line now stand 1.2m above that of the main building. This results in a two storey extension on what reads as a single storey barn and therefore appears disproportionate.

Large window openings are proposed in the southeast elevation similar to what may be found in a converted Threshing barn, however, given that the barn is a more humble building, the scale and design of this feature is not considered appropriate on this host building. The further addition of large glazed openings in the north east elevation, along with a set of roof lights around the ridgeline would create overly visual strident features that would be out of keeping with the barn's simple agricultural character.

The proposed extension, whilst constructed from stone, is not in a traditional vernacular form, due to its disproportion size, width and expanses of glazing. The use of stone also creates a more solid and permanent looking structure that undermines the barn's simple linear form and character. The extension if permitted would result in a building that would more closely resemble a modern dwelling, with very little reference to its historic roots. In view of the sites location on the edge of a small hamlet in a rural area, and its prominence within the landscape, the extension is considered to be unsympathetic to its rural surroundings as well as the host building. Officers have advised that a smaller scale extension in a more 'lightweight' material, such as timber cladding, may be viewed more favourably as this would ensure the extension appears as a subservient addition to the barn. It is also considered that this approach would have a more traditional rural character.

Whilst the applicants have put forward examples of large domestic extensions that have been approved in the locality, each application must be considered on its own merits and the key issue in this case is that the extension is proposed on a modest former agricultural building and consequently its original agricultural form, character and setting must be taken into



## Development Control Committee Schedule

consideration. This is the reason why normal permitted development rights were taken away when planning permission was originally granted for the conversion of the building.

In conclusion, the culmination of the scale, height, stone construction and window detailing of the proposed extension creates a prominent incongruous feature, particularly when viewed from the northeast and southwest. The proposal would significantly and permanently alter the original low-key linear form and character of the barn, creating an overly domesticated building with no recognisable agricultural reference.

Officers maintain that the principle of an extension on the barn may be acceptable if its proportions, scale, detailing and materials are sympathetic to the host building and its rural location.

The revised application does not address the previous refusal reason on design grounds and the proposal is considered to conflict with Policy HC8 (criterion 2) which states; 'the height, scale, form and design of the extension or outbuilding is in keeping with the scale and character of the original dwelling.....and the site's wider setting and location.'

### **RESIDENTIAL AMENITY**

The nearest neighbouring properties lie to the northeast of the site. Due to the positioning of the extension and the degree of separation the proposal would have no significant impact on the residential amenities of neighbouring occupiers.

### **HIGHWAYS**

The proposal would have no direct impact upon vehicular access or parking arrangements which would remain adequate to serve the enlarged dwelling.

### **ARCHAEOLOGY AND HERITAGE ASSETS**

Abbey Barn is sited on more or less the same foot print of an historic agricultural building that is shown on 19th century maps. The key point is that the extant building is a tangible reflection of its past agricultural form, a structure that has a place in the hierarchy of the site architecturally, through its simple form, and its place in the social history of the settlement, sitting in conjunction with the very handsome Grade II listed Abbey Farmhouse.

Concerns have been raised by Senior Conservation Officer regarding its scale, materials and appearance; concluding that whilst the proposal may not cause actual harm to the setting of the listed buildings, neither would it preserve or enhance those settings. The proposals would however, being neither innovative, nor traditional, cause harm to the mellow character of the historic settlement within its wider landscape setting.

### **LANDSCAPE IMPACT**

A visual impact assessment has been received that shows the building from different viewpoints. It is clear that the extension would be visible from some viewpoints and the proposal would result in a more domesticated building, however the development would generally be viewed against the existing built form and would not appear intrusive in the wider setting of the Cotswold Area of Outstanding Natural Beauty.



## Development Control Committee Schedule

### **ECOLOGY**

The previous planning decision included a refusal reason stating that insufficient information was submitted to demonstrate that bats would not be affected. Since the planning refusal, the Council's Ecologist has visited the site and is now satisfied that the previous historic barn was taken down almost entirely and rebuilt in the 1990's to modern building standards and thus, in accordance with the Bat Conservation Trust Bat survey guidelines, the proposal has not triggered the need for a bat survey.

### **REVIEW OF CONSULTATION RESPONSES**

The letters of support have been considered and the relevant issues are addressed above.

### **RECOMMENDATION**

The proposal is not considered to comply with the provisions of policies listed in the reasons for refusal and contained in the adopted Stroud District Local Plan, November 2005 and the core planning principles set out in the NPPF.

### **HUMAN RIGHTS**

In compiling this recommendation we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any neighbouring or affected properties. In particular regard has been had to Article 8 of the ECHR (Right to Respect for private and family life) and the requirement to ensure that any interference with the right in this Article is both permissible and proportionate. On analysing the issues raised by the application no particular matters, other than those referred to in this report, warranted any different action to that recommended.

<b>For the following reasons:</b>	<ol style="list-style-type: none"><li>1. By reason of its scale, height, materials and window detailing, the proposal results in a dominant feature that would significantly alter the original agricultural form of the building. The proposal is therefore not considered in keeping with the scale and character of the original building and its wider rural setting contrary to Policy HC8(2) of the Stroud District Local Plan, adopted November 2015.</li></ol>
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