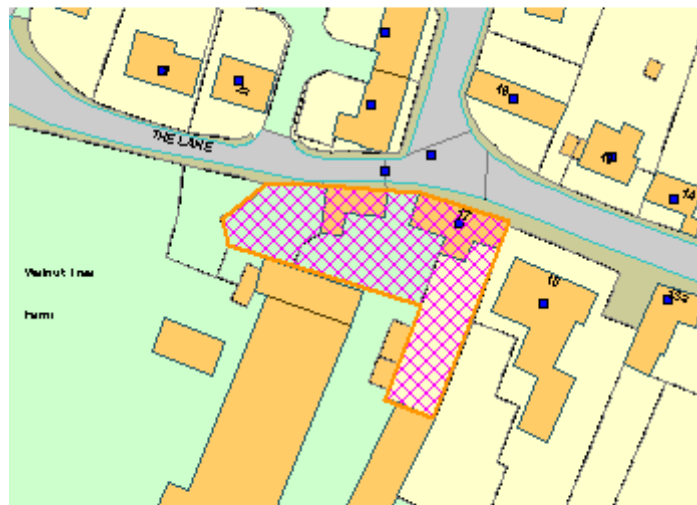


Reference: 15/00470/FULHH
Date submitted: 02 June 2015
Applicant: Mr & Mrs Troop
Location: Walnut Tree Farm, 17 Main Street, Barsby
Proposal: Conversion of redundant farm outbuilding to residential.



Introduction:-

The application comprises the conversion of a redundant farm outbuilding into a dwelling. Part of the outbuilding would be demolished with a single storey rear extension added and the overall accommodation would provide a one bedroom dwelling.

The brick and pantile building abuts the highway on the southern side of Main Street and sits adjacent to the farmhouse with the farmyard to the rear. The farmhouse is grade II listed and the site is within the designated Conservation Area.

It is considered the main issues relating to the proposal are:-

- **The principle of the creation of a dwelling;**
- **Visual impact on the building and locality, including on the setting of the listed building and the conservation area;**
- **The impact on the residential amenities of occupiers of neighbouring properties;**
- **Ecology;**
- **Highway safety.**

The application is to be heard by the Development Committee as the proposal relates to the creation of a dwelling in an unsustainable village, contrary to the Guidance of the NPPF..

Relevant History:-

There is no relevant history on the site.

Development Plan Policies:**Melton Local Plan (saved policies):****Policy OS2**

Policy OS2 states planning permission will not be granted for development outside the town and village envelopes except for:-

- development essential to the operational requirements of agriculture and forestry;
- limited small scale development for employment, recreation and tourism which is not significantly detrimental to the appearance and rural character of the open countryside;
- development essential to the operational requirements of a public service authority, statutory undertaker or a licensed telecommunications code system operator;
- change of use of rural buildings;
- affordable housing in accordance with Policy H8

Where such development would lead to the coalescence of existing settlements, planning permission will not be granted.

Policy BE1

Policy BE1 states planning permission will not be granted for new development unless:-

- the buildings are designed to harmonise with surroundings in terms of height, form, mass, siting, construction materials and architectural detailing;
- the buildings would not adversely affect occupants of neighbouring properties by reason of loss of privacy or sunlight/daylight;
- adequate space and between dwellings is provided;
- adequate public open space and landscaping is provided where appropriate;
- the buildings and their environs are designed to minimise the risk of crime;
- wherever possible buildings are designed and sited to maximise solar gain and utilise energy saving features;
- adequate vehicular access and parking is provided.

Policy C7 - states development will not be granted outside the village envelopes to reuse and adapt a rural building for residential use unless it is to be used as an agricultural or forestry workers dwelling or for affordable housing both of which are subject to certain criteria. These include the building being of permanent and sound construction, the building is in keeping with its surroundings, any conversion work respects local building styles, traffic generation would be acceptable on the local highway network, the site can provide adequate car parking and fences and other structures would not harm the visual amenity of the countryside.

Policy C15 – states permission will not be granted for development that would have an adverse effect on the habitat of protected species unless no other suitable site is available and the development is designed to protect the species.

National Planning Policy Framework – Introduces the ‘Presumption in favour of Sustainable Development’ and states that development proposals should be approved if they accord with the Development Plan, or, if it is out of date or does not address the proposal, approve proposals unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits,
- specific policies in this Framework indicate development should be restricted.

The NPPF introduces three dimensions to the term Sustainable Development: Economic, Social and Environmental: It also establishes 12 core planning principles against which proposals should be judged. Relevant to this application are those to:

- Proactively support sustainable economic development to deliver homes and business that local areas need;
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- deliver sufficient community and cultural facilities and services to meet local needs;
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focusing development in locations which are or can be made sustainable.

On Specific issues relevant to this application it advises:

Require Good Design

- Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people;
- Securing high quality and inclusive design goes beyond aesthetics considerations and should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Delivering a Wide Choice of High Quality Homes

- Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside or where the development would re-use redundant buildings and lead to an enhancement of the immediate setting.

Conserving and enhancing the historic environment

- In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.
- In determining planning applications, local planning authorities should take account of:
 - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably

scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Listed Building and Conservation Area Act 1990

As the adjacent farmhouse is a listed building and the outbuilding is within the Conservation Area the Committee is reminded of the duties to give special attention to the desirability of preserving or enhancing the building and its setting and preserving and enhancing the conservation area, sections 66 and 72.

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
Gaddesby Parish Council – no objections	Noted.
LCC Ecology - The ecology report submitted in support of this application (Curious Ecologists, June 2015) is satisfactory. No protected species were identified. However, we would recommend that a note to applicant is added to any permission granted to draw the applicant’s attention to the recommendations in the report.	<p>The survey reported there was no evidence of bats with no droppings or other evidence found and all surfaces and cavities were covered in spiders’ webs and dust. There was no roof void and the lack of roof lining meant the backs of the tiles and inside the ridge tiles could be fully inspected. Where the roof was lined under the slates there were no gaps into this void. The outbuilding was unheated, draughty and in continual use as a workshop and was judged to have low potential in its suitability for roosting bats.</p> <p>There were no birds nests found in the outbuilding and no vegetation in the vicinity of the proposed development that would be suitable for birds to nest in. However opening above the door would allow ingress by birds.</p> <p>There was no evidence of any other protected species on the site and there did not appear to be any habitat suitable for other protected species on the proposed site.</p> <p>The Ecology Officer is content the report provides adequate mitigation for this bat roost and an informative can be added to any permission to provide further information for the applicant/developer.</p> <p>It is therefore considered the proposal complies with Policy C15 which seeks to safeguard protected species.</p>
The Georgian Group – no comments received.	Noted.

Representations

A site notice was posted, the application advertised and neighbouring properties consulted. No representations were received.

Other material considerations (not raised through consultation or representation)

Consideration	Assessment of Head of Regulatory Services
<p>Application of Development Plan and other planning policy</p> <p><u>Policy OS2</u> states permission in the open countryside will be limited to certain types of development including development essential for the operational requirements of agriculture.</p> <p><u>Policy BE1</u> allows for development providing that (amongst other things):-</p> <ul style="list-style-type: none"> • The buildings are designed to harmonise with surroundings in terms of height, form, mass, siting, construction materials and architectural detailing; • The buildings would not adversely affect occupants of neighbouring properties by reason of loss of privacy or sunlight or daylight; • Adequate space around and between dwellings is provided. <p><u>Policy C7</u> - states development will not be granted outside the village envelopes to reuse and adapt a rural building for residential use unless it is to be used as an agricultural or forestry workers dwelling or for affordable housing both of which are subject to certain criteria. These include the building being of permanent and sound construction, the building is in keeping with its surroundings, any conversion work respects local building styles, traffic generation would be acceptable on the local highway network, the site can provide adequate car parking and fences and other structures would not harm the visual amenity of the countryside.</p>	<p>The building sits beyond but adjacent to the village envelope and is therefore on land classed as countryside beyond the confines of the village. Policy C7 seeks to resist the conversion of disused buildings for residential development unless to provide accommodation for rural workers or affordable housing. However, the NPPF supports the conversion to residential use where the proposal would lead to an enhancement of the immediate setting.</p> <p>It is not therefore considered that the Local Plan policy C7 complies with the NPPF and as such more weight should be given to the NPPF. It should also be noted that under the current extended permitted development rights the conversion of farm buildings can be carried out without the need for full planning permission subject to certain criteria being met.</p> <p>The building is of substantial construction and capable of conversion without significant rebuilding. The part of the building to the rear, which has been altered from the original form, would be removed and replaced with a more sympathetic extension.</p> <p>The building is an attractive brick and tile structure and the retention and suitable re-use is supported as it would maintain the building and enhance the character and appearance of the site and surroundings. The northern wall immediately abuts the highway and is therefore prominent in the street scene and within the conservation area. It also provides part of the setting to the adjacent grade II listed farmhouse. The conversion of the building would maintain the building and the northern wall would remain as a robust element on the street scene.</p> <p>The proposal would create a dwelling in an unsustainable location. However, the proposal would create a one bedroom dwelling with the Borough having a need for additional small scale residential development. Furthermore, the proposal would ensure the maintenance and enhancement of the attractive outbuilding which would benefit the setting of the listed building and enhance the character and appearance of the conservation area.</p> <p>On balance it is considered the benefits to the scheme, in this instance, outweigh the issue of sustainability. It therefore it is considered the principle of the conversion can be supported.</p>
<p>Heritage Assets</p>	<p>As the adjacent farmhouse is a listed building and the outbuilding is within the conservation area the Committee is reminded of the duties to give special attention to the desirability of preserving or enhancing</p>

	<p>the building and its setting and preserving and enhancing the conservation area (s.66 and s.72 of the LB and CA Act 1990).</p> <p>The structure is an outbuilding adjacent to a grade II listed building and forms an important element in the conservation area, providing a prominent wall onto the southern side of Main Street.</p> <p>The proposals would maintain the outbuilding and would remove the less sympathetic alterations to the rear and replace with a well designed and modest extension. It is considered that the proposal would not have a detrimental impact on the site, street scene or on the setting of the listed building as it would retain the character of the now redundant farm building. This would benefit the character and appearance of the conservation area.</p> <p>It is concluded there would be no harm caused to the listed building by the proposals and there would be public benefits from the scheme which include securing the building and achieving a viable use. The visual impact of the proposals would be minimal and would benefit the local housing stock.</p>
<p>Residential Amenity</p> <p><u>Policy BE1</u> allows for development providing that (amongst other things):-</p> <ul style="list-style-type: none"> • The buildings would not adversely affect occupants of neighbouring properties by reason of loss of privacy or sunlight or daylight; • Adequate space around and between dwellings is provided. 	<p>The outbuilding is separated from neighbouring properties to the north by the highway with land to the south and west forming part of the farmyard. To the east lies the associated farmhouse.</p> <p>The converted outbuilding would have habitable windows in the eastern, southern and western elevations and as the building would be single storey only suitable boundary treatment would maintain the residential amenities of occupiers of the farmhouse and ensure adequate amenity for future occupants of the outbuilding. A private garden can be provided and a condition relating to this and boundary treatment can be imposed.</p> <p>It is not considered that the proposal would have a detrimental impact on the residential amenities of any adjoining property.</p>
<p>Highway Safety</p> <p><u>Policy BE1</u> allows for development providing that (amongst other things):-</p> <ul style="list-style-type: none"> • Adequate access and parking can be provided. 	<p>The outbuilding would use the existing main farm access immediately to the east and adequate parking could be provided within the curtilage of the outbuilding. The scale of the building would ensure that traffic generation would be limited and the proposal would not have a negative impact on highway safety. The scheme therefore complies with Policy BE1 and it is noted the Highway Authority raised no objection.</p> <p>It is not considered that the proposal would have an adverse impact on highway safety.</p>

Conclusion

The proposal relates to the conversion of a barn to residential use and the erection of an extension. Although Policy C7 does not support conversion of redundant farm buildings to market residential uses the NPPF is more supportive and the current permitted development rights allow conversion to residential use provided certain criteria can be satisfactorily addressed. As such significant weight can be placed on the NPPF and the provisions of permitted development which support the principle of conversion into a dwelling in the countryside.

The proposal would result in the creation of a dwelling in an unsustainable location; however the barn is well related to the village and it is considered in this instance the sustainability issue is outweighed by the provision of a small scale dwelling and the proposal would also safeguard the curtilage listed building by securing a long term suitable use. The character and appearance of the Conservation Area would also be enhanced by the conversion and removal of the less sympathetic elements of the outbuilding. On balance, the harm of the unsustainable location is considered to be outweighed by the benefits of establishing a small dwelling and the enhancement of heritage assets.

The proposed conversion and extension would be sympathetic to the visual appearance of the building and surroundings and would be satisfactory in terms of residential amenity, highway safety and ecology. The proposal is therefore recommended for approval subject to conditions.

RECOMMENDATION:- Approve, subject to the following conditions:

Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall be built in accordance with the following plan: A2467/PL01 Rev A.
3. No development shall take place until samples of the materials to be used on all external elevations and roofs of the development have been submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.
4. Within one month of the commencement of works on site, a plan showing a detailed soft and hard landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. This scheme shall include details of:
 - (a) any existing trees, shrubs, hedges, water bodies to be retained and measure of protection in the course of development;
 - (b) new tree and shrub planting, including plant type, size, quantities and locations;
 - (c) other surface treatments;
 - (d) fencing and boundary treatments;
 - (e) any changes in levels or contours;
5. The approved landscaping scheme shall be carried out within one year of completion of the development and any trees, hedges, shrubs or plants which within a period of 5 years from the completion of the planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation
6. No development shall commence until full details of all new windows, doors and other glazed panels have been submitted to and approved in writing by the Local Planning Authority. Such details shall include cross-sections, profiles, reveal, surrounds, materials, finish and colour. The approved details shall be carried out and retained as such thereafter.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting the Order with or without modification) no extensions, alterations or additions to the walls or roof, additional doors or windows, outbuildings or fences, gates or walls shall be erected/carried out without the prior permission of the Local Planning Authority.
8. No development shall commence until details of the curtilage to serve the dwelling hereby approved has been

submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with these approved details.

Reasons:

1. To prevent the unnecessary accumulation of unimplemented permissions, to encourage early implementation and to enable the Local Planning Authority to review the consent if a further application is made.
2. For the avoidance of doubt.
3. To ensure that the Local Planning Authority can exercise proper control over the materials used and the appearance of the building when completed, in the interest of visual amenity.
4. To ensure that the Local Planning Authority can exercise proper control over the visual appearance of the area and in the interests of visual amenity.
5. To ensure that the Local Planning Authority can exercise proper control over the visual appearance of the area and in the interests of visual amenity.
6. To ensure a satisfactory appearance of the development which does not detract from the fabric and character of these rural buildings or the countryside setting.
7. To safeguard the appearance of the development and the privacy and living conditions of nearby residents.
8. To safeguard the appearance of the development and to ensure the satisfactory privacy and living conditions for future occupants.

Officer to contact: **Mr Joe Mitson**

Date: 25.09.2015