

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4th February 2009

AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/2029/08/F – GUILDEN MORDEN
Extension and Alterations at Burns Barn
5 Cold Harbour Farm, Guilden Morden for Mr and Mrs R Hills

Recommendation: Refusal

Date for Determination: 20th January 2009

Notes:

The planning application has been referred to Planning Committee by Chairman's Delegation Meeting on the 12th January 2009.

Site and Proposal

1. The site measures approximately 0.04 hectares and the detached two storey dwelling resides outside the village framework. The dwelling is in the style of a small barn and is the central building within a complex of converted barns, all used for residential purposes. Burns Barn is constructed out of dark stained timber walls and windows and has a boundary treatment of 1.8 metre high close boarded fence surrounding the rear garden. The front and side of the dwelling has no boundary treatment.
2. The application registered on the 25th November 2008, proposes a rear two storey extension facing southeast in the form of a gable end. The proposed development extension is slightly indented and extends beyond the existing rear wall by 3.3 metres and is 5.5 metres in width. The proposed extension has a maximum height of 7.2 metres, with an eaves height of 4.5 metres. The southeast elevation will have a large amount of glazing, positioned centrally in the elevation. The proposed development will be able to be seen from north, east and south of the site. The proposed extension's materials will match the existing dark stained timber frame walls and slate roof. The application was amended by letter dated 24th December 2008 and accompanying drawings showing a revised south east elevation and a perspective.

Planning History

3. Permission for the conversion and extension of farm buildings to form 5 dwellings and garages/stores originally gained planning permission in 2001 (Planning Application **S/0763/01/F**) and then again in 2002 (Planning Application **S/1055/02/F**). Further to the approval for the conversion into a dwelling, Burns Barn gained planning approval for the conversion of part of the storage building to be used for ancillary residential accommodation in 2002 (Planning Application **S/1774/02/F**). The dwelling has had a previous extension refused in planning application **S/0807/05/F**. The refusal was due to the design of the extension and in



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particular the pyramid shaped roof, not being in keeping with the converted barn and therefore having an unacceptable visual impact upon its setting.

4. Sancerre Barn, to the southeast of the Burns Barn, had a single storey extension refused solely on the grounds of Policy HG/8 in planning application **S/1539/07/F**.
5. The occupiers of Vitruvia Barn to the south of Burns Barn appealed a refusal for a rear dormer/gable extension (Planning Application **S/0619/06/F**). The application was refused, due to the perceived harm to the character and appearance of the existing barn conversion and its surroundings. The Planning Inspector overturned this decision (Appeal Reference **APP/WO530/A/06/2023246**), stating that the proposed development would not detrimentally harm the appearance of the existing dwelling and its surroundings. When this appeal was allowed Policy HG/8 had not been adopted, due to this the Inspector only considered the design and appearance of the development.

Planning Policy

6. Relevant policies are listed below.

South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007:

Policy DP/2 (Design of New Development)

Policy DP/3 (Development Criteria)

Policy HG/6 (Extensions to Dwellings in the Countryside)

Policy HG/8 (Conversion of Buildings in the Countryside for Residential Use)

Consultation

7. **Guilden Morden Parish Council** – Recommends approval. The Parish Council accepts that this area has ceased to be an agricultural site, and the application will only enhance the area.

Representations

8. The occupiers of the Old Farmhouse, Cold Harbour support this application as it would not affect the surrounding dwellings and would improve the property.

Planning Comments

9. The main planning considerations are firstly, and mainly, the acceptability of further extensions to converted buildings in the countryside, the design of the development and its impact upon the existing character of the area and neighbouring properties.
10. ***Future extensions to converted rural buildings*** – Part 3 of Policy HG/8 (Development Control Policies) states that future extensions to converted buildings in the countryside will not be permitted. During the conversion of the rural buildings for residential use appropriate changes that benefited the design or improved the integration of the development took place. Further extensions are therefore not necessary in order to improve the design or to integrate the development. It should also be noted that the conversion of rural buildings to dwellings is considered a last resort, with the conversion to employment or mixed use being the preferred options. These sites are therefore, on the whole, not considered to be sustainable

and this is the reason why further development after conversion is considered to be unacceptable.

Notwithstanding Policy HG/8, the extension will lead to an approximate increase of 40% in floor space and volume. Subject to other criteria, the proposed development would therefore have been acceptable if it had not been previously a rural building and so came under Policy HG/6 in the Local Development Framework.

11. ***The design of the proposed building*** – The proposed extension's design is not considered to detrimentally harm the existing dwelling or surrounding area, as it is in keeping with the current built form. However, it would not represent a significant improvement on the existing building.
12. ***Neighbour Residential Amenity*** – The proposed development will not have a detrimental impact upon neighbouring amenity of the surrounding properties. The proposed development, which is 0.5 metres lower than the existing maximum height, is over 15 metres from any surrounding dwelling; therefore there is no concern in regards to overbearing. The proposed extension will not cause any significant loss of light to the surrounding properties. The four dwellings that are to the south and west of the application site will not lose any sunlight, due to the extension being lower than the existing roof height and the path of the sun. The two properties to the east are a significant distance away from the proposed development; due to this the sunlight to these properties will not be significantly affected. The proposed extension will not adversely affect the privacy of the surrounding neighbours, as there are no side windows to look towards Vitruvian Barn and the southeast elevation windows face towards the Old Farmhouse that is approximately 30 metres away. There will be a slight loss of privacy to the garden space used by the annex of Sancerre Barn, as this garden space is only 12 metres from the proposed two storey extension. However, as the loss of privacy is small and that Sancerre Barn has a large garden, with areas of privacy, this loss of privacy is not considered to be detrimental to the amenity of this property.
13. ***Other Issues*** – I have questioned the accuracy of the site area, outlined in red, in the application. The agent has confirmed verbally on the 16th January 2009 that the site area is correct but will look into it to make sure.

Recommendation

14. Refuse

Reason for Refusal

Burns Barn, 5 Cold Harbour Farm is a former farm building, which has now been converted to residential use. The proposed two storey extension to the converted barn is contrary to Policy HG/8 of the South Cambridgeshire Local Development Framework adopted in 2007, as future extensions of such buildings will not be permitted. The extension, therefore, is deemed inappropriate by definition, and would harm the integrity and character of the original barn conversion.

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