

## **DESIGN & ACCESS, SUPPORTING PLANNING & HERITAGE STATEMENT**

### **PROPOSED ACCESS, PARKING AREA & CHANGE OF USE & ALTERATIONS OF BARN TO PROVIDE ANCILLARY GARAGING, STORAGE & WORKSHOP SPACE FOR ADJACENT DWELLINGS AT BUCKLERS FARM, THE FOLLY, NETHER COMPTON, SHERBORNE, DT9 4QG**

#### **Introduction**

1 Planning permission and listed building consent has been obtained for the conversion of barns at Bucklers Farm to dwellings under office references WD/D/19/003130 & 003131. This application seeks approval for the change of use & alteration of an adjacent barn to provide ancillary garaging, storage and workshop space for those dwellings. An independent vehicular access to service the southern half of the building and an adjacent parking area for Bucklers Farmhouse is also proposed.

#### **Planning Policy and Constraints**

2 The Adopted West Dorset and Weymouth & Portland Local Plan (2015) provides the policy context for this development. The following policies are considered relevant: -

*INT1- Presumption in favour of Sustainable Development*

*SUS2 - Distribution of Development*

*SUS3 – Adaptation and Re-use of Buildings outside Defined Development Boundaries*

*ENV2 - Wildlife and Habitats*

*ENV4 – Heritage Assets*

*ENV10 - The landscape and townscape setting*

*ENV12 – The design and positioning of buildings*

*ENV16 – Amenity*

*COM7 - Creating a safe and efficient transport network*

*COM9 - Parking standards in new development*

3 The local plan proposals map shows the site to be outside a defined development boundary, within a conservation area and groundwater source protection area. The property is also believed to be listed by association to adjacent listed buildings

4 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance are material planning considerations

#### **Heritage Statement**

##### Conservation Area

5 The site is within Nether Compton Conservation Area.

6 A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (Section 69 of The 1990 Planning (Listed Buildings and Conservation Areas) Act).

7 No Conservation Area Character Appraisal has been prepared for the Nether Compton Conservation Area. It is respectfully suggested that the intimate and informal arrangement of simple rural buildings; boundary treatments; use of local building materials contribute greatly to the special character of the Conservation Area.

8 The application building has a simple rural character and with former barns to the south and stable building to the north, all with planning permission for conversion to dwellings, form a cluster of traditional buildings and farm courtyard.

9 Stone and red roofing tiles are prominent building materials.

#### Listed Buildings

10 The farmhouse and adjacent barns are Grade II listed buildings. The application building is considered to be listed by association.

11 The listed buildings are also identified as monuments on the Dorset Historic Environment Record (Ref: MDO 14385 HER number 1 079 010 and described as post-medieval). The statutory list description is as follows: -

*NETHER COMPTON ST 5917 NETHER COMPTON VILLAGE 13/57 Buckler's Farmhouse and 11.7.51 attached barn GV II*

*Farmhouse and attached barn. Late C17, or later, with C19 and C20 refenestration. Coursed and dressed stone walls. Clay-tile roof with gable-ends and stone gable-copings. Late C19 brick stacks at left on ridge, ridge centre, and at right hand gable. Two storeys. 3 windows all are 3-light wood casements with glazing bars, wood cills and lintels. Front door, left of centre, panelled and with upper half glazed, wood lintel, C19. Attached barn to north, rubble stone walls, clay-tile roof. One loop left of centre. Two-leaf blank doors raised on brick piers for threshing floor. Wood lintel. C19. (RCHM, Dorset I, p 102(10)).*

*Listing NGR: ST5985617573*

#### **Case for Development**

##### Principle

12 The application site is located outside of a defined development boundary (DDB). Policy SUS2 does accept in principle the re use of existing rural buildings for housing, as an exception to policies which strictly control development in the countryside. This is endorsed at NPPF paragraph 79c) where, the development would re-use redundant or disused buildings and enhance its immediate setting.

13 Policy SUS3 goes on to support the adaptation and re-use of rural buildings where the existing building is: -

- i) of permanent and substantial construction, makes a positive contribution to the local character, and would not need to be substantially rebuilt or extended; and their proposed form, bulk and design will make a positive contribution to the local character; and
- ii) located within or adjoins an established settlement of more than 200 population and where the building/s was in existence in 2011; or, where the building is a designated heritage asset and none of the above are possible, the optimal viable use to secure its long term future.

14 The application building is of permanent and substantial construction and contributes to the local character in framing the northern edge of the farm complex (see Heritage and Design Section). It is also a heritage asset and adjoins a settlement with a population of 200+. In order to enhance the appearance of the building and its contribution to the local character, alterations include re-cladding

unattractive sections of blockwork in timber and increasing the ridge height of the roof slightly to accommodate double roman roofing tiles, which are of similar appearance to those on adjacent buildings,. The development is therefore considered to be consistent with the aims of policies SUS2 and SUS3.

#### Heritage & Design

15 Conservation Officer comments on withdrawn applications for conversion of the building to residential use (WD/D/20/001376 & 1377), advised that: -

*This structure is a heavily altered former farm building with the introduction of a portal frame, new roof and the widening and rebuilding of large elements of the structure in blockwork. Its original heritage value is lost somewhat as a result of this but it still forms a key function in framing the northern edge of the farm complex adjacent to the road and side track. The reason for these changes are unclear at present, but based on local examples, possibly carried out after a collapse or to adapt the structure for 20th century farming requirements.*

and

*The best use for an historic building is its original use and in this case an ancillary structure to the main farmhouse. While the agricultural function has been lost for the building it still forms useful storage and ancillary buildings to the main farmhouse*

16 The proposed development will provide economic stimulus to upgrade and secure a new use for a redundant building. The context of the site has changed following the grant of planning permission for the use of adjacent barns as dwellings and agricultural use is no longer appropriate. It is proposed instead to use the building as ancillary storage, workshop and garaging facilities for those dwellings.

17 The scheme retains the overall character of the building, its courtyard setting and context as a farmstead group of buildings. The proposed adaption proposes: -

- Retention and refurbishment of metal windows and timber doors
- Retention of stonework sections and repointing with lime mortar
- Removal of asbestos sheets, alterations to roof pitch to accommodate double roman roof tiles.
- Timber cladding over unsightly areas of blockwork
- Removal of internal wall and concrete stalls
- Internal blockwork wall to subdivide the floorspace.

18 A new access and parking area is to be formed at the southern end of the application building, served from the driveway to the east. This will involve the removal of a small section of the boundary vegetation and formation of a permeable hardstanding. This is currently within part of the curtilage to Bucklers Farm house and is considered to be permitted development. The application does however propose shared use of this arrangement to access the southern part of the application building. The area will continue to be screened by the remaining boundary vegetation retaining the overall setting to the building.

19 The development is considered to enhance the character and enhance the appearance of the building, its setting and the wider Conservation Area, consistent with the aims of policies ENV4, ENV10 and ENV12.

#### Amenity

20 The development makes use of an existing building and no extensions are proposed. The building will therefore maintain its existing relationship to neighbouring buildings, which are in the process of conversion to dwellings.

21 The application building will provide ancillary **domestic** garages, workshops and storage space in connection with the two proposed dwellings created from the conversion of other adjacent farm buildings under planning and listed building references WD/D/19/003130 & 003131. The development does not include any living accommodation and no material harm to neighbouring residential amenity is therefore considered likely to occur.

22 The development is therefore compatible with the aims of policy ENV16

#### Access, Parking & Highway Safety

23 The proposed development will be used in conjunction with the two dwellings noted above. The proposal does not impinge on the courtyard which has previously been considered suitable for parking and turning associated with the dwellings. A separate access will be created from an adjacent driveway, to provide independent access parking and turning facilities to the southern half of the building and parking for Bucklers Farmhouse. Further undercover parking space will also be available to serve the dwellings, as a result of the proposed development.

24 As an ancillary feature to a residential use the proposed development will not generate additional vehicle movements and those associated with the parking area to Buckland Farmhouse will be minimal. No harm to highway safety is likely to arise.

25 The requirements of policies COM7 and COM9 are therefore considered to be satisfied.

#### **Conclusion**

26 The development is consistent with local plan policies and conserves and enhances the heritage setting.