

Proposed Cart Lodge – Walkers Barn

1.0 Introduction

In the last fifteen years the outbuildings of Walkers Farm have been converted to residential use by the previous and existing owners to provide additional dwellings, including Walkers Barn, Walkers Cottage, Walkers Cartlodge and Walkers Great Barn (by a third party owner).

Walkers Farm House, Walkers Barn, Walkers Cartlodge and Walkers Great Barn are period properties and are Grade II listed.

The result has meant that Walkers barn has been left with just the Barn dwelling and some associated land with no outbuildings that could be used for garage / home office space.

The application proposes the introduction of a proposed Cartlodge with a home office / gym within the eaves, in keeping with the existing period property and to be erected on an area of un utilised scrub / grassland.

2.0 Planning Policy

This application for the introduction of a Cartlodge on an area of under-used grassland within the existing developed area of the village is in accordance with national planning policy and the October 2015 Farnham Parish Plan.

2.1 National Planning Policy

A presumption in favour of sustainable development is at the heart of the July 2018 National Planning Policy Framework (paragraph 11) and paragraph 84 states that "the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist."

It is therefore necessary to assess whether the application proposal is sustainable against the three strands of sustainability:

Social: The proposal would provide an amenity for an existing dwelling which provides cover for vehicles and space within the eaves suitable for a home office / gym, thereby reacting to the current COVID-19 climate where home office space / exercise space is required.

Economic: The existing area of land currently has a negligible economic use, whereas its use to accommodate a Carhouse use would create employment within the building industry and for materials during construction and ongoing demand for goods and services within the local and wider economy thereafter.

Environmental: The proposal comprises the erecting of a Cartlodge although the proposed building is an addition, it would not result in any material harm to the character and setting of the countryside. The proposal provides masking to the recently enlarged barn to the west but is far enough away so as not to impose on the dwelling. The northern boundary is shielded from the road by trees and hedges which soften the impact of the proposed Cartlodge. The proposed building is also offset from the existing driveway so does not adversely mask the existing historic building / dwelling known as Walkers Barn.

The proposed scale of the new building is the minimum that enables an economic Cartlodge for two cars, secure storage and a usable home office, welfare and gym space.

3.0 Design Principles

The design is in keeping with the agricultural buildings within the surrounding area utilising cladding materials which are featured throughout the area such as horizontal black timber cladding and clay tiles. The proportions and style of the proposal are in keeping with the existing Barn conversion / Dwelling.

Following is an example of a similar completed building to the proposal.



3.1 Amount & Use

The proposal seeks the introduction of an outbuilding which complements the residential dwelling and the size and floor area of the proposed Cartlodge are shown on the submitted plans.

3.2 Layout

The layout of the development would be as shown on the application drawings. The access would continue into the site from the existing road and driveway that serves Walkers Barn.

The layout incorporates an area of hardstanding to provide access by vehicles and pedestrians into the proposed Cartlodge from the existing driveway.

4.0 Scale and appearance

The proposed building is to be single storey with usable accommodation within the eaves, which is smaller than the recently completed barn conversion on the adjacent site. the Ridge height will be circa 6m from finished floor height as measure from the flat area of driveway adjacent to the existing driveway gates.

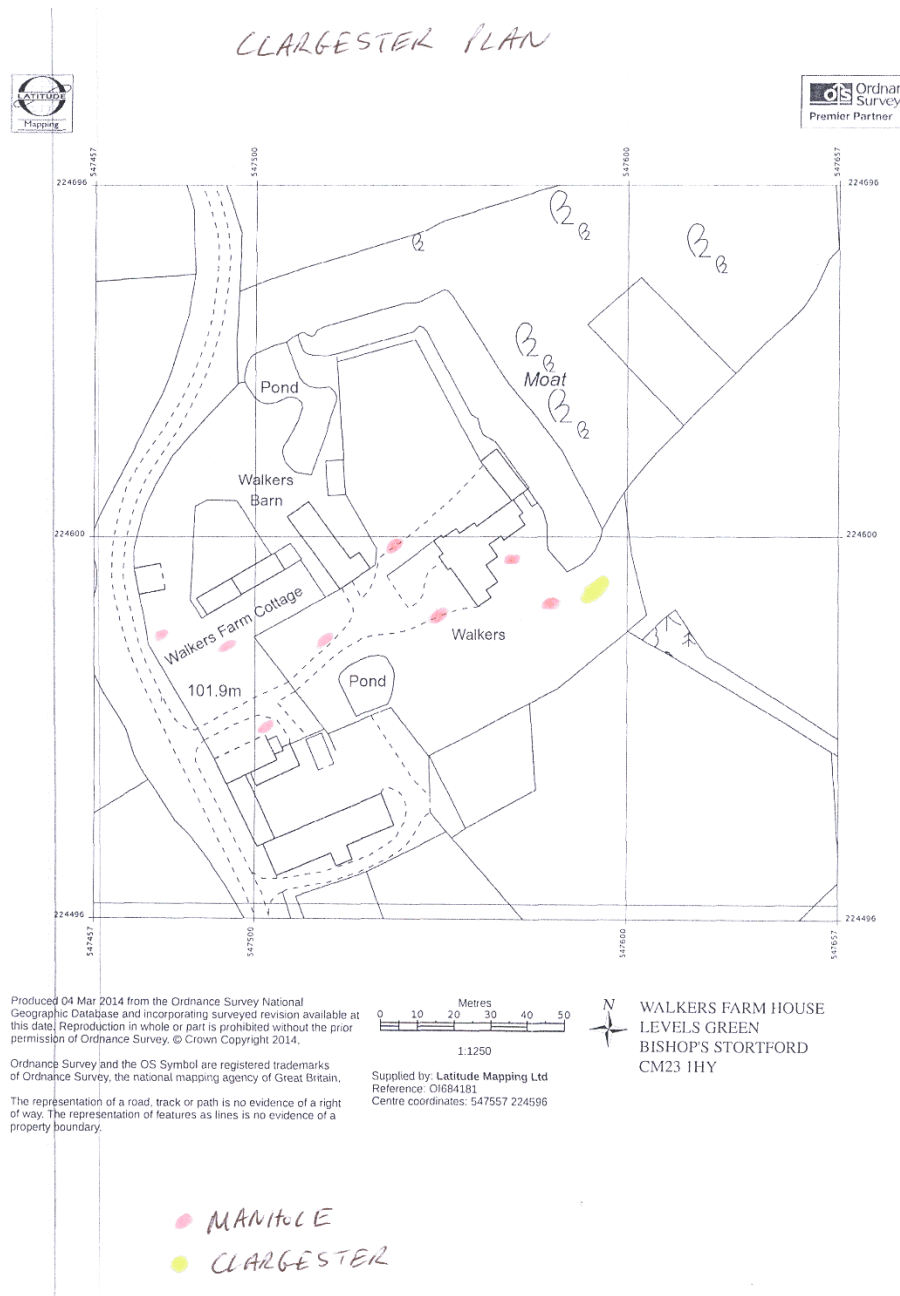
4.1 Proposed structure

A proposed structural timber frame is to be used which will be constructed on a concrete and brick substructure and clad in timber and tiles to match the existing dwelling as seen in the following image.



Double glazed timber casement windows to match the main barn building are to be used within the timber and tile clad dormers facing North and East with conservation rooflights are to be used on the pitched roof element facing West. A timber door in keeping with main building is to be used to provide access to the first floor facing south. Timber garage doors are to be used for the secure store element of the ground floor.

The proposed structure is to be connected to the existing drainage system for foul and surface water (Klargester) Septic system which is shown indicatively below and accommodated the adjacent barn conversion application.



4.3 Landscaping

The site has an existing mature bush and a fence line recently rebuilt along the boundary and mature hedges and trees to the roadside. Planting is proposed to help define the separate proposed curtilage of the dwelling to the West.

5.0 Access

The site is accessed through the existing driveway that in turn is accessed from the existing road.

6.0 Car Parking

An area of shingle hardstanding is to be introduced to the area of land between the existing driveway and the proposed Cartlodge which is to match the existing driveway and hardstanding to the existing dwelling.

7.0 Conclusion

The proposal will make more effective use of the existing scrubland and will create a functional garage area for vehicles and an area for work / exercise therefore enhancing the property as a whole for current and future owners.