

Statement for Change of Use application

Conversion of Agricultural barn to garaging and home office



Site background:

The barn is located adjacent to Mays Coppice Farmhouse and was subject to a prior approval application, reference 30661/022, by the previous owners of the property.

The barn has agricultural use currently and was used by the previous owners for storing machinery in connection with maintaining the land. However, the current owners are looking to change its use in order provide essential facilities for the existing residential dwelling.

Planning advice to date:

We submitted a pre-planning enquiry, reference 30661/999, in February 2021 to discuss the conversion of the barn into garaging and the insertion of a mezzanine level to provide home office accommodation on the site.

The response received requires the applicant to make a formal change of use application as the barn was granted under prior notification under the agricultural permitted development rights for the farm.

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Proposal for change of use:

Please read in conjunction with provided existing and proposed plans and elevations

Garaging

Mays Coppice Farmhouse does not have any garaging facilities and the only parking available on site is to the eastern side of the curtilage, accessed off, and part of, the main access road.

The current owners would like to provide secure garage facilities on site and the redundant barn building provides an ideal footprint for this use, accessed via a track on the northern boundary, for which the current owners have a Right of Way.

Home office

The applicant has recently purchased the property, moved down from London with his family and, due to the current Pandemic, now works from home. This is a working practice that will now be permanent and therefore the upper area of the barn is a viable option for home office space, following the insertion of a mezzanine level.

Structural advice has been sought on the suitability of inserting a mezzanine level and for the minor changes on the ground floor to accommodate garage doors and conversion would be an excellent way to reuse the redundant barn structure.

The home office accommodation will be open plan, benefitting from light on both sides, following the replacement of the rear (North facing) rooflights and the insertion of rooflights on the southern side to suit the existing structure.

The home office space will be accessed from a single stair at ground level, via a lobby space and will be serviced by a simple ground floor cloak room connected to a new Klargester treatment plant.

Change of use works to be undertaken:

The building has been assessed by an engineer and is capable of being converted to the proposed uses. There will be some minor structural works required to enable the successful insertion of the home office mezzanine level and we can confirm that all the works proposed will be within the footprint of the existing building and we will not need to extend the property in any way.

To provide the proposed garaging, we are proposing opening the western end of the building to insert two garage doors, see drawing PL04.

In addition, the window on the south elevation will be removed and the opening widened to allow for the insertion of a door and side light. This will be the entrance door to the home office ground floor lobby area with associated cloak room.

The roof is currently a single skin corrugated sheet roof and we propose inserting a sip panel system internally beneath the existing purlins to provide an insulated roof for the home office. The walls at upper level and around the staircase, lobby and cloakroom will also be insulated to provide a warm and energy efficient space. The floor between the ground floor garaging and home office will also be insulated.

We are also proposing photovoltaic panels on the roof of the existing barn which will be the first part of a more sustainable approach to the future running of Mays Coppice Farmhouse.

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View from the South of Mays Coppice Farmhouse with the barn to the east of the property



View from the west at the rear of Mays Coppice Farm with shared track shown to right of photo