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Your ref



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Dear Sirs

**Conversion of Barn at Trekennick House, Altarnun**

**Design and Access Statement**

The application is for planning consent for the conversion of a redundant barn at the above property to form a dwelling and associated works. The site is in an AONB.

The Barn was constructed over 20 years ago by previous owners for agricultural purposes and has been used for agricultural purposes previously. The land was a registered agricultural land but is not any longer.

The Barn is a traditional timber and blockwork barn with blockwork walls to mid height and timber cladding to the upper part of the walls. The roof finish is profiled metal sheet, typical of an agricultural building. The building is of substantial and permanent nature on a concrete slab. A structural report has been prepared by a qualified structural engineer, and confirms the buildings structural integrity and that it is of substantial construction and needs no repairs.

The Barn is one of a number of other outbuildings of traditional form and construction at the property. The Barn is of reasonable proportions and is single storey.

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The Technical housing standards— nationally described space standard, for a 1-person dwelling is 39M2. The proposed Barn conversion without extension is 44.3M2, and complies with the national space standards as set out, albeit that they are for guidance and not prescriptive.

The owners' overall property is quite large but the Barn is now redundant. The barn sits adjacent to an unclassified road with an existing access via the field. It is close to the principle dwelling's access to the holding.

The existing access and parking area are of good proportions and affords sufficient parking for up to 6 cars. The application allocates 2 of these car spaces to the proposed dwelling. Being for a 1-person dwelling, this affords one space for visitor/casual parking. There is also bicycle provision and space for refuse and recycling storage.

The conversion will utilise mainly the defined area already fenced off from the main equestrian field, but with a small additional area rounding off the domestic curtilage of the main house to provide a more rationalised approach and enclosure. The Barn will be enclosed by a new planted living hedge and soft landscaping to provide a visual screening from the immediate, and wider context.

Being a 1-person dwelling any suggestion of domestic paraphernalia would be limited at best, and offers no opportunity of the normal domestic ancillary amenity items.

The proposal retains the exact form of the existing building.

The Barn is currently screened from all sides including the roadside due to the existing high Cornish hedges and trees/ hedge screening, and low profile of the building.

The proposals will have minimal impact from any vantage point, and from the roadside will look exactly as it does currently.

The scheme does not seek to make a statement or put an 'architectural stamp' on the development. The proposals are to respect and maintain the existing character of the site's building and wider context.

The proposals conform with the NPPF and Cornwall Local Plan in so far as encouraging the re-use and conversion of existing buildings for dwellings and will provide a dwelling, of low impact. The location is sustainable being only 1 mile from Altarnun and Five Lanes which has a Pub, shop and Post Office as well as a school and Church. As such it conforms with the following policies of the CLP: -

Policy 1: Presumption in favour of sustainable development

Policy 2 – Spatial Strategy: - Para 4

Policy 3: Role and function of places

Policy 7: Housing in the Countryside- Para 3

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*New dwellings will be restricted to: ... 3. Reuse of suitably constructed redundant, disused or historic buildings that are considered appropriate to retain and would lead to an enhancement to the immediate setting. The building to be converted should have an existing lawful residential or non residential use and be ten years old or greater...;*

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Had the barn not been sited within an AONB it would have fallen within Class Q Permitted Development, and whilst it does not fall within such a designation due to the AONB setting the in-balance of such policy does not mean it is not suitable, but simply that a full application is required.

The Barn has a pedestrian path leading to the existing parking area.

Whilst not materially relevant, for context the purpose of the application is to provide for an additional dwelling for the owners who are separated but still live together in the main house. The intention is for one of the applicants to move into the barn once converted, so that they can continue their lives separately.

A pre-application was submitted in August 2019 reference PA19/01781/PREAPP by the applicants' previous consultant. Unfortunately, this was not what the client was expecting to submit, and as such it was not progressed to an application.

The conversion of the barn will both conserve and enhance the landscape character and natural beauty of the AONB. There is no merit in an argument made at pre-application by the planning case officer, that the building should be refurbished and retained for storage, as the LPA suggest in the Pre-application reply.

The property will be served by a new private bio disc.

We consider the proposals to be in conformity with the Cornwall Local Plan and National planning policy.

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