



**Proposed
Conversion of Outbuilding to dwelling
At Rectory Farm
Widmerpool Road
Wysall**

**Design and Access Statement
Heritage Impact Statement**

April 2021

Summary of the Proposal

This statement is to support an application for planning permission for the conversion of a detached outbuilding to a single dwelling.

Site information

The site is currently in private ownership. It consists of Rectory Farm, which is a detached building Grade 2 listed, and fronts onto Widmerpool Road. It has a substantial garden to the west and south. There is a separate building which lies to the east of Rectory Farm. This is currently in use in part as garaging for Rectory Farm and in part as a “The Little Barn” which is a holiday let. Between the two properties is a large yard which serves as access and parking. There is a public footpath which passes across the yard, then along the eastern edge of the tennis court before diverting west to the property boundary.



Figure 1 – Aerial view of the plot

Beyond the site to the east of the site are gardens to the adjacent properties off Widmerpool Road. To the west of the tennis court is a development of six detached houses, currently under construction.

The site lies within the Wysall Conservation Area.

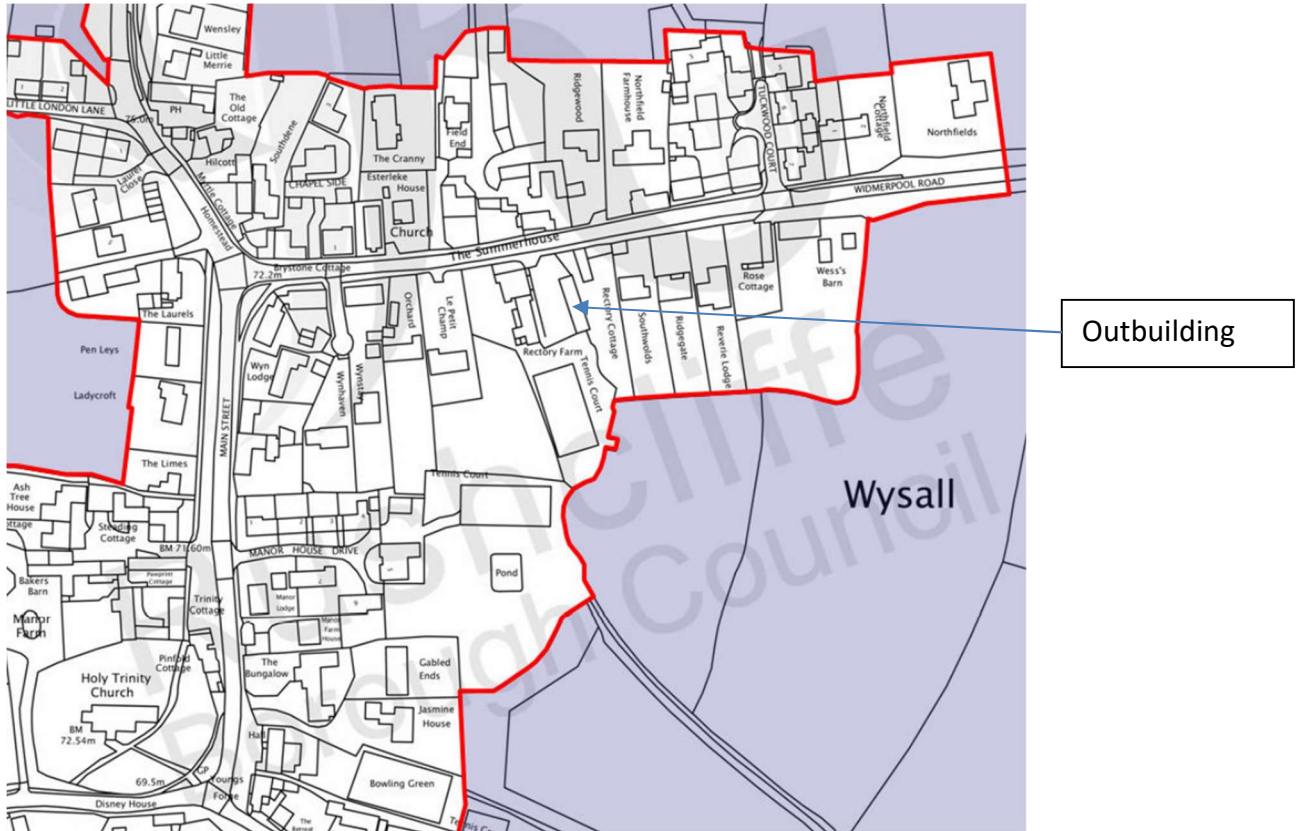


Fig 2 – Conservation Area map

Site Photos



Figure 3 – Rectory Farm, elevation to Widmerpool Road



Figure 4 – Rectory Farm, east elevation to yard



Figure 5 – Barn with garages on the LH side and “The Little Barn” holiday let on the RH side



Figure 6 – Looking back to Rectory Farm, “The Little Barn” on the rh side.



Figure 7 – Aerial photograph showing Rectory Farm and Outbuilding, with substantial agricultural buildings (now demolished) and farmyard to the rear.



Figure 8 – Boundary wall at the entrance to be altered, with timber clad front elevation of the outbuilding

Proposals

The proposals consist of the following elements:

1. Conversion of barn to dwelling

The outbuilding will be converted to provide three bedrooms, a large dining/ kitchen and a lounge. Some of the roof space will become habitable, whilst retaining the loft space identified previously as having bat roost potential (see ecological report). A small area of this loft has been identified as containing a stair, and it is proposed that these works are carried out under the supervision of a licensed ecologist to ensure that there is no disturbance to the potential bat roost.

The window treatments are designed in general to be larger scale rather than domestic, with timber cladding used in conjunction with the existing brickwork. The property will have a large private garden to the south; parking provision to the north, and privacy for the bedrooms provided by the boundary treatment facing the public footpath.

2. Access and parking

The existing access off Widmerpool Road will be widened to 5.8m for 8 m into the site from the highway boundary in accordance with Highways requirements, to be in a bound surface. All cars will be able to leave and exit in forward gear, and two car parking spaces will be provided for the three-bedroomed dwelling.

Sufficient vehicle visibility splays can be provided, and also pedestrian visibility splays.

3. Public footpath

The existing footpath goes through Rectory Farm, and the owners have ensured open access throughout their time of ownership. There will be no changes required to the public footpath route as a result of this application.

4. Boundary treatments and landscaping

The requirement for a widened access means that the boundary wall to the front of the property will need to be altered. This is shown on drawing ref. 504.12 It is proposed that the original stone in the portion of wall to be taken down, to be re-used in constructing a new return to the wall, together with re-use of the coping and brickwork at the end.

The boundary to the new property will be planted with hedging, to provide privacy for the occupants, and to improve the rural outlook within the site for footpath users.

5. Ecology

An ecological report has been submitted with the application.

Policy Context

The following policies are considered relevant to this proposal.

The NPPF states that that good design is a key aspect of sustainable development. Paragraph 127 of the NPPF states that “planning policies and decisions should ensure that developments function well and add to the overall quality of an area, are visually attractive, sympathetic to the local character and history and create places that are safe, inclusive and accessible with a high standard of amenity for existing and future users”.

Rushcliffe Borough Council has adopted a new local plan, and this proposal has been designed to reflect those priorities and also to reflect the National Policy Framework.

POLICY 1 DEVELOPMENT REQUIREMENTS

Planning permission for new development, changes of use, conversions or extensions will be granted provided that, where relevant, the following criteria are met:

1. there is no significant adverse effect upon the amenity, particularly residential amenity of adjoining properties or the surrounding area, by reason of the type and levels of activity on the site, or traffic generated;
2. a suitable means of access can be provided to the development without detriment to the amenity of adjacent properties or highway safety and the provision of parking is in accordance with advice provided by the Highways Authority;
3. sufficient space is provided within the site to accommodate the proposal together with ancillary amenity and circulation space;
4. the scale, density, height, massing, design, layout and materials of the proposal is sympathetic to the character and appearance of the neighbouring buildings and the surrounding area. It should not lead to an over intensive form of development, be overbearing in relation to neighbouring properties, nor lead to undue overshadowing or loss of privacy;
5. noise attenuation is achieved and light pollution is minimised;
6. there is no significant adverse effects on important wildlife interests and where possible, the application demonstrates net gains in biodiversity;
7. there is no significant adverse effects on landscape character;
8. the amenity of occupiers or users of the proposed development would not be detrimentally affected by existing nearby uses;
9. there is no significant adverse effect on any historic sites and their settings including listed buildings, buildings of local interest, conservation areas, scheduled ancient monuments, and historic parks and gardens;
10. it can be demonstrated that wherever possible, development is designed to minimise the opportunities for criminal activities;
11. the use of appropriate renewable energy technologies will be encouraged within new development and the design, layout and materials of the proposal should promote a high degree of energy efficiency; and
12. development should have regard to the best and most versatile agricultural classification of the land, with a preference for the use of lower quality over higher quality agricultural land. Development should also aim to minimise soil disturbance as far as possible

Policy 3:

3.10 Beyond these housing allocations, development to meet ‘local needs’ at ‘other villages’ will be limited to small scale infill development, exception site development (see Core Strategy Policy 8) and the allocation of land by Neighbourhood Plans to meet needs that may be identified by local communities preparing Neighbourhood Plans. Small scale infilling

is considered to be the development of small gaps within the existing built fabric of the village or previously developed sites, whose development would not have a harmful impact on the pattern or character of the area.

POLICY 11 HOUSING DEVELOPMENT ON UNALLOCATED SITES WITHIN SETTLEMENTS

1. Planning permission will be granted for development on unallocated sites within the built-up area of settlements provided:

a) the proposal in terms of scale and location is in accordance with Local Plan Part 1: Core Strategy Policy 3 (Spatial Strategy); b) the proposal is of a high standard of design and does not adversely affect the character or pattern of the area by reason of its scale, bulk, form, layout or materials; c) the existing site does not make a significant contribution to the amenity of the surrounding area by virtue of its character or open nature; d) the proposal would not result in the loss of any existing buildings considered to be heritage assets unless the harm is, in the case of designated heritage assets, outweighed by substantial public benefits or, in the case of non-designated heritage assets, the loss of significance to the asset is justified; e) the proposal would not have an adverse visual impact or be unduly prominent from locations outside the settlement; f) the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and g) appropriate provision for access and parking is made.

POLICY 13 SELF-BUILD AND CUSTOM HOUSING PROVISION

1. Proposals for self-build and custom homes are encouraged and will be approved provided the following criteria are met:

a) the development is in an appropriate location subject to compliance with all other relevant policy requirements in the Local Plan and national policy, including Green Belt, landscape, historic and environmental designations; b) it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials; c) it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and d) there is no significant adverse impact on highway safety and adequate provision for access and parking is made.

Justification and Policy considerations

The proposed outbuilding to be converted lies immediately to the east of Rectory Farm and is clearly within the built-up area of the village, located as it is adjacent to Rectory Farm and other house along Widmerpool Road. As the proposal does not extend the built-up limits of the village, and must therefore be classified as “infill” development, supporting policy 3.10. It is in an entirely sustainable and appropriate location.

There will be no adverse impact on the rural nature of the village. Careful landscaping with a simple fence and hedging, will contribute to the rural nature of the village.

The conversion of the barn to a three bedroom dwelling can be justified on policy terms. Part of it is an existing holiday let. The conversion will conserve the building as part of the landscape of Wysall village as it maintains its agricultural appearance. It can be provided with adequate parking and a good sized garden. There is no adverse impact on neighbouring properties.

Rectory Farm will be left with a generous west-facing garden, and adequate parking.

Heritage Impact and Justification

There are two principal heritage assets to be considered. Firstly, Rectory Farm itself and secondly the Conservation Area. Rectory Farm will be unharmed by the proposal. There are no physical alterations proposed to the building itself. The existing outbuildings will be retained.

The impact on the Conservation Area is also limited. The conversion is appropriate and retains an agricultural appearance which will contribute to a continued visual reminder of the agricultural past of the village. The view across the site to the countryside will be affected by this proposal only insofar that the large expanse of yard present at the moment will be softened by the new boundary treatments and planting.

There will be a physical change to the stone wall which lies along the boundary to Widmerpool Road (note this was not included in the pre-application enquiry), to accommodate highways safety requirements. In order to mitigate the impact on the Conservation Area, it is proposed that the existing stone, coping and facing brick be used to form a return of the wall within the site, which will still be visible from the public domain.

It can therefore be concluded that the proposed development will cause less than substantial harm to the Conservation Area.

Conclusion

This proposal for the conversion of an outbuilding. The proposal conforms both with National Planning Policy, with Rushcliffe Borough Council’s policies and local guidelines.

Haven Architecture Ltd
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