

Planning Services
Torridge District Council
Riverbank House
Bideford
Devon
EX39 2QG

LTR/0324 02
07 July 2021

Dear Sir / Madam

Barn at Dux, Bridgerule. EX22 6XZ (E229722 N103245) – Barn Conversion to Dwelling

Further to the positive Pre-Planning Enquiry FPEG/0145/2021, please find attached, a Full Application for the conversion of the Barn at Dux to a Dwelling. An approval was granted in 2006 (1/1138/2006/FUL) for a Mixed-Use Building for the Stabling of Horses and Agriculture. Although the Approval included the word 'Stabling' the applicant can confirm the building has never been used for horses.

The existing structure has a solid concrete base with a steel framed structure. The walls have a block work plinth with metal cladding above. The roof is also finished with metal sheeting and we have included a structural report which confirms the barn is suitable for conversion to a dwelling with no additional structural elements required. It sits within a small holding that is clearly no longer managed meaning it is now redundant. The conversion to a dwelling will definitely be a betterment to both the immediate and wider context as it would embellish both the barn and the setting visually. There are no immediate neighbours so there will be no issues of privacy or overlooking. The site has its own access with good visibility and we have included a separate drawing demonstrating that 43m visibility is easily achievable in both directions. Within the site there is sufficient land to provide parking as well as turning in curtilage so all vehicles enter and leave the highway in a forward direction.

The submitted drawings show the proposals are for a three bedroom dwelling. There is no increase to the footprint of the building and externally the lean-to canopy has been removed from the south elevation. Internally the first floor has been removed at the north end as the heights are too low to utilise for living accommodation. The proposals make use of all the existing openings and any new ones have been kept to a minimum. The conversion has been submitted as a Full Application as this would allow the metal cladding to be replaced with timber cladding as this is considered to be much more sensitive and in keeping with the rural location. The metal cladding is shiny and reflective whereas the timber will reduce the prominence of the barn in both the immediate and wider settings so it blends into the background. The roof will also have a black / dark grey metal finish for the same reasons.

In consideration of the visual aspects of the conversion, the submission includes a detailed site plan at 1:250 scale showing the immediate landscaping proposals. The applicants are keen to be extremely considerate with the proposals and appreciate any 'landscaping' needs to be sensitive due to the open nature of the site. A new hedge bank will be provided around the parking and private amenity spaces as shown on the site plan and a new beech hedgerow between the site and the adjacent land. Tree clusters of oak, beech and holly will also be provided as shown on the site plan. The existing hedge banks to the south and west boundaries will be retained.

The conversion of the barn will provide a betterment to both the immediate and wider context by improving the appearance of the building. At the same time, as a new dwelling, the conversion will assist Torridge with their lack of a 5 year land supply for their quota of residential properties.

If you have any questions or require additional information, please do not hesitate to contact us.

Yours sincerely



Gareth Williams **RIBA**
Director | GW Architects Ltd