

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

LTR/0345 02
25 June 2021

Dear Sir / Madam

Great Knowle Barn, Pyworthy. EX22 6JY – Annexe, Revised Cladding + Increase to Curtilage

Please find attached, a Full Application for an attached single-storey annexe at Great Knowle Barn which was recently granted approval to convert to a dwelling (1/0839/2020/AGMB). As well as the annexe accommodation the application includes a revision to the approved cladding on the barn to replace the existing metal cladding with a natural timber finish. At the same time, the applicant would like to increase the extent of the domestic curtilage relative to the new dwelling approved under the previous application.

The applicant lost his father suddenly on the 18 April 2021 after a short illness, leaving his mother living in the farmhouse at Great Knowle alone at 88 years old. This isn't an ideal situation as she has her own health issues and can only move around with the aid of a walking frame limiting her to the ground floor only. Being old and built of sections that have been added on, the house has a number of steps on the ground floor between rooms so she is even further limited and as a result can only comfortably access two rooms. The applicant himself suffers from Parkinson's which is a deteriorating illness and already makes day to day living a challenge but if he can accommodate his mother next to him this would ease a number of issues.

As a result, the applicant would like to create annexe accommodation adjacent to the new dwelling he is creating. The annexe will be positioned at the east end so behind the well-established hedgerow to the highway and away from any adjacent neighbouring properties. It has been set back from the full width of the existing barn but enough to allow the roof to become a balcony with access for the previously approved glazed sections from the first floor of the barn conversion as shown. The annexe will provide a bathroom, bedroom and living room space and be connected to the house through the previously approved back door which leads into the utility space. We have allowed full height storage space in the living room as she has obviously gathered a lot of memories over the years that she wants to keep and needs somewhere to store them. This will allow the applicants mother to access the lift relatively easily to use the kitchen facilities on the first floor. In terms of materials, we have shown the annexe as painted rendered walls on a black brick plinth to differentiate it slightly from the original barn and to break-up the visual scale.

Extensive discussions have taken place with planning officers at Torridge through a formal preapplication process (FPEG/0355/2021) and the submitted design has received a positive response hence the submission of this formal application. The only issue that arose was the potential overlooking from the balcony to the south. Immediately adjacent to the balcony along the south boundary is a well-established hedgerow together with a number of mature trees. The other side of the hedge line is a verge and the main highway. The nearest residential property is over 45m away and the frontage of which is screened by a number of existing outbuildings. This will naturally screen the balcony from the highway and from any potential overlooking issues but the applicant would be

happy to accept a condition that stated the minimum height at which the hedge needed to be retained at. He would also be happy to provide additional planting to the hedgerow to thicken this if it is deemed to be necessary.

With regard to the cladding, we believe the timber will be a betterment to the area as the existing metal cladding is quite 'shiny' and reflective whereas the timber will be more agricultural and in keeping with the rural setting. At the same time, the timber will provide a natural tone and texture to both the immediate and wider context.

As part of the documents, we have submitted the ecological impact assessment from the previous approval for the barn as this is still within date but none of the works proposed under this application will have any impact. We have also included the previously submitted Foul Drainage Assessment Forms as having recently completed the building regulations package for the barn the original estimate for the total flow in litres was found to be too high but with the annexe will be much nearer to the figures originally estimated. The addition of the annexe has been discussed in detail with building control and the treatment plant and associated drainage field designed accordingly and to their approval.

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