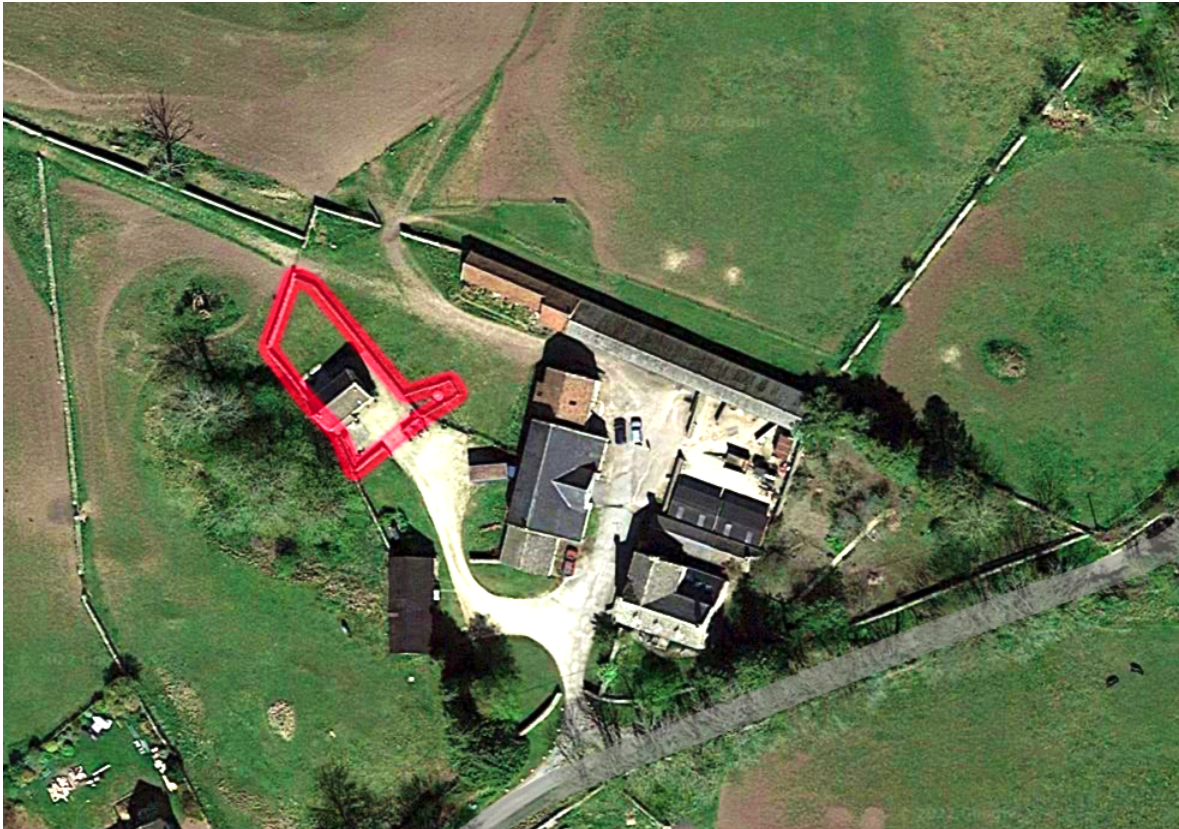

Planning Statement



Ash's Barn, Quarry Lane, Windrush

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Removal of Conditions

Application Number: 05/01723/FUL

Proposal: Removal of Condition 4 (occupancy) of planning permission CD.4569/E (Conversion of redundant barn to provide holiday accommodation (re submission) at Barn Adjacent To Glebe Farm Quarry Lane Windrush

Location: Ash's Barn, Quarry Lane, Windrush OX18 4TR

Context

The redundant threshing barn, now known as Ash's Barn, was converted to provide holiday accommodation with the work being completed in 2007. Although not separately listed as of architectural or historic interest it is considered to be within the curtilage of Glebe Farmhouse which is listed Grade II (List Entry Number 1090385). Both planning and listed building consents were granted in November 2005. The accommodation comprises a first floor double bedroom and shower room and on the ground floor a kitchen/dining room and living room. There is a garden area and vehicle parking within a walled enclosure.

Proposal

The proposal is for the removal of Condition 4 which restricts the use of the property to provide holiday accommodation only, and states that it shall not be occupied as permanent, unrestricted accommodation or as a primary place of residence. The reason given for this condition was *'The site is not suitable for permanent, unrestricted accommodation or as a primary place of residence because of its location close to a working farm yard. This condition is imposed in the light of policies 7 and 28 of the Cotswold District Local Plan'*. The Local Plan referred to has since been superseded by Cotswold District Local Plan 2011-2031.

Justification

Glebe Farm is part of the Pinchpool Farm Established Agricultural Unit (EAU) and is in the same ownership. The farm yard is divided between three individual uses - Ash's Barn holiday accommodation, a livery business and a dwelling. Since Ash's Barn was converted all farming activity on the site has ceased and been transferred to Pinchpool Farm. Some of the farm buildings are used as part of the livery business as stabling for horses, an activity that was regularised under planning permission reference 07/00079/FUL. Glebe Farmhouse is occupied by family members.

Condition 4 was originally imposed because at the time the application was made farming activity was still taking place at Glebe Farm albeit on a greatly reduced scale. Glebe Farm was already part of the Pinchpool Farm EAU and the farm yard was only used for vehicle and machinery storage. Therefore since these activities have ceased and the farm yard is no longer used as part of the EAU the reasons for imposing the condition is no longer relevant.

Other considerations

Windrush is a modest-sized village, which has a popular village hall and church. Since the original consent was granted the village boundary has been extended to include the major development of over 30 dwellings at Upper Windrush located nearby and to the south of Ash's Barn at the end of Quarry Lane. Furthermore, although the provision of services was limited in 2005 there is now a busy village shop in the Upper Windrush development. The village is considered to be a sufficient size and with sufficient services to be a Non-Principal Settlement and the provision of small scale residential developments is supported by Policy D3 of the current Local Plan.

Policy DS3

SMALL-SCALE RESIDENTIAL DEVELOPMENT IN NON-PRINCIPAL SETTLEMENTS

- 1. In non-Principal Settlements, small-scale residential development will be permitted provided it:***
 - a. demonstrably supports or enhances the vitality of the local community and the continued availability of services and facilities locally;***
 - b. is of a proportionate scale and maintains and enhances sustainable patterns of development;***
 - a. complements the form and character of the settlement; and***
 - c. does not have an adverse cumulative impact on the settlement having regard to other developments permitted during the Local Plan period.***

The removal of the occupancy condition will result in the provision of an unrestricted occupancy single dwelling, which will help support the facilities within Windrush and would also support those of neighbouring villages. The building is an existing construction and will not change appearance. It is on the edge of the village within the Windrush Conservation Area and as the original conversion respected the agricultural vernacular it is in keeping with the form and character of the village. There will be no changes made to the appearance of the existing building and it is considered that if the property is given status as an unrestricted dwelling it will not result in a disproportionate number of additional open market houses.

Local Plan Policy EC11 addresses the removal of occupancy conditions on holiday accommodation.

Policy EC11

TOURIST ACCOMMODATION

Removal of occupancy conditions – holiday lets

- 5. Applications for the removal of occupancy conditions on holiday accommodation that has been built or converted for that purpose outside Development Boundaries will not be permitted.*
- 6. Applications will be permitted where the original building was used as a dwelling or the building is located within Development Boundaries.*

The site is not within a Development Boundary and was formerly a barn; the proposal is not supported by the above Policy. However, the Local Plan should be read as a whole. In relation to this proposal, Local Plan Policy DS3, as discussed above, and Policy EC6: Conversion of Rural Buildings are also relevant. If these policies had been adopted at the time of the original application they would have been supportive of the conversion of the barn to unrestricted residential use and this should be taken into account.

Other matters:

- *the impact on residential amenity as set out in Policy EN2 and the Design Code.*

The site would continue in a residential use with no additional built form, as such the impact on neighbouring properties with regards to loss of light, loss of privacy or an increased overbearing impact should be considered neutral.

There is a small courtyard area and parking area to the front of the property which will be private and there is a larger garden to the rear. This will provide sufficient space, including private amenity space.

- *Highways and Parking*

The proposal will not result in a material increase in the traffic movements to the site. The vehicle access to the site and parking area would remain as existing.

- *Heritage*

Ash's Barn is within the curtilage of the Grade II listed Glebe Farmhouse. If the Condition 4 of the 2005 consent is removed this will not impact on the character or appearance of the site. Ash's Barn and the fabric of the building will not be altered.

Therefore the proposal should be considered to have a neutral impact on the character or significance of the barn, the other curtilage buildings or the wider Conservation Area.

Conclusions

Apart from a brief increase in enquiries for holiday lets after the end of the first pandemic lockdown there has been a general decrease in bookings since the building was converted. This is mainly due to the proliferation of properties within Windrush that offer Airbnb accommodation over recent years. It is not proposed to separate ownership of Glebe Farm and Ash's Barn and the property may continue to be used for short term holiday accommodation. However, use of the property as a result of the occupancy condition has proved to be too restrictive

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