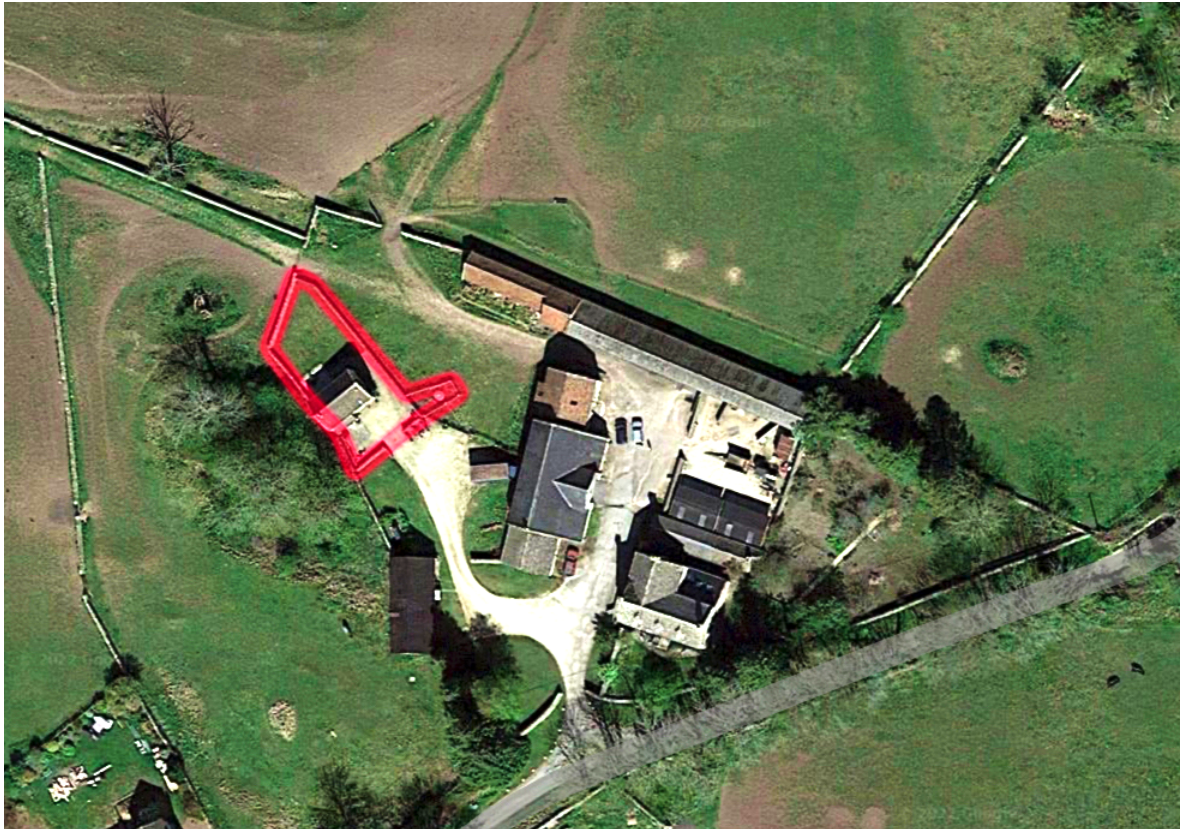

Design & Access Statement



Ash's Barn, Quarry Lane, Windrush

Brendan Boyle Architects
The Cottage
Windrush
OX18 4TT

01451 844 284
info@bbarchitects.co.uk

Application for Change of Use

Proposal: Application to change of use from holiday accommodation (granted under 05/01723/FUL) to mixed holiday accommodation and as an annexe to Glebe Farm House at 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 consent to use the building as both holiday accommodation and as an annexe to the nearby dwelling. The present consent 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 The Local Plan referred to has since been superseded by Cotswold District Local Plan 2011-2031.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 currently 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.

The original restriction to only use the building for holiday accommodation was because when the application was made in 2005 farming activity was still taking place at Glebe Farm albeit on a greatly reduced scale and there was no requirement for ancillary accommodation. At that time Glebe Farm was already part of the Pinchpool Farm EAU and the farm yard was still used for vehicle and machinery storage. Since these activities have ceased and the farm yard is no longer used as part of the EAU the reasons for restricting the use is no longer relevant. Furthermore while the property can be used for short term holiday letting this has proved restrictive and with changes in family circumstances permission is now sought so that the converted barn can also be used as ancillary accommodation linked to Glebe Farmhouse.

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.

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 granted consent to be used as both holiday accommodation and as an annexe it will not have an adverse impact on the surrounding buildings.

The site will continue as 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.

Externally there is a small courtyard area and parking area to the front of the property and there is a larger garden to the rear. These areas will remain unaltered.

Other matters:

- *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 proposed change of use is granted it 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.

- *Access*

Access to the property will be unaltered.

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 the ownership of Glebe Farm and Ash's Barn and the property may continue to be used for short term holiday lets. However, use of the property solely for holiday accommodation has proved to be too restrictive and it would be advantageous if the Ash's Barn could also be used in conjunction with Glebe Farmhouse either for family or employee occupancy.

Brendan Boyle Architects

March 2022