

8 September 2023

Development Management  
Cotswold District Council  
Trinity Road  
Cirencester  
GL7 1PX

Dear Sir or Madam

Change of use of disused stables to single dwelling (resubmission of planning permission ref. 22/02082/FUL to include an extension, revised access and alteration to cladding) at Shornhill Farm Withington Cheltenham Gloucestershire GL54 4BJ.

This covering letter has been prepared by SF Planning Limited, on behalf of our client, Mr Padraic O'Sullivan, in respect of an application for full planning permission at the above address.

This application seeks a fresh grant of planning permission for an extant scheme (Reference: 22/02082/FUL) to take account of a number of design amendments, including an extension to the approved dwelling, a revised vehicular access and changes to the cladding to the barn. This application is submitted with a view to improving the overall design aesthetic and the proportions of the proposed conversion. It is also submitted to ensure a more appropriate private vehicular access, and also includes a Landscape and Ecological Management Plan.

This letter will set out the justification for the proposed development (taking account of planning policy and other material considerations) and it should be read in conjunction with the other plans and documents submitted as part of the application.

#### Site Context

The detailed planning statement in respect of the previous permission, sets out that the site is located approximately 2 miles west of the village of Withington, at the property known as Shornhill Farm. Withington comprises some local services and amenities, including primary school, church, pub and bus stops. It is well connected to a number of surrounding villages including Chedworth, Shipton Oliffe and Colesbourne, whilst Cheltenham lies 7 miles north-west and Cirencester 9 miles south.

CHELTENHAM 12 ROYAL CRESCENT GL50 3DA T: 01242 231575

GLOUCESTER 9 COLLEGE GREEN GL1 2LX T: 01452 527997

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The site comprises two linked, single storey buildings which stand detached from and to the north-east of the main farm house of Shornhill Farm and immediately west of a disused riding arena, at the end of the estate access road.



Figure 1: Site location

The Site is located in Flood Zone 1 on the Environment Agency's Flood Risk Map for Planning, and is therefore at minimal risk of flooding. There are no Listed Buildings in the immediate vicinity, nor is the site located within a Conservation Area. The Site is located within the Cotswold Area of Outstanding Natural Beauty (AONB).

The buildings are of modern construction and have a structural form of timber, masonry and green profiled metal clad elevations, under duo-pitched roof clad with corrugated sheeting. The buildings are considered structurally sound and capable of conversion, as detailed further in the original Structural Report (which is also resubmitted with this application).

Following the grant of the previous permission for the conversion of the outbuilding to a single dwelling this current submission seeks to resubmit the proposal taking into account a number of design amendments, as set out in more detail below.

## Planning History

The planning history for the wider Shornhill Farm site is as set out below:

Ref. No	Description	Status
00.02048	Construction of new staff accommodation following demolition of existing	Application Permitted
00.02234	Removal of flat roof on side extension and provision of new pitched roof, adjustment to ground levels and provision of retaining walls	Application Permitted
13/01208/FUL	Erection of first floor extension	Application Permitted
20/04361/FUL	Fenestration alterations and installation of 1no. flue to facilitate conversion of barn to form 1no. detached new dwelling, new access and associated landscaping	Application Permitted
21/02186/NONMAT	Non-material Amendment to permission 20/04361/FUL - Fenestration alterations and installation of 1no. flue to facilitate conversion of barn to form 1no. detached new dwelling, new access and associated landscaping - to enable proposed design amendments relating to external facing and roof materials	Application Withdrawn
21/03583/FUL	Change of use of redundant barn to single dwelling, including associated access and landscaping (resubmission of planning permission ref. 20/04361/FUL to include an extension and alteration to cladding)	Application Permitted
22/02082/FUL	Conversion of disused linked stables to single dwelling, including associated access and landscaping	Application Permitted

## Proposed Development

The proposal is for the already consented conversion of the existing redundant buildings to a residential dwelling, but with an extension. The cladding material is also proposed to be amended to an alternative black corrugated cladding with stone infill areas, rather than green. This will then match the already consented alternative cladding for the barn on the entrance to the site (see application ref. 21/03583/FUL).

The extension element has been designed to reflect the agricultural style of the existing barn and will be finished in the same black metal corrugated style cladding.

In addition to the proposed changes to the barn conversion, the development will also include a new access road to better separate the conversion from the existing dwellings. The new access road will be lined with new trees and vegetation, the existing road surface will be reinstated with grass.

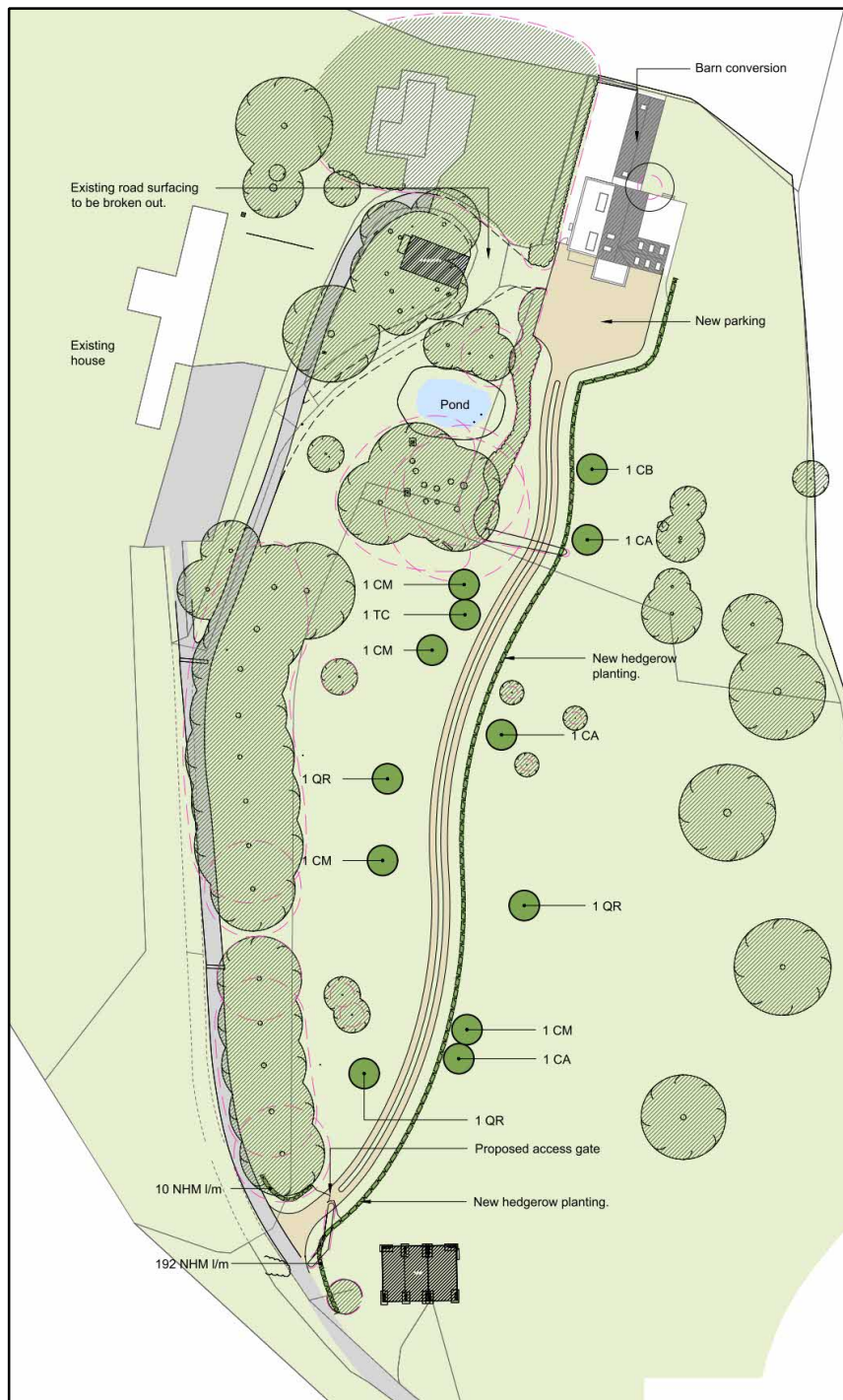


Figure 2: Proposed new access

### Planning Policy Justification

The principle of development relating to the conversion of the existing barn to residential use and thus compliance with wider policies has already been firmly established through the extant planning permission (Reference: 22/02082/FUL). It is therefore considered that it is not necessary to repeat that information here and officers are respectfully directed to the previous Delegated Report and detailed Planning Statement submitted with that application. This covering letter will therefore only discuss the physical changes proposed through this re-submission. It will also cover the likely conditions to be imposed (based on those imposed on application ref. 22/02082/FUL).

Local Plan Policy EC6 applies and set outs that:

"The conversion of rural buildings to alternative uses will be permitted provided:

- a. the building is structurally sound, suitable for and capable of conversion to the proposed use without substantial alteration, extension or re-building;
- b. it would not cause conflict with existing farming operations, including severance or disruption to the holding that would prejudice its continued viable operation; and
- c. the development proposals are compatible with extant uses on the site and existing and planned uses in close proximity to the site."

Compliance with Policy EC6 is explained in the delegated report for the previous application so that will not be repeated here.

In addition to the above, sub-text paragraph 9.6.6 states that "Where an extension or significant alteration is proposed, then it will need to be demonstrated that the building is capable of conversion on its own merit. Subject to this, extensions or alterations will be permitted where they do not significantly harm the character of the building, its setting, and/or the character and appearance of the landscape."

The existing building is of modern construction and has been demonstrated to be structurally sound and capable of conversion on its own merit. This is clear from the planning history.

The text to the Local Plan therefore makes it clear that any extensions or alterations will be permitted where they do not significantly harm the character of the building, its setting, and/or the character and appearance of the landscape. This means that any proposals which do result in an extension or significant alteration must not 'significantly harm' these matters, meaning that they can enhance, have a neutral impact or even 'harm', but if there is 'harm' the level of 'harm' just cannot be to a 'significant' level.

With regard to the building and its setting, the proposed extension is considered proportionate in height, scale and massing and has been designed to reflect the architectural qualities of the existing building, including the use of consistent facing materials throughout.

The extension has been added to the north side of the barn so that on approach to the site it will not be visible relative to the original form of the barn. There are no clear public vantage points of the barn, and it is submitted that the change in colour of the cladding will improve the landscape impact compared to the extant scheme given that the existing green is a little stark. Indeed, the cladding will match that already consented on the other barn on approach to the site.

The proposed access road and associated landscaping plans for the new dwelling have been carefully crafted to enhance the natural beauty of the surrounding landscape. The existing road surface will be reinstated with grass, which will reduce the development's impact on the environment, and also create a buffer between the built environment and the surrounding grass land.

The design of the access road and associated landscaping plans has been developed with a view to minimising the visual impact of the development, and to create a high-

quality living environment for residents that prioritises sustainability and respect for the natural environment.

This proposal also includes the submission of an updated preliminary ecological appraisal, a landscape plan, and a Landscape and Ecological Management Plan (LEMP). Condition 6 of permission ref. 22/02082/FUL requires the submission of a landscape plan. In order to avoid the need for a pre-commencement (or pre-occupation) condition for this application, the landscaping scheme for this amended application is submitted 'up front'. In addition, condition 9 of permission ref. 22/02082/FUL requires the submission of a LEMP. Again, in order to avoid the need for a pre-commencement (or pre-occupation) condition this is submitted with the application for approval.

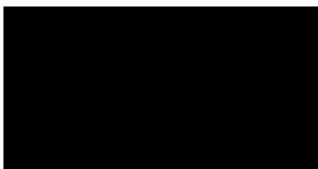
## **Conclusion**

The extant permission demonstrates that the conversion accords with the principles of Policy EC6 and is capable of conversion on its own merit. The additional extension (and change to cladding) will improve the character of the building and its setting. In relation to the landscape, the position of the extension has been carefully considered to be on the most discreet side of the barn, and again will not harm (significantly or otherwise). The proposed access road and associated landscaping plans are a thoughtful and well-designed and is sympathetic to the rural character of the area, respectful of the setting and local vernacular, and preserves the scenic beauty and landscape of the AONB.

The principle of development as detailed above is encouraged and supported by both the NPPF and the Local Plan.

I ask that we are advised if officers have any intention of doing anything other than approving this application under delegated authority.

Yours sincerely,



Mark Godson MRTPI  
**SF Planning Limited**