

Planning Statement

Proposed conversion of existing redundant barn to form a single dwelling.
South Lodge, Westwood Lane, Wanborough, Guildford. GU3 2JE



1.0 INTRODUCTION:

This planning statement has been prepared for consideration by Guildford Borough Council as part of the application for Planning Permission to convert an existing redundant barn to form a single dwelling at South Lodge, Westwood Lane, Wanborough, Guildford. GU3 2JE

The drawings and documents submitted with the application are:

- Survey drawings 23.253/ S01, S02 & S03
- Proposal drawings 23.253 / PL01, 02, 03, 04, 05
- Image sheet as reference

2.0 SITE INFORMATION

The site, just outside the town of Normandy, comprises a detached two-storey dwellinghouse, a stable block, two small sheds, a barn and a sand school.

The application site is situated to the north of the house, buffered by a stable block and yard, and is accessed via Westwood Lane.

The application site is bounded by grazing land to the north, trees and mature hedgerow to the east, a stable block to the south and looks out over paddocks and grazing land to the west.

The site is within the Green Belt and so Policy P2 is applicable.

3.0 PLANNING HISTORY

23/P/00706 REFUSAL
Change of Use of agricultural barn to residential use.

22/P/01944 REFUSAL
Change of Use of barn to domestic use together with raising the ridge of roof by one metre.

13/P/01403 APPROVAL
Proposed development to the rear of South Lodge comprising 30m extension to existing arena, with floodlights on 6m high pole, 20m diameter lunge pen and 12.6m diameter horse walker

13/P/00575 WITHDRAWN
Proposed development to the rear of south lodge comprising conversion of existing garage to form a new tack room. Existing area extended by 30m. New clubroom made up of 2 no. timber buildings. Erection of a pole barn. New stable block including hardstanding and feature central seating area. Parking for 10 cars and 4 no. horse trailers on grasscrete. Erection of lunge pen, 11m diameter horse walker and a static mobile home for staff.

07/P/02547 APPROVAL
Prior notification under Part 6 of the Town & Country Planning (General Permitted Development) Order 1995 for erection of a detached hay and machinery storage building.

01/P/01590 APPROVAL
Two dormer windows to side elevation.

00/P/02189 APPROVAL
Proposed replacement dwelling, garage and stables.

4.0 BACKGROUND INFORMATION TO SUPPORT APPLICATION

The purpose of the proposed barn conversion is to provide the applicant's niece and partner, who are both disabled with cerebral palsy, with a comfortable, accessible, and independent living environment.

They are currently living in the main house, South Lodge, which is not suitable for their needs, as it has limited space and access. The conversion will allow them to live as independently as possible, while still having family support available when needed.

5.0 PROPOSAL –EXTERNAL ELEMENTS *Refer to drawings PL01, 02, 03, 04 and 05.*

The proposal is for a well-designed, high-quality development with appropriate external amenity space and car parking. The existing shared vehicular access to the site will be used, and the modest amount of traffic generated will be accommodated on the local highway network.

In preparing this planning submission, careful consideration has been given to the previous reasons for refusal, reference 22/P/01944 and 23/P/00706, and each has been addressed under separate headings below.

- 1) Failure to reuse the existing building.
- 2) Insufficient amenity space
- 3) Failure to demonstrate servicing and delivery of emergency services.

5.1 PROPOSAL to reuse the existing building

Under Policy P2 of the Guildford Borough Local Plan: Strategy and Sites 2015-2034 and the National Planning Policy Framework (2021).

Under Policy P2 the construction of new buildings is deemed to be inappropriate development unless the buildings fall within the list of exceptions identified by the NPPF.

The property is in good condition and is capable of being converted as the structure and fabric of are sound and so we have prepared a proposal which utilises the existing barn footprint.

To achieve this conversion, it will be necessary to make some changes to the property, to create a residential property which meets current Building Regulation standards. The roof and walls will be insulated, and we propose removing the existing sheet roofing and replacing it with a SIP type system to give the same aesthetics and, during this work, propose an increase in the roof pitch from 12 degrees to 24 degrees. We are proposing to keep the eaves level consistent in order that the elevational height remains the same, finished with vertical boarding as existing.

Internally, timber framed walls will be constructed to provide a continuous thermal envelope and the proposed openings will be created within the existing boarding, between the retained structural frame.

We are proposing the addition of a front gable end extension, where the existing full height opening is, to provide a feature living room space which will have far reaching views.

In reusing the existing building, we are reducing the overall carbon footprint produced by the build whilst also improving the sustainability of the site by thermally upgrading the roof and introducing thermally insulated walls inside the existing envelope, in order to meet with the current Building Regulation standards.

5.2 PROPOSAL to provide adequate amenity space

Policy D5 of the Guildford Borough Local Plan: Development Management Policies March 2023.

In order to provide adequate amenity space, we are proposing some relocation of some of the temporary structures in the vicinity.

The views are far reaching to the western side of the site and so the amenity space is proposed to the front of the barn, to maximise these views over the adjacent paddocks.

To make the most of this space and link it with the proposed dwelling, we have looked to relocate the hay store outbuilding to the end of the stable block (see drawing PL02) to aid the functionality of this area. In doing so, we have created parking and associated turning space for the proposed dwelling.

The amenity space gives the barn and overall site area of 500 sqm (0.05 hectares) which we believe is adequate for a dwelling of this size to sit comfortably on the site.

When assessing the site and the applicants brief, the site and the building needs to comply with Part M of the Building Regulations. To this effect, we are proposing a couple of parking bays, one of which will have additional transfer space to allow for access with reduced mobility, as shown on drawing PO3. This parking is directly linked with access to the front door for ease of manoeuvrability.

5.3 PROPOSAL to provide servicing and delivery of emergency services

Under Policy D1 of the Guildford Local Plan: Strategies and Sites 2019, Policy D4 of the Guildford Borough Council: Development Management Policies March 2023, the National Planning Policy Framework and the Residential Design Guide Supplementary Planning Guidance July 2004.

As shown on drawing PL02, the relocation of some temporary buildings will free up the area to the western side of the application barn for amenity space, parking and to provide the required access for emergency services. In turn, it opens the potential views for the proposed dwelling to the west.

We have looked to relocate the hay storage barn, which is currently at the end of the access road (see image 9) to the end of the stable block to aid the functionality of this area. This enables the proposed parking spaces to be created for the dwelling and provides adequate turning space for emergency vehicles in the event of a fire. This turning space will also be relevant for refuse collection on a weekly basis.

6.0 PROPOSAL –INTERNAL ELEMENTS

The existing building is being reused to create a single dwelling. The layout on the site is such that views can be gained and maximised to the north and west of the property and so we have looked to organise the internal spaces to reflect this.

On the ground floor, the entrance is accessed from the southern end of the barn, this enables the entrance to be close to the parking and frees up the areas benefiting from views to be utilised fully by habitable rooms. We have proposed changing the pitch of the roof to enable a second storey to be included in the proposal and therefore we have provided both a staircase and a small residential passenger lift to provide access to the upper floor.

The main living accommodation is in the centre of the barn, with the kitchen at the back of the space. We are envisaging having the drainage running along the eastern side of the barn and therefore have organised the more utilitarian spaces towards the back boundary as we did not want to cause any overlooking issues to the neighbouring land and these areas do not benefit from views or need the same amount of light.

Towards the end of the ground floor plan are a bedroom and craft room. The craft room will benefit from north light, a beneficial quality for craft activities. The bedroom opens out onto the garden and therefore benefits from evening light and views of the surrounding countryside.

On the upper floor, the ceiling will follow the line of the roof and it will have a loft conversion type feel to it as the roof slopes down to the front and back of the space. Therefore, we have provided two bedrooms which benefit from the views to the north and west and added a third guest bedroom to the rear of the plan, lit only by rooflights to avoid any overlooking.

The bathroom and small home office are located above the front door and all this accommodation can be accessed via stair or lift.

The proposed dwelling will utilise a redundant farm building and breathe new life into it.

The building's locality lends itself well to conversion as there are other residential properties in the vicinity and will enable two families to live in proximity. The purpose designed space will provide the applicant's niece and partner the opportunity to live independently whilst having the comfort of knowing that their family members are nearby if needed.