

**MEREDITH BARN, TIBBERTON, GLOUCESTERSHIRE, GL2 8DZ**

**Mr and Mrs Baker**

October 2023

# Replacement of existing barn with two dwellings

Client: Mr and Mrs Baker

Date: October 2023

## Prepared for

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# 1 INTRODUCTION

- 1.1 This planning statement is submitted on behalf of our clients, Mr and Mrs Baker (the Applicant) in support of a planning application for the replacement of an existing barn, known as Meredith Barn, with two dwellings.
- 1.2 Meredith Barn is the subject of a prior approval for its conversion to two residential properties, planning reference P0719/22/PQ3PA (decision issued 20/5/2022). A live planning application to discharge the relevant pre-commencement conditions is currently being determined by the LPA (ref. P0008/23/DISCON). However, it soon became clear that a more logical development of the barn site was possible, a solution that could be more harmonious within the group of special buildings that neighbour the site, in addition to creating buildings specifically tuned to high standards of sustainability. In order to embrace these features, the existing unsightly barn would need to be removed and the two dwellings re-imagined as newly built structures, more in tune with their surroundings. They would also benefit from sustainable construction techniques that have developed, ensuring that excellent energy rate standards are achieved.
- 1.3 This application follows a detailed pre-application enquiry with officers at Forest of Dean District Council (FODDC) dated 20<sup>th</sup> July 2023.
- 1.4 This statement provides a contextual analysis of the site and the surrounding area in **Section 2**. Reference to relevant planning history will also be made within this section and the responses from FODDC with regards to the pre-app will also be discussed. **Section 3** provides details of the proposed development. In accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004, **Section 4** appraises the relevant policies contained within the development plan for the area, as well as other material considerations relevant to the development proposed, including the National Planning Policy Framework (NPPF). **Section 5** assesses the main planning issues, whilst the conclusions are set out in **Section 6** where it is concluded that the proposals are acceptable.
- 1.5 In addition to this planning statement, this application is supported by the following:
- Application form
  - CIL form
  - Site location plan
  - Existing topographical site plan

- Proposed site plan
- Existing floorplans and elevations
- Proposed floorplans and elevations
- Proposed cross sections
- Proposed external lighting plan
- Design and Access Statement
- Ecology Report
- Foul Water and Surface Water Drainage Strategy
- Heritage Impact Assessment
- Landscape Visual Appraisal
- Landscape Plan

## 2 SITE AND SURROUNDING AREA

### The Site

- 2.1 The application site is situated on the south eastern edge of the settlement of Tibberton, at the end of Meredith Lane.
- 2.2 Currently occupied by a large modern agricultural building, the site is relatively flat. Agricultural fields are located to the east and south east with residential properties being located to the north and west.
- 2.3 On the opposite side of Meredith Lane to the site are two dwellings, The Old Coach House and Meredith. The site is accessed via Meredith Lane, a class 5 highway off Tibberton Road. Being a class 5 highway, Meredith Lane is a quiet road, and lightly trafficked, and provides direct pedestrian or cycle access to Tibberton.
- 2.4 The settlement of Tibberton comprises several bus stops, the nearest being an approximate 4-minute walk from the site which provides a service to Newent, Taynton, Highnam and Gloucester. It should be noted the officer in his report attached to prior approval P0719/22/PQ3PA stated that *“the proposed re-use of the existing agricultural building in this location would not create an impractical or undesirable location for the proposed two dwellings”*. In addition, the pre-application response states that the *“site is within easy walking and cycling distance of the settlement of Tibberton.”*
- 2.5 Tibberton is situated approximately 7km to the north west of Gloucester and approximately 5.5km to the south east of Newent. The closest settlement which provides additional day to day services and facilities is Highnam which is approximately 3km to the south east.

### Designations

- 2.6 The site falls outside the development boundary as defined within the Council’s planning policies map.
- 2.7 The site is free from any statutory environmental designations. To the west lies a Grade II listed building namely ‘Meredith’ (reference 107858). As per the Heritage Impact Assessment it is also considered Grangewood House located north of the site is a non-designated heritage asset.

- 2.8 The Environment Agency's mapping service defines the site as being within Flood Zone 1 and therefore is at the lowest risk of flooding.
- 2.9 There are no public rights of way (PROW) which traverse or border the site, however there are several located near to the site (ref. Tibberton footpath 50, Tibberton footpath 15, Tibberton footpath 11).

### Relevant Planning History

- 2.10 The following planning history is relevant to the site:
- **P0719/22/PQ3PA** - Change of use and conversion of an existing agricultural building to one large dwelling house and one small dwelling house. Approved 20.05.2022.
  - **P1828/21/PQ3PA** - Change of use and conversion of an existing agricultural building to a single dwelling house (large) (C3) including proposed demolition of part. Refused 23.12.2021.
  - **P1972/19/PQ3PA** - Prior notification for the conversion of an agricultural building to 5 residential dwellings and associated operational development. Refused 12.02.2020.
  - **P0437/20/PQ3PA** - Prior Notification for the conversion of an agricultural building to create 1 no. 'smaller' dwelling and 1 no. 'larger' dwelling and associated building operations. Refused 29.05.2020. Appeal Dismissed 09.02.2020.

### Pre-application response

- 2.11 A pre-application enquiry was submitted to FODDC on 12<sup>th</sup> May 2023 for the replacement of the existing barn with two dwellings, LPA ref P0696/23/PREAPP. A meeting was held on site with the planning officer, Mr Close (PO) and following this meeting, a written response was received from the PO and Conservation Officer (CO), both of which are attached at Appendix 1 to this Statement.
- 2.12 The pre-app response was positive, a summary of which is as follows.
- 2.13 The LPA accepted the fall-back position given the extant permission for two dwelling houses on the site. Furthermore, it was concluded that the proposed development would not generate more traffic than the extant consent. The LPA also pointed out the following in support of the proposal:

- i) The LPA policies with respect to the location of housing are out-of-date as they cannot demonstrate a five year housing land supply;
- ii) The existing building causes substantial harm to the landscape and setting of heritage assets;
- iii) The site is within easy walking and cycling distance of the settlement of Tibberton; and
- iv) Although the Meredith Lane does not have a dedicated footway and is not lit, it is narrow and lightly trafficked such that it is safe to both walk and cycle.

2.14 It was concluded that there was no objection to the principle of the development subject to detail.

2.15 Suggestions were made within the pre-application response relating to design, curtilage limitations, landscaping, ecology/biodiversity, land contamination and drainage strategy.

2.16 With regard to the heritage interests of the site, the CO provided a detailed response and reached the following conclusions:

*“In general, the proposals are largely likely to be considered to sustain the setting of the nearby Grade II listed building, curtilage listed buildings and the agricultural character of the site. In general, the design of the dwellings and layout of the site is considered to have been well-thought out. There would be some concerns regarding the design of the southern dwelling, as this is more prominently located. Should the extent of the glazing at first floor and the cladding type be amended, following the advice above, this is likely to resolve these concerns.*

*Careful consideration does need to be given to the treatment of the boundaries of the site and the extent of the domestic curtilage should be kept to a minimum in order to sustain the agricultural character and historic form of the site. This is an important aspect of the setting of the nearby listed building and the erosion of this would be considered harmful.”*

2.17 The final proposal has addressed the responses received by both the PO and the CO, which will be demonstrated within this statement and accompanying documentation.



### 3 PROPOSED DEVELOPMENT

- 3.1 As above, approval has been granted by the LPA under Class Q of the General Permitted Development Rights Order for the change of use of the agricultural building to one large dwelling house and one small dwelling house.
- 3.2 The current proposal seeks to demolish the existing modern agricultural building and replace it with two residential dwellings each to be provided with associated parking and curtilage. The proposed dwellings have been designed to specifically relate to historic agricultural use of the site, and, through the use of materials, form and detailing, successfully replicate barn like structures. The accompanying Design and Access Statement (DAS) provides a detailed description of the proposals, summarised below.
- 3.3 The proposed dwellings will have eaves heights lower than modern 2 storey buildings and will be of significantly lower mass than the existing modern agricultural shed. Furthermore, the overall footprint of the new build will be 37.5% less than the existing.
- 3.4 The proposed materials have adopted a similar scale and form to the development that sits opposite the site, with the adoption of red reclaimed bricks. Specifically for House 1, other materials such as weathered and profiled corten steel wall cladding are proposed with the roof comprising corrugated corten steel sheet roofing. House 2 is generally clad in Sioo:x treated vertical larch boards, comprising a natural quartz grey weathered zinc corrugated profiled roof.
- 3.5 The forecourt will comprise walls of reclaimed red brick with a ground cover made of compacted gravel with reclaimed red brick paving in the carport. The carport structures will be made of minimal steel support structures with galvanised steel corrugated mono pitched roof sheets.
- 3.6 Full details of the materials can be found in the accompanying Design and Access Statement and accompanying Proposed Elevation drawings.
- 3.7 It is anticipated that the building will be energy efficient through a fabric first approach. High thermal insulation standards will be adopted as well as ensuring a high degree of air tightness. Systems utilizing energy efficient services will be used incorporating the latest heating and water systems (using water and energy efficient devices and appliances). The works will include the installation in both houses of an air or ground source heat pump to provide heating. Further, one EV charging point will be installed for each house.
- 3.8 The proposed access will be via Meredith Lane, moved slightly north from where it is existing.

- 3.9 Additional native planting is to take place within the boundaries of the site and a wildlife pond will be situated within the grounds, comprising both ecological and drainage benefits. An orchard is also proposed to the north of the dwellings along with a wildflower meadow area.
- 3.10 In terms of drainage, surface water flow from the proposals will discharge in the local drainage network. The foul water will be discharged to two treatment plants.

## 4 PLANNING POLICY

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

4.2 The Development Plan comprises;

- Forest of Dean Core Strategy adopted version 2012.
- Allocations Plan 2006 – 2026 which was adopted in 2018.

4.3 Other material considerations considered relevant include the National Planning Policy Framework (NPPF) and the Council's five year housing land supply position.

### Forest of Dean Core Strategy

4.4 The Core Strategy sets out the overall planning framework for the District until at least 2026.

4.5 **Policy CSP. 1 – Design and Environmental Protection** confirms that the design and construction of new development must take into account important characteristics of the environment and conserve, preserve or otherwise respect them, ensuring that they contribute to the environment. It also states new development should demonstrate an efficient use of resources. A number of criteria is listed within this policy that each development proposal should be considered where relevant. The policy goes on to state that development that is not able to be satisfactorily accommodated in respect of the above will not be permitted.

4.6 **Policy CSP.2 – Climate Change** confirms that proposals for development will be required to demonstrate that their design and layout will reduce the impacts of climatic change over the lifetime of the development concerned. Matters relating to water management, heating and cooling and biodiversity should be addressed. The policy goes on to state that development proposals will be required to make long lasting biodiversity enhancements.

4.7 **Policy CSP.3 – Sustainable Energy within Development Proposals.** All developments involving the construction of one or more dwelling(s) will be expected to provide, as a minimum, sufficient on-site renewable energy to reduce carbon dioxide emissions from energy use by at least 20%.

- 4.8 **Policy CSP.4 - Development principles, development at settlements.** This policy seeks to ensure that most changes in towns and villages will be expected to take place within the existing settlement boundaries, unless or until they are replaced by other LDF documents (for example an Area Action Plan). Exceptions to this may include inter alia, building conversions. It then defines areas outside settlement boundaries as being 'open countryside'. The policy also states that all proposals, whether at settlements or not, should be resource efficient and make the best use of available infrastructure. It then states in the north forest, development will be centred around Newent and to a lesser degree the villages.
- 4.9 **Policy CSP.5 – Housing.** This policy sets out the type, numbers and general location of new housing. It accepts that some housing will be located in other villages and rural locations.
- 4.10 **Policy CSP.16** discusses development proposal in villages and confirms:
- 'Development proposals at villages will be required to comply with the "Core policies" and in doing so will take account of the scale, function and level of services accessible from their intended location and of the availability of public transport. Where appropriate, the defined settlement boundary will be a key determinant in judging the acceptability of proposals. New development will be expected to be proportionate to the function of the settlement or group of settlements concerned.....'*
- 4.11 The policy also states outside of villages which have a defined settlement boundary, a further about 236 additional dwellings are expected over the period to 2026.

## Allocations Plan

- 4.12 **AP.1 – Sustainable Development** confirms that in assessing planning applications, the primary consideration will be whether or not the development proposed is sustainable.
- 4.13 **AP.2 – Renewable Energy** confirms that proposals for renewable energy installations and other low carbon energy developments will be supported where environmental, economic and social impacts can be addressed satisfactorily in accordance with Core Strategy Policy CSP1 (Design and environmental protection) and other policies in the development plan.
- 4.14 **AP.4 – Design of Development** confirms that new development will be expected to be of a high-quality design making a positive contribution to the design quality of the area in which it is proposed. In doing so it should establish a strong sense of place, take account local character, be visually attractive by employing good architecture and landscaping, contribute to

environmental enhancement, propagate local distinctiveness through style and adopt an inclusive approach embracing the needs of all different groups in the community.

- 4.15 **AP.5 – Historic Character and Local Distinctiveness** seeks to ensure that proposals take account of historic character and local distinctiveness. Development proposals will be required to preserve and where appropriate enhance local character and those aspects of the historic environment together with their settings which are recognised as being of special historic architectural, landscape or townscape quality.
- 4.16 **AP.7 – Biodiversity** seeks to ensure that there is a net gain in biodiversity unless it can be demonstrated that no enhancement options exist or that they are likely to be ineffectual.
- 4.17 **AP.8 – Green Infrastructure** confirms that new development proposals must consider, and where appropriate, provide green infrastructure as an integral part of development schemes.

## Material Considerations

### National Planning Policy Framework

- 4.18 The NPPF was revised and updated in September 2023. It sets out the Government’s planning policies for England and how they are expected to be applied.
- 4.19 **Paragraph 7** is clear that the purpose of the planning system is to contribute to sustainable development.
- 4.20 Sustainable development is defined in **Paragraph 8** of the NPPF, and includes three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways; these being economic, social and environmental factors.
- 4.21 **Paragraph 10** is clear that sustainable development is pursued in a positive way, at the heart of the framework is a presumption in favour of sustainable development. **Paragraph 11** states for decision taking, this means;

*“approving development proposals that accord with an up-to-date development plan without delay”. It also details, “where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- i) *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii) *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

4.22 **Paragraph 38** is clear that decision makers at every level should seek to approve applications for sustainable development where possible.

4.23 **Paragraph 60** seeks to boost the supply of housing. **Paragraph 69** identifies that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly. To promote the development of a good mix of sites local planning authorities should, amongst others, support the development of windfall sites through their policies and decisions.

4.24 **Paragraph 79** addresses rural housing and confirms that *“to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby”*.

4.25 **Paragraph 105** states *“opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making”*.

4.26 **Paragraph 110** set out that *“applications for development should ensure that:*

- a) *appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;*
- b) *safe and suitable access to the site can be achieved for all users;*
- c) *the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and*

d) *any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree”.*

4.27 **Paragraph 111** is clear that *“development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”.*

4.28 **Paragraph 119** states planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. **Paragraph 120 d)** promotes and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained.

4.29 **Paragraph 124** states planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places.

4.30 **Chapter 12** relates to achieving well-designed places. **Paragraph 126** sets out that *“the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process”.*

4.31 **Paragraph 130** states that planning policies and decision should ensure that developments:

- a) *“will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>49</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.*

4.32 **Paragraph 134** states that *“development that is not well designed should be refused, especially where fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to”* inter alia *“Development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.”*

4.33 **Paragraph 152** states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to, inter alia, shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience and encourage the reuse of existing resources, including the conversion of existing buildings.

4.34 **Paragraph 174** of the Framework states planning decisions should contribute to and enhance the natural and local environment by:



- *“protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; and*
- *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.”*

4.35 **Paragraph 180** states that local planning authorities should refuse development if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for.

4.36 **Chapter 16** is concentrated on conserving and enhancing the historic environment. **Paragraph 194** states in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. **Paragraph 197** states in determining applications, local planning authorities should take account of:

- a) *“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness.”*

4.37 **Paragraph 203** states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that

directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

#### Five Year Housing Land Supply

4.38 The Council cannot currently demonstrate a five year housing land supply, equating to 3.46 years.

## 5 PLANNING CONSIDERATIONS

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The previous section of this Statement has identified all the relevant development plan and national planning policies. This section seeks to assess the proposal against those requirements and weighs up the application in the planning balance.
- 5.3 The main issues for consideration are identified as being as follows:
- The principle of development
  - Heritage Impact
  - Design and detailing
  - Transportation
  - Landscape issues
  - Biodiversity
  - Drainage
  - Sustainable development and the planning balance

### The principle of development

- 5.4 The site is located outside any defined settlement boundary and therefore sits within the 'open countryside' as defined in planning policy terms. Policy CSP.4 does not permit the erection of new dwellings outside settlement boundaries such that the proposals would cause conflict with this policy.
- 5.5 However, the existing barn benefits from a prior approval to be converted into two dwellings with a live discharge of conditions application, which at the time of writing, is currently being determined by the LPA (ref. P0008/23/DISCON). This permission is therefore extant and as such there is a real prospect that the scheme approved will be built out. It has been established in case

law that this 'fallback position' should be afforded significant weight when considering the principle of the development.

5.6 There have been numerous appeal decisions where a consent under Class Q has been considered a fallback position which is given weight in the planning decision as a material consideration. In the case of the Mansell appeal decision, Lindblom LJ confirmed the legal considerations in determining the materiality of a fallback position as a planning judgement were as follows:

- The basic principle is that for a prospect to be a "real prospect", it does not have to be probable or likely: a possibility will suffice.
- There is no rule of law that, in every case, the "real prospect" will depend, for example, on the site having been allocated for the alternative development in the development plan or planning permission having been granted for that development, or on there being a firm design for the alternative scheme, or on the landowner or developer having said precisely how he would make use of any permitted development rights available to him under the GPDO. In some cases that degree of clarity and commitment may be necessary; in others, not. This will always be a matter for the decision-maker's planning judgement in the particular circumstances of the case in hand.

5.7 He then concluded, on the facts of the case, that the clear desire of the landowner to develop, and maximise the value of the site, was sufficient to demonstrate there was a real prospect to the Class Q GPDO fallback position.

5.8 This is an opinion that has been accepted by a number of Local Planning Authorities including the following:

- Stroud District Council under planning reference S.20/0692/FUL - The Brick Barn, Haresfield where planning permission was granted for the conversion and modification of agricultural barn to provide residential dwelling and associated works, on a site in the open countryside.
- Wychavon District Council under planning reference 21/00280/FUL - Blackberry Barn, Manor Lane, Bredons Norton, Tewkesbury, GL20 7HB. Replacement dwelling, landscaping and other associated works.

- 5.9 In each of these cases, the site was located in the open countryside, however the fallback position was established by the granting of consent for the conversion of the barns to residential use through Class Q and as such it was considered that the principle of development was acceptable.
- 5.10 In the case of the subject site, the fallback position has been established by the granted consent under Class Q and there is an obvious clear desire from the applicant to develop the site as demonstrated by the submission of the application to discharge the conditions. Therefore, it is considered that the previous consent is a material consideration and should be given significant weight.
- 5.11 Given the above, and the significant weight which should be given to the fallback position on this site, coupled with the previous appeal decisions which have been deemed acceptable on similar sites, it is considered that the principle of development is acceptable. This presents a significant material consideration in favour of the proposals. It is noted that this fallback position was accepted by the LPA in its pre-app response.
- 5.12 Furthermore, consideration should be given to Policy CSP.16 which relates to development in villages. That policy states development should take account of the scale, function and level of services accessible from their intended location and of the availability of public transport. The function of the development is considered wholly reflective of that contained in Tibberton, being of mainly residential use.
- 5.13 In terms of level of services, Tibberton is defined by the Core Strategy as a Small Village which has “*some local services/facilities but generally very limited opportunity for additional developments.*” The officer’s report attached to the previous prior approval considered whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to C3 use stating:

*“Whilst it is acknowledged that the site lies within the open countryside, it is not considered to be isolated, with three neighbouring dwellings less than 100m from the site and the Tibberton Settlement Boundary approximately 240m away. Furthermore, a bus stop is located within walking distance of the site (less than 300m) at the end of Meredith Lane which provides daily links into Newent and Gloucester.*

*It is therefore judged that the proposed re-use of the existing agricultural building in this location would not create an impractical or undesirable location for the proposed two dwellings.”*

- 5.14 In this regard it is evident that the site is within easy walking and cycling distance to the settlement of Tibberton. Although Meredith Lane does not have a dedicated footway and is not lit, it is narrow and lightly trafficked such that it is safe to both walk and cycle. A point also agreed by the LPA in the pre-application response. It is therefore considered that the development of two new dwellings in this location would be acceptable in accessibility terms, which is also supported by the first part of Policy CSP.16 in addition to Paragraphs 79 and 105 of the NPPF.
- 5.15 Policy CSP.16 goes onto state that where appropriate, the defined settlement boundary will be a key determinant in judging the acceptability of proposals. New development will be expected to be proportionate to the function of the settlement or group of settlements concerned. Given the fallback position it is considered that in this case, the development of two dwellings outside, but close to, the settlement boundary is acceptable such that the defined settlement boundary shouldn't be the determinant factor in judging the acceptability of the proposals. The proposals are also proportionate to the village. When read as a whole, it is considered that Policy CSP.16 is met.
- 5.16 It is therefore concluded that the principle of development is acceptable, a point agreed within the LPA's pre-application response.
- 5.17 Furthermore, it is noted that the FODDC cannot demonstrate a five year housing land supply. A point acknowledged in the LPA's pre-application response. As such, the relevant development plan policies are out of date and the tilted planning balance in line with Paragraph 11 d) of the NPPF can be applied. This is considered in the planning balance section below. However, evidently the proposals will help the Council reduce their lack of housing land supply, a key benefit of the scheme that can be given significant weight.

## Heritage Considerations

- 5.18 As above, the subject site is situated within close proximity to a Grade II listed building and a non-designated heritage asset. The existing barn causes harm to the landscape and setting of these heritage assets, a point echoed within the LPA's pre-application response.
- 5.19 Due consideration has been afforded to these heritage assets when assessing the location, design and form of the proposed dwellings. In accordance with national planning policy a Heritage Impact Assessment (HIA) has been produced which demonstrates a detailed understanding of the significance of the nearby heritage asset and its setting. This understanding, which was obtained from an early stage in the design process, has helped to inform the development of proposals in identifying the opportunities arising from the asset at an early stage.

- 5.20 The HIA which accompanies this planning application concludes that the demolition of the existing modern barn, and its replacement with two smaller dwellings of a higher quality design, leads to an enhancement to the setting of the Grade II listed building and non-designated heritage asset.
- 5.21 The comments raised by the CO at pre-application stage did not relate to the principle of development, but rather in relation to the design. These comments have been addressed where possible. To summarise:
- The southern dwelling is proposed to be clad in timber, specifically vertical larch cladding.
  - The western outbuilding is requested by the CO to be used as a storage building ancillary to the southern most dwelling house. The proposals have still linked the western outbuilding with the dwelling house but with the use of glazing to visually show it is separate from the dwelling house. The outbuilding will be used for ancillary purposes associated with the dwelling. However, in heritage terms this is not considered harmful.
  - A reduction of glazing is now proposed on the first floor levels of both dwellings as requested by the CO. In particular, the reduction in glazing for the southern most dwelling equates to 38% and for the northern dwelling the reduction equates to 30%, both compared to the pre-application proposals. It is considered this is sufficient.
  - An orchard is proposed to the north of the proposed dwellings as requested by the CO. The boundary of this demarcates the domestic curtilage, reducing it compared to the pre-application proposals as per the officer's request. The proposed planting scheme has also been carefully considered particularly towards the south and east of the site to reduce visual impact of the development from the PROW by reinforcing the existing vegetation.
- 5.22 It is considered therefore that the proposal will comply with Policy AP.5 and the relevant paragraphs within the NPPF. Indeed, as per Paragraph 206 of the NPPF, proposals should be treated favourably where they enhance or better reveal the historic significance of heritage assets by being within their setting, which is the case here.

## Layout and Design

- 5.23 The design of the proposed dwellings has been influenced by the heritage interests of the nearby site, the agricultural character of the existing site and the surrounding area, in addition to the comments received from the LPA in their pre-application response. The purpose of the application is to achieve a more logical development on site that will lead to an enhancement of the setting

of the nearby group of heritage buildings which neighbour the site in addition to the creation of a development which is specifically tuned to the highest standards of sustainability.

- 5.24 The DAS which accompanies this application provides full details of the proposal, expanding upon, and justifying, its final form.
- 5.25 In summary the proposed scheme has equivalent scale and massing to the attractive domestically scaled Coach House, Stable Block and Greenhouse structure within the brick walled garden. This group of buildings were formerly the outbuildings to Meredith House and are the nearest set of structures to the existing barn on the application site. They provide the primary influence for the design approach of the proposed new development.
- 5.26 In relation to layout, by loosely staggering the new houses on an East - West alignment, the proposals broadly follow the pattern of development reflective of the existing Coach House and Stable block. Developing the proposal in this natural way also allows the new buildings to fall largely within the footprint of the modern barn. This also keeps the built form tightly knit, allowing the landscape within the triangular site to surround it, rather than allowing the buildings to sprawl across the site. This is aided further by the proposal to wrap a boundary wall round two sides of the development (North and West) in red reclaimed brick to emulate the impressive walls to the formal gardens of Meredith House
- 5.27 Material selection is key to establishing a complimentary neighbour to the existing arrangement opposite, not one that just mimics it. The thread of reclaimed bricks that is maintained as the one obvious link between the neighbouring properties and the proposed scheme. This establishes a connection with the immediate neighbours and also reflects the key building material of the local region.
- 5.28 As detailed above, the design of the replacement dwellings is visually attractive, employing good architecture and landscaping which respects the amenity of residents and others. This has been achieved through the propagation of local distinctiveness by ensuring that the style and nature of materials used in the proposed.
- 5.29 With regard to the design issues raised in the pre-app response, those mentioned by the CO are discussed above. Those mentioned by the planning officer are broadly similar and have been addressed:
- The southern dwelling is now cladded in in line with the planning officer's comments.



- As mentioned above, the western outbuilding is still linked but with glazing and will be used for purposes ancillary to the residential dwelling.
- The height of the eaves on the southern dwelling has been reduced to 4.8 metres from 5.2 metres. The planning officer requested this be reduced to 4.7 metres from 5.2 metres however this cannot be achieved as it would lower the head of the windows on the south side to below the natural eye line as indicated in the accompanying cross section. We consider this a suitable reduction that meets the planning officer's previous concerns.
- As above, the extent of glazing has been reduced on both dwellings.
- The northern most outbuilding previously proposed has now been removed and instead a new 'lean to' mono-pitched roof structure is proposed for car parking.
- As above, the domestic curtilage has now been reduced and a proposed orchard will be planted north of the boundary.

5.30 As such is it evident that the proposal complies with Local Plan Policies CSP.1, AP.4 and AP.5 in addition to the relevant advice contained within paragraphs 126, 130 and 134 of the NPPF.

## Transport

5.31 The proposed scheme will result in no increase in vehicle movements which will materially impact the previous decision issued by GCC Highways relevant to the prior approval. The Local Highway Authority raised no objection under that approval and therefore, there is no material reason why the Local Highways Authority should change their response.

5.32 Further, a similar access is proposed as contained in the prior approval, which was deemed safe and suitable by the Local Highways Authority, and parking can be provided as previously approved which was also accepted by officers.

5.33 It is envisaged that a charging point for each dwelling is provided to encourage sustainable travel and that the approved parking facilities are provided and retained for the lifetime of development.

5.34 As such it is considered that the proposal complies with Policy AP.2 and Paragraphs 110 and 111 of the NPPF.

## Landscape Considerations

- 5.35 The site does not sit within any statutory landscape designations, but it is located within the open countryside surrounded by rural landscape. Its rural context has influenced the design of the proposals.
- 5.36 A Landscape Plan and LVA accompanies this application which expands upon the landscape considerations associated with this proposal. In summary it responds to the comments made at pre-application stage, proposing an orchard to the north of the dwellings and reinforcing native planting through the site, along with a new pond with tree planting to soften its edge.
- 5.37 Consideration has also been given to the views from the PROWs that surround the site, ensuring the proposed development is of a high design quality that uses materials that are commensurate to its countryside location. This is reflected in the design changes and landscape proposals that have been made following the pre-application advice.
- 5.38 The LVA that accompanies this application concludes that the proposals will not cause harm to the landscape character of the settlement or its wider rural context with development affording opportunities for enhancement. Similarly, there is no adverse impacts from a visual perspective.
- 5.39 The proposals will ensure that the immediate landscape context is conserved and where appropriate enhanced through measures incorporated in the accompanying Landscape Plan, having regard to Policies CSP.1, AP.4, AP.8 and Paragraph 174 of the NPPF.

## Biodiversity

- 5.40 The proposed scheme has been influenced by the need to enhance biodiversity on the site. As such liaison between the architect, landscape architect and ecologist has been central to the final produced scheme.
- 5.41 An Ecology Report accompanies this application which concludes that there is no sign of bats using the buildings themselves, but the surrounding habitat is being used by commuting and foraging bats along the front of the site. To mitigate against any potential impacts, controlled lighting measures are suggested. Such details can be secured by way of condition.
- 5.42 Further, to provide biodiversity enhancements it is suggested bat and bird boxes are incorporated into the proposals.

- 5.43 In addition, to ensure that the low risk towards reptiles is controlled, precautionary working methods are recommended within the Ecology Report.
- 5.44 Overall, it is concluded that there will be no adverse impact on ecology that cannot otherwise be mitigated, and indeed enhancements are proposed. As such, the requirements of Policy AP.7 will be addressed and the advice contained within paragraph 180 of the NPPF complied with.

## Drainage

- 5.45 A Drainage Strategy has been produced and accompanies this planning application. This Strategy provides sustainable drainage techniques for both foul and surface water drainage.
- 5.46 As such it is considered that the proposal complies with Policy AP.4.

## Contamination

- 5.47 It is accepted that the subject site has been used for agricultural purposes and as such there is the potential for contamination of the land.
- 5.48 Due to the sensitive nature of the proposed development, i.e. residential with gardens, in the event that planning permission is forthcoming, our client will be undertaking the necessary site investigation to confirm and clarify the presence of contaminated substances, and depending upon the findings, undertake an appropriate mitigation strategy.
- 5.49 We are of the opinion that this is a matter which could be dealt with by way of planning condition, a point agreed by the LPA pre-app response. As such, Paragraph 174 of the NPPF is met.

## Sustainable planning and the planning balance

- 5.50 At the heart of the NPPF is the presumption in favour of sustainable development. Paragraph 8 includes three overarching objectives in order to achieve this: economic, social and environmental. Through a high quality and sensitive design that comprises energy efficient measures and is both heritage and landscape led, it is considered that environmental and social objectives can be achieved.
- 5.51 Socially, given the Council's lack of five-year housing land supply, the delivery of housing on this site weighs substantially in favour of the proposals. In addition, the delivery of housing will support the vitality of existing services and facilities in the area.

- 5.52 Economically, there is opportunity for the delivery of housing to support the local rural economy. In the short term the proposals will offer construction jobs locally and in the long term the proposals provide the opportunity to financially help sustain services and facilities in the local area.
- 5.53 In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposals in principle are considered to conflict with Policy CSP.4 and to an extent Policy CSP.16. However, there are two significant material considerations that outweigh this conflict:
- The prior approval attached to the site that represents a fallback position which should be given significant weight.
  - The Council's lack of five year housing land supply which weighs substantially in favour of the proposals.
- 5.54 Notwithstanding the above, it is considered that due to the function, scale and level of services near to the site, the proposals do comply with Policy CSP.16 when read as a whole. It is also considered other planning policies relevant to heritage, landscape, design, ecology and transport are met.
- 5.55 Furthermore, it has been confirmed by the pre-application response that the principle of the proposal is acceptable in the context of the fallback position, the Council's lack of five year housing land supply and the sustainability of the site. This statement has demonstrated how the comments raised by the LPA have influenced the final scheme.
- 5.56 It is contended therefore that planning permission should be granted in line with Section 38(6) given that there are significant material considerations in favour of the proposals, and that when reading the development plan as a whole, the proposed development is acceptable.
- 5.57 However, as a secondary argument, given the Council's lack of five year housing land supply the tilted planning balance is engaged under Paragraph 11 d) such that the most important policies for the determining any application are out of date. It has been demonstrated that the benefits of the scheme will not be demonstrably or significantly outweighed by any adverse impacts (conflict with Policy CSP.4 and partly CSP.16) such that planning permission can be granted.

## 6 CONCLUSIONS

- 6.1 The proposal is for the replacement of Meredith Barn with two dwellings along with landscaping, drainage and other associated works.
- 6.2 Meredith Barn is the subject of a prior approval for its conversion to two residential properties. During work preparations, it became apparent that a more logical development of the barn site was possible, a solution that could be more harmonious within the heritage buildings that neighbour the site, in addition to creating buildings specifically tuned to the highest standards of eco sustainability.
- 6.3 In relation to the principle of the proposed scheme, it has been demonstrated that there is a real prospect that the approved scheme will be built out. It has been established in case law that this 'fallback position' should be afforded significant weight when considering the principle of the development. In its pre-app response, the LPA has accepted this fallback position and supported the principle of the proposed scheme.
- 6.4 The proposal realises the objectives of the applicant; a scheme which will replace the existing unsightly barn with a sympathetically designed development influenced by the vernacular of the neighbouring heritage assets and the historic character of the subject site, whilst incorporating sustainable techniques and allowing for enhanced biodiversity on the site.
- 6.5 The proposed scheme has incorporated the comments raised by the LPA at pre-application stage and as a consequence represents a high-quality design which makes a positive contribution to the design quality of the local area. For the reasons provided within this Statement and the DAS, the proposed scheme is visually attractive, resulting in significant enhancements to the site and has employed good architecture and landscaping, contributing to environmental enhancement.
- 6.6 It has been demonstrated that the proposal will not cause any unacceptable impact of the highway network or highway safety. In addition, it has been demonstrated that there would be no significant harm to ecology, indeed a net gain can be achieved. Further, the proposals would not increase flood risk elsewhere, and sustainable drainage methods are proposed.
- 6.7 It has also been demonstrated within this Statement that the proposal represents a sustainable form of development as it offers considerable social, economic and environmental benefits.

- 6.8 It is the Applicant's primary contention that there are key material considerations that weigh in favour of the proposals, along with benefits attached to the scheme, such that in line with Section 38(6) planning permission can be granted without delay.
- 6.9 Further, as a secondary argument, given that the Council cannot achieve a five year housing land supply, Paragraph 11 d) of the NPPF is triggered. It is concluded that the adverse impacts would be significantly and demonstrably outweighed by the benefits of the scheme such that planning permission can also be granted in this context.
- 6.10 It is therefore respectfully requested to approve this planning application without delay.

**morganelliott**  
planning

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# Appendix 1 – LPA’S Pre-application response



Dear Claudia

I refer to the above pre-application enquiry. Thank you for the recent meeting on-site with your client and the consultant team, it was most beneficial and constructive. I shall try and keep my advice brief. You will be aware of the planning policy context so I shall not quote policy.

### **Principle**

It has been established in previous case law that a Part Q consent represents a legitimate "fall-back position" and that new dwellinghouses can be permitted if better than the Part Q scheme.

The principle of a "fall-back" position is a long-established principle of Planning. Furthermore in the Court of Appeal in *Mansell v Tonbridge And Malling Borough Council* [2017] EWCA Civ 1314 clarified that a "fall-back" development maybe a material consideration for an alternative development scheme in the context of a Class Q prior approval. In fact, in the *Mansell v Tonbridge and Malling Borough Council* a Class Q consent did not even exist, the Council granted planning permission for a new residential development in open countryside on the basis that the applicant could have obtained a Class Q consent if they wished to and that in itself was a material consideration. The challenge to that decision by a neighbour (Mr Michael Mansell) was dismissed by the Courts,

Clearly, the purpose of not allowing new residential development in open countryside has two objectives:-

- a) To prevent new built development where there currently is not any; and
- b) To ensure a sustainable pattern of development such that residential uses are not located in areas where there would be high dependence on the private motor vehicle.

In this case:-

- a) there is an existing on-site building;
- b) there is an extant consent (i.e. P0719/22/PQ3PA dated 20/05/2022 ) for two dwellinghouses (albeit within an agricultural building conversion); and
- c) the pre-application proposal only involves two dwellinghouses. The proposed development would not generate more traffic than the extant consent.

Moving on, I think there is another argument that could be forwarded in relation to the proposal:-

- i) The LPA policies with respect location of housing are out-of-date as they cannot demonstrate a five year housing land supply;
- ii) The existing building causes substantial harm to the landscape and setting of heritage assets;
- iii) The site is within easy walking and cycling distance of the settlement of Tibberton; and
- iv) Although the Meredith Lane does not have a dedicated footway and is not lit, it is narrow and lightly trafficked such that it is safe to both walk and cycle.

Therefore, I consider that there is no objection to the principle of the development provided the detail is satisfactory.

### **Detail**

I attach above the views of our Historic Building adviser.

My views briefly are:-

#### **Southern-most dwelling (HS2)**

- a) It is my view that the elevations should be clad in timber. I suggest you consider the following type of material:-

<https://www.russwood.co.uk/cladding/products/scotlarch/>

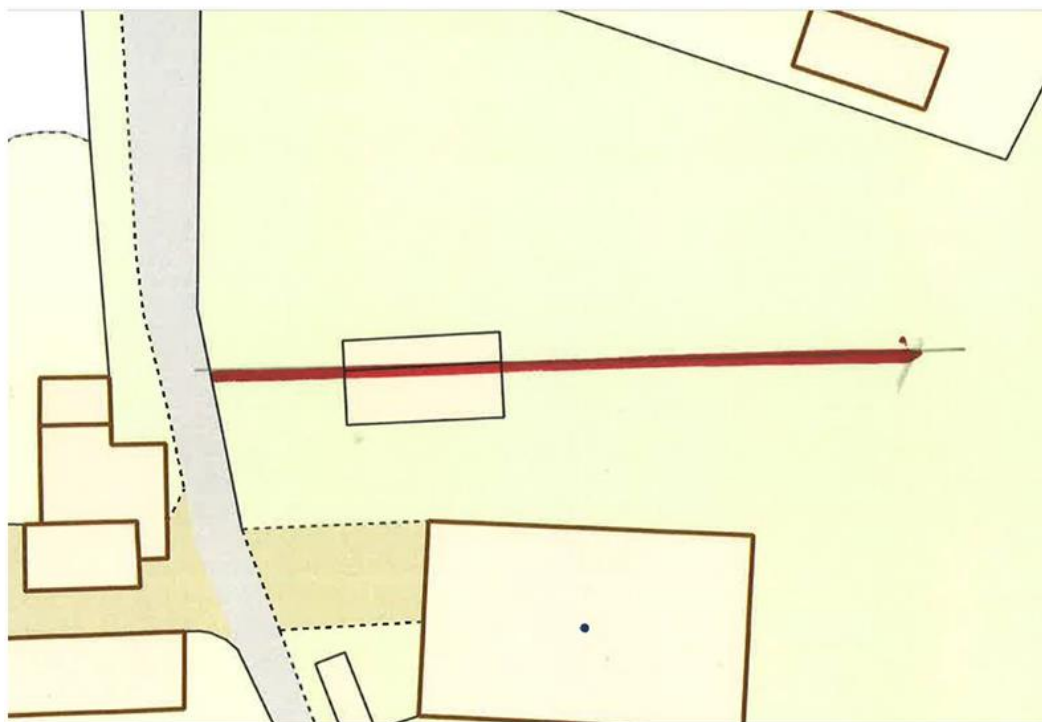
- b) In terms of the outbuilding to the west adjacent to the road, it is my view that this building should not have its roof altered nor do I consider that it should be linked to the house. In my view it should be repaired and restored but only used for domestic storage (e.g. bicycle storage, storage of garden maintenance machinery etc);
- c) I consider the eaves height of the house should be circa 4.7m (*say 2.3m floor-to-ceiling height at ground floor and 2.1m floor-to-ceiling height at first floor*);
- d) Careful consideration needs to be given to the quantity and size of the openings at first floor level, due to its prominence from the public footpath. Extensive areas of glazing may result in light spill harmful to the rural character and setting. Your client's ecologist may also have views on this matter vis-à-vis bats.

**Northernmost dwelling (HS1)**

- a) Careful consideration needs to be given to the quantity and size of the openings at first floor level, due to its prominence from the public footpath. Extensive areas of glazing may result in light spill harmful to the rural character and setting. Your client's ecologist may also have views on this matter vis-à-vis bats.
- b) The northernmost outbuilding should be demolished. A replacement of a similar scale may be capable of being accommodated within the "Forecourt" where upon the 'Proposed Master Plan' it states "parking". Of course, its front elevation would face south and its rear elevation would form part of the walled forecourt.

**Residential curtilage**

The residential curtilage (red line) should not extend beyond the red line shown on the plan below.



The land to the north of this red line should be planted as an Orchard.

The species I often recommend are (14.29% of each variety):-

Apple - Downton Pippin

Apple - Herefordshire Russet

Apple – Stoke Edith Pippin

Conference Pear

Victorian Plum

Damson Plum

Blaisdon Plum

8- 10 m between rows and 7-9 m between trees

A good source for fruit trees and advice is:-

<https://www.frankpmatthews.com/catalogue/type/fruit-trees/>

All boundaries of the site should have a native hedgerow (where there are not walls). The recommended hedgerow specification is:-

<https://www.fdean.gov.uk/media/rk2dr2ul/hedge-planting-specifications.pdf>

#### **Ecology / Bio-diversity**

Updated bat survey work will be required.

We shall then need detail of mitigation and enhancement shown upon the submitted drawings. Liaison between Architect, Landscape Architect and Ecologist on client side is critical.

There should be no external lighting other than one light above each external door (maximum) with an LED bulb not exceeding a colour temperature of 2700 degrees kelvin.

#### **Land Contamination**

The general site has been used for agricultural purposes and the agricultural building appears on historic maps dated 1922-1969, which allows for the potential for asbestos to be present, mainly in the form of asbestos sheet roofing. Furthermore, the building may have been used to store various items which could lead to contamination of the land, e.g. fuels, chemicals, machinery, pesticides, etc. Due to the highly sensitive nature of the proposed development, i.e. residential with gardens, we would expect at least a desk study and site reconnaissance to be undertaken, possibly followed by an intrusive investigation, depending on the findings of the desk study

This could be dealt with by way of planning condition. However, your client may wish to commission this work now.

#### **Drainage Strategy**

A drainage strategy will be required explain how foul and surface water would be managed and disposed of.

The surface water drainage strategy should be informed by infiltration / soakage tests in accordance with BRE 365. We do know that drainage in this locality is impeded due to ground conditions.

#### **Information required**

In addition to the normal forms, plans and fee that accompany a full planning application, in this case the following would be required:-

- 1) Design & Access Statement;
- 2) Heritage Statement;
- 3) Landscaping Scheme;
- 4) Drainage Strategy;
- 5) Full materials (including colour) schedule (including rainwater goods, windows, doors, surfacing materials for vehicle parking / manoeuvring areas, pedestrian paths, patio etc.);
- 6) An ecological impact report including bat survey work with mitigation and enhancement detailed; and
- 7) An external lighting scheme
- 8) Contaminated Land Report (but this is optional at this stage as it could be dealt with by planning conditions)

I trust this provides the level of advice sought at this stage.

Regards

Roland Close  
Planning Officer (Development Management) - Forest of Dean District Council

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Dear Roland,

**RE: P0696/23/PREAPP | Barn At Meredith Lane, Tibberton, Gloucestershire**  
**Pre-application advice - replacement of an existing barn with two new dwellings, existing barn is subject to prior approval for its conversion to two residential properties (P0719/22/PQ3PA, dated 20.05.2022).**

**Description:**

The barn is a late 20<sup>th</sup> century agricultural building, overlooking Meredith (a Grade II listed building) and its related curtilage listed outbuildings. The site was historically tied to Meredith (used both for agricultural and gardening purposes) and scattered around the modern barn are a number of modest, loosely arranged outbuildings, which are considered to be non-designated heritage assets, due to their age, construction, architectural value and association with Meredith.

**Relevant Legislation and Policy:**

**Section 66(1) Planning (Listed Building and Conservation Areas) Act 1990 –**

When considering whether to grant Planning Permission for a development which affects a listed building, the Local Planning Authority (LPA) should pay special attention to preserving any special architectural or historic features of interest it might have, including consideration of its setting.

**Section 16 of the National Planning Policy Framework –**

The LPA should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 199 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Paragraph 200 states that harm to, or loss of its significance (from its alteration or destruction or from development within its setting), should require clear and convincing justification. Paragraph 202 states that where proposals will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works. Paragraph 203 states that where an application affects a non-designated heritage asset a balanced judgement should be made regarding the scale of any harm or loss and the significance of the heritage asset.

**Section 12 of the National Planning Policy Framework –**

The LPA is required to promote good design when considering whether to grant Planning Permission. Paragraph 130 states that policies and decisions should ensure that developments:

- function well and add to the overall quality of an area;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- are sympathetic to local character and history, including the surrounding built environment and landscape setting;

### **Policy CSP.1 Design, environmental protection and enhancement –**

The design and construction of new development must take into account important characteristics of the environment to conserve, preserve and respect it in a manner which sustains or enhances their contribution to the environment and wider context. This includes considering the impact on any protected site.

### **Comments:**

The barn has already received consent for conversion into two dwellings (application number P0719/22/PQ3PA) under part Q of the GDPO. This pre-application is seeking advice regarding the acceptability of demolishing the agricultural building, and replacing it with two dwellings.

The site is sensitive due to its relationship with and proximity to the nearby listed and curtilage listed buildings, its visibility within the landscape, and the public footpath which runs past the site, from which there are clear views of the site all year round. The existing agricultural outbuilding is considered to harm the setting of the nearby designated heritage assets due to its design, scale, massing and sitting in relation to the lane, dominating the setting. Consequently, there are no objections to the principle of its demolition.

#### *The Proposal*

The proposed dwellings are set back from the lane in a semi-formal arrangement resulting from brick walling to create a large forecourt in front. The buildings themselves are modern in their design and use of materials, however draw on the agricultural character of the site.

The eastern dwelling would be the larger of the two consisting of a main range with single storey wings to the north and south (obscured from the lane by the redbrick walling) clad and roofed in corten steel and a timber post and beam veranda is proposed for the south elevation.

The smaller dwelling (to the south) would be clad in dark grey zinc panels and roofed in corrugated aluminium. On the south elevation would be a veranda as on the larger dwelling, and the single storey outbuilding to the west would be incorporated into the dwelling via a link. This would require the roof of the outbuilding to be raised.

It is also proposed to restore the three historic outbuildings on the site.

#### *Assessment*

It is considered that the proposals would be a better scheme than what has already gained consent. The materials proposed are of high quality and would successfully draw on the agricultural character of the site. Generally, the proposals would result in the site being more subservient to the nearby heritage assets and the restoration of the outbuildings would be welcomed. It would be useful, if an application were to be submitted for cross section drawings to be included comparing

the existing and proposed eaves and ridge heights. There are, however, some elements of the design, and treatment of the land/boundaries which should be carefully considered to maintain the non-domestic character of the site, particularly with regards to the smaller of the two dwellings.

Whilst the forecourt would appear somewhat contrived due to its semi-formal appearance, although it does, to a certain extent draw on traditional farmyard enclosures. The design of the enclosure also has some merits in that it obscures the side wings on the east dwelling, therefore helping to keep the visual built form/massing to a minimum. Therefore, it is on balance, likely that this could be considered acceptable.

There are some concerns regarding the design and use of the materials of the southern, smaller dwelling. Whilst there are no objections to the use of metal cladding, the colour of the proposed zinc cladding would appear overly dominant in this context, because of the proximity of the dwelling to the road and it would stand out from the surround material pallet. Using a lighter or a material with more patina would likely have a lesser impact and would be preferable in this context.

Whilst the restoration of the western historic outbuilding is welcomed, it would be considered unfortunate for the roof to be altered to facilitate its incorporation into domestic use, as would the loss of its historic function as an outbuilding. As such, it would be preferable if the building were to be used ancillary to the dwelling house as a storage area or something similar.

Careful consideration needs to be given to the quantity and size of the openings at first floor level, particularly in the southern dwelling due to its prominence from the public footpath. Extensive areas of glazing are unlikely to be considered acceptable in this context as large quantities of light-spill would be considered to be harmful to the rural setting, and drawing attention to the change to domestic use of the site. Reduced quantities of glazing at first floor would likely resolve this.

The extent of the domestic curtilage to the north of the site should be kept to a minimum in order to sustain the character and pattern of the field which is important to the setting of the nearby designated heritage assets and historic use of the site. This could be achieved by using the northern end of the site as an orchard or something similar. Consideration should also be given to the planting scheme to the south and east of the site to reduce visual impact of the development from the public footpath.

## **Conclusion**

In general, the proposals are largely likely to be considered to sustain the setting of the nearby Grade II listed building, curtilage listed buildings and the agricultural character of the site. In general, the design of the dwellings and layout of the site is considered to have been well-thought out. There would be some concerns regarding the design of the southern dwelling, as this is more prominently located. Should the extent of the glazing at first floor and the cladding type be amended, following the advice above, this is likely resolve these concerns.

Careful consideration does need to be given to the treatment of the boundaries of the site and the extent of the domestic curtilage should be kept to a minimum in order to sustain the agricultural character and historic form of the site. This is an important aspect of the setting of the nearby listed building and the erosion of this would be considered harmful.

**From**

Minette Matthews  
Senior Conservation Officer