

DESIGN AND ACCESS STATEMENT

Upper Coombs End Farm, Old Sodbury

CONVERSION OF OUTBUILDINGS TO 2 RESIDENTIAL DWELLINGS

Background

The application is for the conversion of a courtyard of existing and underused single storey outbuildings into two dwellings.

The buildings consist of traditional stone barn loose boxes of mainly stone elevations and a pitched tiled roof, within a grassland farm on the edge of the Dodington Estate. The buildings are separate to the farmbuildings adjoining the farmhouse and have not been used for keeping livestock for over 30 years, being used for storage of agricultural machinery, domestic sundries and as a workshop. They are therefore underused within the current farm business. It is envisaged that the dwellings can be rented to provide additional income to the core farm business.

Design

The proposal is to convert the outbuildings to form 2 x single storey residential dwellings. The scheme involves partial demolition of a block and asbestos outbuilding.

The dwellings will flank the enclosed courtyard which provides for enclosed parking and amenity area.

The design utilises existing openings and the uses stud partitioning to divide.

Existing and Proposed Drawings accompany the proposal.

Ecology

An ecological report is attached to the application.

Structural Capability

The building is evidently structurally sound and capable of conversion, and a Structural Report accompanies this application.

Landscape

The curtilage will be enclosed, in keeping with the agricultural nature of the locality. The courtyard complex will be unchanged from the open countryside looking in, except for the removal of one, more modern building, and this is considered to be a landscape enhancement.

An additional landscaping scheme within the surrounding paddock, including further native planting may be conditioned if necessary.

Access

The courtyard has a separate existing access from the public highway and there are no access amendments arising from the proposal.

The site is well related to the main and national road network. The site fronts Chapel Lane providing easy walk to Old Sodbury village, with a Pub, Garage/Store, Bus Stop and schooling within easy walking distance of approx. 800m. It is also adjacent to the Cotswold Way.

Environmental Health

The proposed buildings are not used for keeping livestock and separated from the active farm buildings by Chapel Lane, a public highway.

Policy

The proposal is compliant with both National and Local Policy for the following reasons;

The proposal is compliant with paragraph 80 of the National Planning Policy Framework published in July 2021 in that the development would re-use a redundant and underused building which will enhance the immediate setting of the area.

The proposal is also compliant with PSP40 - Residential Development in the Countryside of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017). Specifically point 4 which states development will be acceptable for the conversion and re-use of existing buildings for residential purposes where the building is of permanent and substantial construction, it would not adversely affect the operation of the farm and that as the building is redundant and disused, the proposal would lead to an enhancement of its immediate setting.

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