

Design & Access Statement for the conversion of prior barn, now garage, to a dwellinghouse at Pencoeed Fawr Farm.

1. Summary.

This application involves the conversion of an existing garage, into a one bedroomed self-contained dwellinghouse, with minimal changes only to the front elevation. This garage already has planning consent from July 2003, to use as ancillary and incidental accommodation to the associated detached farmhouse which is some 15 metres away.

The existing garage was built in circa 2003 using the footprint and part walling structure of a dilapidated historic barn believed to date back to the farmhouse build, probably early 20th century. Complementary stone walling was used. A picture of this barn is included within this statement in the section 3.

The garage is now undergoing internal changes to convert to one bedroomed residential accommodation, in line with Building Regulations, and ancillary to the farmhouse as the current planning permission allows.

The need for a separate self-contained dwellinghouse has arisen by the parent of the applicant now requiring greater day-to-day support, whilst still wishing to maintain some independence.

The applicant, who is the son of the owner, now wishes to move into the proposed dwellinghouse, to be closer to his mother for support. However, he does not wish to interfere too much with her day-to-day independence, by having to regularly use facilities in the main house.

The applicant has explored how this might be achieved, and believes a small change to the existing planning consent, which simply allows a small kitchen to be incorporated within the current internal modifications, making it 'self-contained', would be both convenient and reduce regular interference to his mother in the main house.

2. Location

The application site comprises of a residential dwellinghouse and a detached outbuilding, all in circa 1.2 acres of land. The site is located at the end of an access lane, off Beaumaris Lane.

There is ample car parking and amenity space.

There are other residential properties located off this access lane, including a barn which has received planning permission for a self-contained dwellinghouse in 2023.

There is a residential estate, some 100 metres away.

3. Known planning and relevant history of application site and nearby properties.

- Circa 2003, the current garage building was formed by modernising and part extending a historic barn building, as can be seen from the following photograph which was taken in the 1970's. This dilapidated barn will likely date back to the early 1900's if not earlier. The footprint of the existing garage is marked in black lines on this photograph, showing a strong correlation with the prior barn building.



- P/03/0798 - Change the land use to residential curtilage and retain garage and conservatory- GRANTED - 23.07.2003.

This allowed the garage to be used for purposes ancillary and incidental to the farmhouse. As has been confirmed with the council, this allows the garage to be used as family residential accommodation, but not self-contained.

As the barn from which the garage was derived was clearly pre-1947, it is likely that self-contained planning permission could have been achieved before now, if a different approach had been taken.

- P/03/1546- Change use from garage to granny flat- REFUSED (COMMITTEE) – 04.02.2004.

- **21/0901/COU - Change the use of barn to residential dwelling - Refused - 21.03.2022, and 22/0628/COU - Change the use of barn to residential dwelling – Granted.**

The last paragraph in **bold** above outlines applications which resulted in a refusal, then a granted decision, on a neighbouring barn, just outside of the curtilage of the target property. This barn shares the same access lane, has seemingly been extended using more modern methods of construction (blocks) and is also deemed to be in the countryside.

- Pre-application submitted for conversion of the garage to self-contained accommodation – response received 7th August, 2023.

The pre-application response was negative in respect of the intended ambitions, particularly in respect of policies SP5 and CW20.

The interpretation of these policies in the above pre-application, is questioned, due to:

1. The garage evolved from a pre-1947 barn, as demonstrated, and it is believed that due account has not been taken of this. The walling is complementary to the original barn and its precise location.
2. The adjacent property has just received planning permission for a residential dwelling conversion from a barn. This barn has seemingly been extended using modern methods, in a similar way as the garage in this proposal was renovated from a prior barn.

The access lane/arrangements are the same, with Pencoed Fawr Farm having improved parking and turning facilities.

3. The small change requested in this planning application, which is likely to result in the sole addition of a kitchen to an already converted residential family building, cannot be interpreted as domestication or urbanisation of a rural setting. The externals of the building will not change; the use of the building will hardly change; the use of the access lane will not change.
4. The proposal is simply to allow a family member to support his independently minded mother, without constant use of the main farmhouse.

Housing Plot Ltd, on behalf of the applicant. Dated 25.2.24.