

Consultees for application 20/02409/F

<u>Consultee</u>	<u>Date Sent</u>	<u>Expires</u>	<u>Reply</u>
Sibford Gower Parish Council	06.01.2021	27.01.2021	06.01.2021
Building Control CDC	06.01.2021	27.01.2021	11.01.2021
Conservation CDC	06.01.2021	27.01.2021	08.02.2021

Consultee Comment for planning application 20/03409/F

Application Number	<input type="text" value="20/03409/F"/>
Location	<input type="text" value="Heath Barn Sibford Gower Banbury OX15 5HQ"/>
Proposal	<input type="text" value="A single storey, connecting link between the garage and the original barn conversion dwelling."/>
Case Officer	<input type="text" value="John Gale"/>
Organisation	<input type="text" value="Building Control (CDC)"/>
Name	<input type="text"/>
Address	<input type="text" value="Building Control Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text"/>
Comments	<input type="text" value="Development requires a building control application."/>
Received Date	<input type="text" value="11/01/2021 12:50:40"/>
Attachments	

20/03409/F

**Non-designated Heritage Asset
Barn in the countryside**

Application Site:

Heath Barn, Sibford Gower Banbury OX15 5HQ

Understanding the heritage assets affected:

Whilst this barn is neither listed or in a conservation area, it is a non-designated heritage asset. Isolated barns in the countryside are considered an important part of our visual landscape and they also help to tell the story of land ownership in the district. This barn can be seen from the B4035 road between Sibford Gower and Brailes on the brow of a hill in a rolling landscape with hedgerows looking west and is also visible looking east. It is also seen from Pound Lane in views to the north.



The historic cart barn is of simple linear form with a lower open shed to the east which was converted under 12/00141/F. Two-thirds of the existing large garage also dates from this time (the southern part which comprised a garage bay and a car port bay with storage) and was allowed on the basis that this would contain all associated domestic paraphernalia to avoid any overtly suburban features in the landscape. The garage block was subsequently extended to provide additional domestic accommodation comprising alterations to garage to provide home office/biomass boiler and wood pellet store under 13/01552/F and this also omitted the screening proposed as part of the 2012 application. In 14/00892/F retrospective variations were regularised which included reducing the space for the boiler, inserting a stair for two bedrooms and bathrooms upstairs and a much larger home office at ground floor with a 2-bay garage and no storage which was the primary purpose of the permission.

A subsequent Preapp was submitted in 2018 by the current applicant and whilst this also included for a long corridor along the south elevation and a link to fill the gap between the barn and the extended garage, the advice contained within is also relevant for this application.

Significance - Evidential, Historical, aesthetic and communal.

The isolated barn is significant in not having an accompanying farmhouse and is a testament to the inclosure of the land. It is of simple rectilinear form, traditional materials and details, with limited openings including the large former cart entrance.

Proposal:

A single storey, connecting link between the garage and the original barn conversion dwelling.

Appraisal of issues:

The issue is extending the existing historic barn in the countryside to the recent garage. This is contrary to policy and Cherwell's guidance on barns. The work would also involve new openings in the gable of the non-designated heritage asset and the light spill from the glazed link would emphasise the physical link.

Cherwell's Design Guide for the Conversion of Farm Buildings:

'the character of a barn is derived from its original function as a working agricultural building, and therefore every effort should be made to retain the original simplicity of scale and form and to alter as little as possible externally and internally' and 'Extensions Most barns are large compared to the size of an average house In order to preserve the integrity, character and features, accommodation should aim to be contained wholly within the existing buildings In the rare cases where extensions are proposed they should be of traditional form such as simple lean-to outshots, continuing the downward slope of the main roof Domestic features such as porches will not be considered favourably and alternative solutions such as provision of internal draught lobbies should be considered.'

2018 Preapp extract from Conservation Officer's comments:

'The proposed development is considered to cause additional harm to the significance of the non-designated heritage asset of the original agricultural building and further erodes its character.'

The proposed extension does not safeguard the significance of the main structure nor allow the continued use of the property in domestic use (it already has a sustainable use), but instead erodes the character of both the original building and the new building (with the provision of additional openings). There is not considered to be any public benefit to the proposed development.

It is considered that the construction of the new garage building was the maximum that should be allowed on this sensitive site. Further extensions are not justified on this site and any ancillary domestic space should be contained within the existing footprint of the two buildings.'

Level of Harm:

Less than substantial harm.

I defer to landscape on the harm to the countryside.

Policies:

National Planning Policy Guidance NPPG:

Plan Making: the Historic Environment.

Describes public benefits as 'anything that delivers economic, social or environmental progress.'

National Planning Policy Framework NPPF revised February 2019 – Section 16, paragraphs 184-202 and Annex 2:

192. 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.

Paragraph 197 of the NPPF 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.'

Cherwell Local Plan 2011-2031: Adopted Document (July 2015) (As amended):

ESD15: The character of the built and historic environment.

Cherwell Local Plan 1996 Saved Policies:

H19 'Proposals for the conversion of a rural building, whose form, bulk and general design is in keeping with its surroundings to a dwelling in a location beyond the built-up limits of a settlement will be favourably considered provided: '- it can be converted without major rebuilding or extension and without altering its form and character. The proposals would not cause significant harm to the character of the countryside or the immediate setting, the proposal would not harm the special character and interest of the building or its historical significance. The policy seeks to 'minimise the extent of physical changes to a building worthy of retention for architectural, historic or aesthetic reasons and for this reason, conversions of such buildings to more than a single dwelling are unlikely to be acceptable.'

C28 'Control will be exercised over all new development, including conversions and extensions, to ensure that the standards of layout, design and external appearance, including the choice of external finish materials, are sympathetic to the character of the urban or rural context of that development. In sensitive areas such as conservation areas, the area of outstanding natural beauty and areas of high landscape value, development will be required to be of a high standard and the use of traditional local building materials will normally be required.'

*Policy C30 should not override Policy H19 just because the barn has already been converted to a dwelling.

Recommendation

Refuse.

Conditions – not applicable.

Officer / Date

Joyce Christie/03.02.2021/08.02.2021

From: sibford.gower.pc@thesibfords.org.uk

Sent: 06 January 2021 09:55

To: John Gale

Subject: 20/03409/F - Heath Barn, Sibford Gower.

Dear John,

Sibford Gower parish Council SUPPORTS this application.

The high quality of the application provides clear evidence that the proposed link structure creates a proportionate link between the existing barn and garage, ensuring that they constitute one dwelling only.

Regards

Kirsty Buttle

Clerk/RFO

Sibford Gower Parish Council