

18.12.23

23_061 Top Barn Farm - Change of Use Planning Application

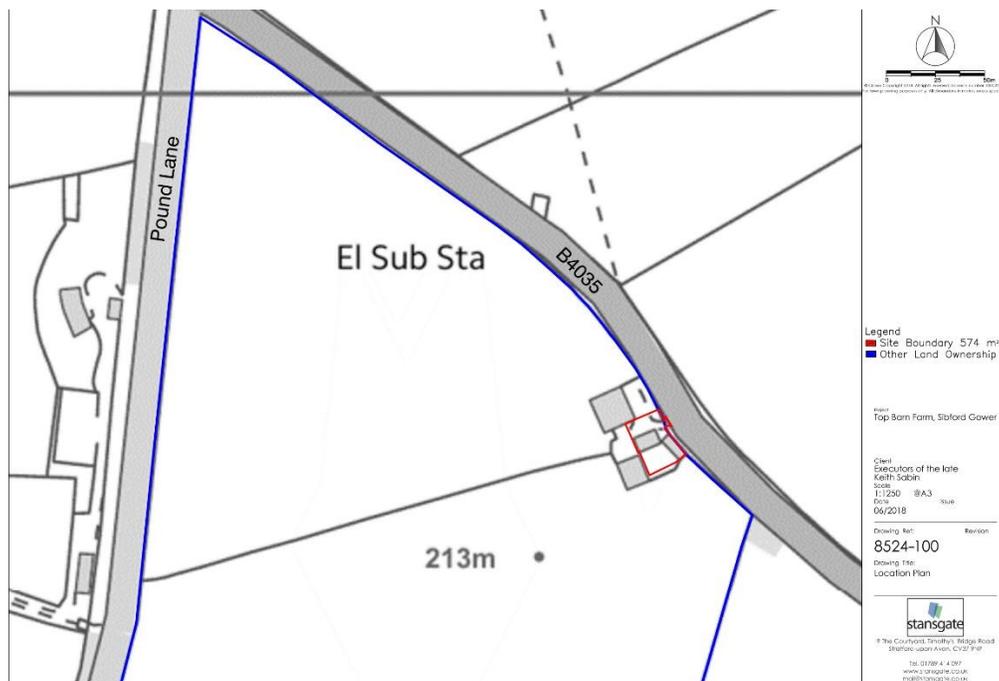
Agricultural to residential land

This planning statement is made in support of an area of proposed land use change at Top Barn Farm, off the B4035, north of Sibford Gower.

This statement should be read in conjunction with the following drawings:-

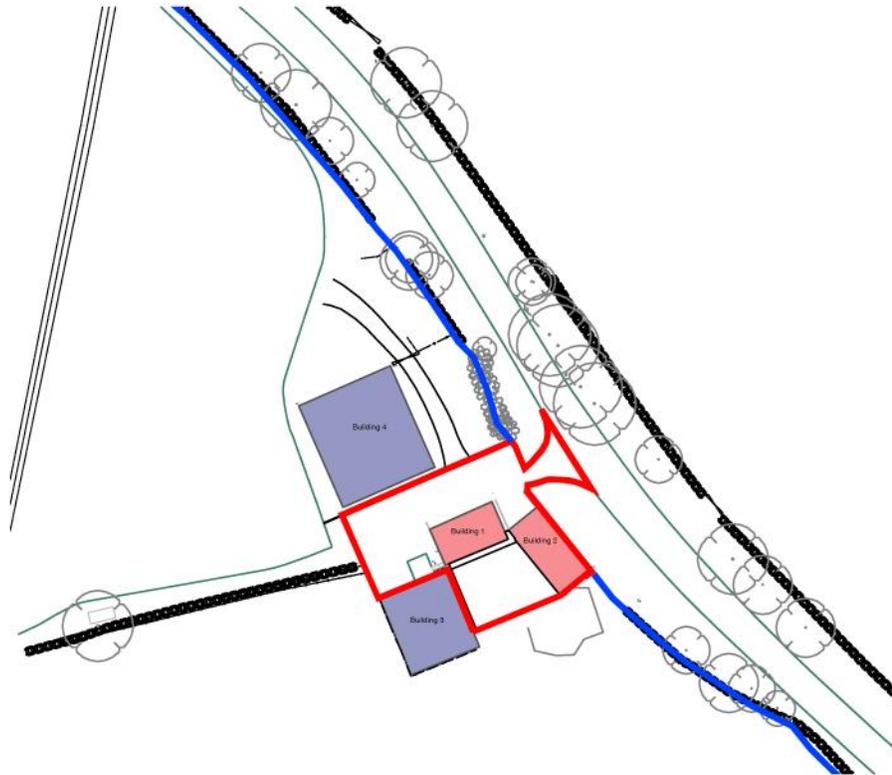
- 23_061_002 Location Plan
- 23_061_003 Existing Block Plan
- 23_061_102 Proposed Block Plan

The conversion of the agricultural buildings at Top Barn Farm was originally granted consent in 2018 (18/01094/Q56). This scheme defined the red line site boundary somewhat arbitrarily around the buildings subject to the conversion proposals.



Location Plan drawing 8524-100 from application 18/01094/Q56

Following on from the Class Q consent, full planning permission was granted for an amendment to the Class Q consent which involved the smaller of the two barns proposed for conversion, proposed for complete reconstruction in a slightly amended position. The new building position ran perpendicular to the main barn on the site and was principally intended to facilitate connection between the two converted buildings. As part of this application the red line followed that on the original Class Q consent but included more land on the West side of the site than previously.



Location Plan drawing 19_015_002 which formed part of 20/0054/F

In June 2023 planning consent was granted for a variation to the earlier approval 20/0054/F. This new approval reference 23/00542/F was made to vary the roofing materials proposed under the earlier consent. As part of this application a number of planning condition details associated with the earlier consent were also addressed. The red line site boundary to the most recent approval was unchanged from consent 20/0054/F.

The first two planning consents for Top Barn Farm were granted before detailed consideration had been given to the site landscaping arrangements. The red line on these applications were arbitrarily defined on OS level plans and proved not to precisely follow the site ownership boundary.

Having now constructed the buildings approved under the recent planning consents, the applicants are seeking planning permission for change of use to residential land which fell slightly outside the original red line.

The proposed site 'red line boundary' proposed as part of this application is entirely within the Clients site ownership. The new red line would bring 33m² of land within their residential curtilage which was outside the red line as defined by the first two planning consents for the site.

The changes proposed to the red line boundary are intended to allow the formation of a pathway around the reconstructed barn. Under any of the earlier planning consent site boundaries, the applicants would have had to cross agricultural land (externally) to walk around their property.

For clarity, the proposed boundary treatments that were approved as part of the variation application 23/00542/F are intended to be followed should this application be approved. This would involve native hedging to the northern site boundary and a dry stone wall boundary to the southern site boundary.

Refer to drawing '23_061_102 Proposed Block Plan' for full details. Extract shown below for information purposes.

