

DC/2015/00832

APPLICATION FOR REVISED WORKS CARRIED OUT TO BARN CONVERSION INCLUDING ENLARGEMENT OF RESIDENTIAL CURTILAGE.

CARROW HILL FARM, CARROW ROAD, CARROW HILL, CAERWENT NP26 3AU

RECOMMENDATION: Approve

Case Officer: David Wong

Date Registered: 24/08/2015

1.0 APPLICATION DETAILS

- 1.1 The initial planning application for a residential barn conversion was presented to the Planning Committee and approved in 2014. However, the barn conversion was not carried out in accordance with the approved details and the submission of this application is to regularise the unauthorised works.
- 1.2 The key features of this application include the alteration to the development boundary of the barn (i.e. an increase of the residential curtilage), a new stone wall along the front of the barn, a new garden store at the back of the site, a new overhang on the lower portion of the barn, a set of new glazing on the upper floor (on the gable end of the lower portion of the barn) and external fenestration changes as well as some internal works. There is no change to the overall dimensions of the barn.
- 1.3 This application is presented to Planning Committee as the applicant is a close relative of one of the Monmouthshire County Councillors.

2.0 RELEVANT PLANNING HISTORY

DC/2014/00622 – Proposed conversion of redundant agricultural building into a dwelling. Approved 05/12/2014

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

**S1
S13
S17**

Development Management Policies

**EP1
DES1
H4**

4.0 REPRESENTATIONS

- 4.1 Consultations Replies

Caerwent Community Council – Approve.

MCC Highways Officer – No objection.

4.2 Neighbour Notification

None received

4.3 Other Representations

None.

4.4 Local Member Representations

None.

5.0 EVALUATION

5.1 The principle of the proposed development

5.1.1 Planning permission was approved in 2014 for the residential conversion of this barn. This application seeks planning approval to regularise the unauthorised conversion works to the barn, rather than considering the acceptability of the principle of the barn conversion.

5.2 Design Amendments

5.2.1 The key features of this application include the alteration to the development boundary of the barn (i.e. an increase of the residential curtilage), a new stone wall, a new garden store and the modification to the external fenestration as well as some internal works.

5.2.2 It is noted that there is no change to the overall dimensions of the barn. As a result of this application, the residential curtilage of the barn will be increased however it does not extend beyond the established mature hedgerow, therefore, it does not adversely affect the setting of this part of Caerwent.

5.2.3 The principle of the new stone wall along the highway is acceptable as it is not considered to be an alien feature; stone walling is used on some of the neighbouring properties. However, part of the new stone boundary wall requires reduction in order to produce a consistent height along the entire length of the wall, as currently, the height of this stone wall curves up towards the barn. Having discussed this issue with the agent and the applicant, they are happy to carry out the work to have a stone wall with a matching height with the existing stone boundary along the front of the applicant's property, Highfield House. This work can be secured by a condition.

5.2.4 A new garden store has been constructed with stonework and timber cladding. This garden store is modest and is located at the back of the site, away from the public realm. Therefore, there is no objection to this element.

5.2.5 Additional rooflights have been inserted and the width of a couple of doorway have been increased. The gable end of the lower portion of the barn was open and timber clad; the use of new glazing on the gable end is visually acceptable. In addition, the

new overhang on the lower portion of the barn is acceptable. It is considered that these changes in this instance, do not adversely affect the integrity of the barn. Given the above, there is no objection to this application.

5.3 Neighbour amenity

5.3.1 The issues involve are primarily to do with the appearance of the barn and the neighbour amenity will not be adversely affected.

5.4 Ecology

5.4.1 The barn conversion is completed and is currently lived in. Therefore, no issue of this kind is anticipated.

5.5 Highway considerations

5.5.1 The on-site parking arrangement has been altered but there is no objection from the Council's Highways Department. Therefore, there is no objection to this element.

6.0 RECOMMENDATION: Approve

Conditions/Reasons

1	Within 3 months of the date of the decision the wall at the front of the property will be reduced in height to match the existing wall.
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