

**DC/2007/01144**

**PROPOSED CONVERSION OF REDUNDANT BARN TO PROVIDE NEW DWELLING**

**BEAULIEU BARN, GOOD NEIGHBOURS LANE, THE KYMIN, MONMOUTH**

**RECOMMENDATION: APPROVE**

**1.0 APPLICATION DETAILS**

- 1.1 The application site relates to a small stone structure building situated in an isolated location. The building has a complex planning history. According to the supporting information submitted with the application the building was traditionally used as an animal shelter with hayloft above. It was however then subject to enforcement action as the building was partially reconstructed and raised in height with evidence of a different newer stonework on the upper part of the building with consequent alteration in form and design of the existing dwelling. There was in addition a number of domestic features added to the building namely an external chimney stack, new window openings and a Rosemary tiled roof.
- 1.2 The applicant has stated that they are seeking to return the building back to where it was before the works in 1989 by removing the inappropriate modernisation, sheds and paraphernalia from the curtilage of the building.
- 1.3 It is proposed to remove the two storey 1980's extension and replace it with a single storey lean-to containing the required toilet. It is proposed to lower the ground floor level and reduce the overall height to what the supporting information says is the original form although there is no evidence available demonstrating what the original form was. The intention is for the building to appear single storey with a loft above. It is proposed to re-roof the building in a natural slate .A pedestrian only access is proposed from the road with the construction of a separate gravelled parking area on the other side of the road. This application proposes to use the existing access that serves the building, an alternative access has also been put forward which is taken across an existing farm access through the adjacent forest.
- 1.4 A planning application to retain the works (A35156) was refused on the basis that the proposal was considered to be tantamount to a new build as it related to a building which is the result of substantial rebuilding and alterations of an earlier building. It was also as the extensive residential curtilage would have an adverse impact upon the visual amenities of an area which is in the designated AONB.
- 1.5 A second application to retain the building, together with the works undertaken for the purpose of a holiday let was also refused and was subsequently dismissed at Planning Appeal. Indeed, the Inspector considered the building to be the result of partial rebuilding and substantial extension of a small single storey stone built agricultural building. It was concluded that despite the alterations and extensions the building still retains some agricultural character, due to the fact that there are still few openings and secondly in character with such field barns the building stands isolated. However it was considered that with the addition of domestic paraphernalia and car parking which in turn would erode the character and appearance of the surrounding rural area to an unacceptable degree. There was also concern drawn to the rural road which is

a narrow steep lane with few passing places which would increase inconvenience and road safety hazards. The appeal was dismissed.

- 1.6 A Bat and Barn owl survey has been submitted which identifies that there is evidence of two species of bats present in the building. Mitigation measures have been proposed as part of the proposed design.
- 1.7 There is a public footpath that runs adjacent to the existing building.
- 1.8 The application site is situated in an Area of Outstanding Natural Beauty.

## 2.0 PLANNING HISTORY

30882	Proposed restoration and extension to stone barn to provide stables, hay loft and tractor shed	Permitted Development	
35156	Conversion of redundant agricultural building to dwelling	Refused	7.10.92
36287	Change of use of redundant building to form holiday unit	Refused Appeal dismissed	1.9.93 13.1.94

## 3.0 DEVELOPMENT PLAN POLICY

### 3.1 Monmouthshire Unitary Development Plan

Policy ENV1  
Policy DES1  
Policy H7  
Policy C2

## 4.0 REPRESENTATIONS

### 4.1 Consultation Replies

Monmouth Town Council: Approve

Welsh Water - No objection

Gwent Wildlife Trust : Holding objection

Highways: Comments to be forwarded

### 4.2 Neighbour Notification

2 letters of objection have been received which raises the following points:

A new hedgerow has been along a portion of the side of the meadow which will help to restore the rural nature of the area

The building would be better kept in agricultural use

The proposed development will lead to an increase in traffic through the forest

Whilst it is proposed to make the barn into a smaller house it will inevitably become much bigger

Letter of support:

Proposal will not be detrimental to the Kymin as it will maintain a building rather than let it become derelict, plans are both modest and sympathetic. As our house is the one that has the most direct view of the barn we are inclined to think that objections from any other Kymin resident could be of a personal rather than planning nature.

Would also like to correct the comments made by the one person that has raised an objection. Firstly the barn and meadow has always enjoyed full vehicular access along the forest track and so the proposal will have no effect on it, and the route onto the private road from the track does not cross Offa's Dyke path. If we are the 'new' neighbours referred to in the objection we have pruned (not destroyed) a scrubby hedgerow, planted a lot of trees and removed the cupressus leylandii planted by the former owner.

## 5.0 ISSUES/EVALUATION

The main issues that arise in the consideration of this application are the following:

1. How this proposal differs from what was previously refused
2. Whether the proposed scheme complies with requirements of planning policy

### 5.1 How this proposal differs from previous refusal

- 5.1.1 This application does make changes to address the concerns raised with the previous proposal. Firstly it is proposed to remove the physical changes that were previously made to the building. Indeed the existing building appears domestic in appearance, as the form, scale and design appears from the surrounding area as a small two storey domestic building. A significant part of what is there is to be removed. The two storey extension to the rear is being removed and replaced with a small lean-to extension which runs with the existing slope of the roof. The ridge and eaves on what is the main part of the building are being dropped from its existing two storey form. The openings have been kept to a minimum with a number of the existing openings having been removed due to the 'new' element of the building having been removed. Whilst the land owned by the applicant encompasses a large area around the site it is proposed to keep the residential curtilage relatively small situated within the corner of the plot using existing natural foliage on two sides the building itself forming the third boundary and a new proposed fence on the shortest boundary length, details of which are not provided and a condition required accordingly.
- 5.1.2 This proposal removes the majority of what is the 'new' element of the building, (taken from where the old stonework meets with the new stonework). What remains is the original part of the building and what is new therefore is the roof and the small lean-to which is proposed to the rear. The proposed building does appear more agricultural in form, scale and design.

5.1.3 The Inspector previously raised an issue with the access; it is proposed to use the existing access, although an alternative has been forward by using the access track that passes through the adjacent forestry. Also the domestic curtilage which the Inspector was concerned would have a wider visual impact has been drastically reduced in scale and has been situated in the enclosure between the boundary and the existing building.

5.1.4 The resultant proposal resembles a small scale agricultural building and represents a positive improvement to what is currently there.

## 5.2 Whether the proposed scheme complies with requirements of planning policy

5.2.1 This development is considered under Policy H7 of the Monmouthshire Unitary Development Plan in that it is to be considered as a conversion. However, this scheme results in the loss of a considerable portion of the existing building and it is proposed to convert what appears to be the original part of the building - not the new element that was constructed without the benefit of planning consent. In principle therefore it is acceptable to convert what is the old original part of the building subject to the proposal complying with the requirements of the proposal.

5.2.2 The design and form of the proposal is acceptable and does resemble a traditional small hay building, the addition of a lean-to at the rear is of a form and design that works well with existing building, whilst its scale is small in comparison to the existing building and appears as a secondary element.

5.2.3 The proposed residential curtilage and car parking area has been situated tight to the corner of the field, the existing building serves to screen the curtilage from the surrounding area and providing permitted development rights are removed this will prevent domestic paraphernalia from affecting the visual amenity of the surrounding area.

5.2.4 With regard to the access, the existing lane is narrow, although it does serve a number of properties. Indeed, what is a material consideration is how much additional traffic will result from the residential use of this building given that this building could possibly return to an agricultural use. In view of this it is considered that the traffic flows that will arise from a residential use will not compromise highway safety to a significant degree and would not warrant refusing planning permission in this case.

5.2.5 The existing building is situated in an isolated position; to use this building for a business purpose could lead to a significant increase in highway traffic (people who work at the building, deliveries, visitors etc) which will compromise highway safety. Also a business use will have a significant impact upon the character of the site as it would have to accommodate the cars that will be using the building. In this case it is not appropriate for the building to be used for a business use.

The proposal is considered to comply with the provisions of development plan policy and is recommended for approval accordingly.

## 5.3 Other Issues Raised

A neighbour has raised concern that there was no site notice posted, a site notice was posted near the entrance of the site. In addition to this many of the neighbouring properties were consulted by letter regarding this application.

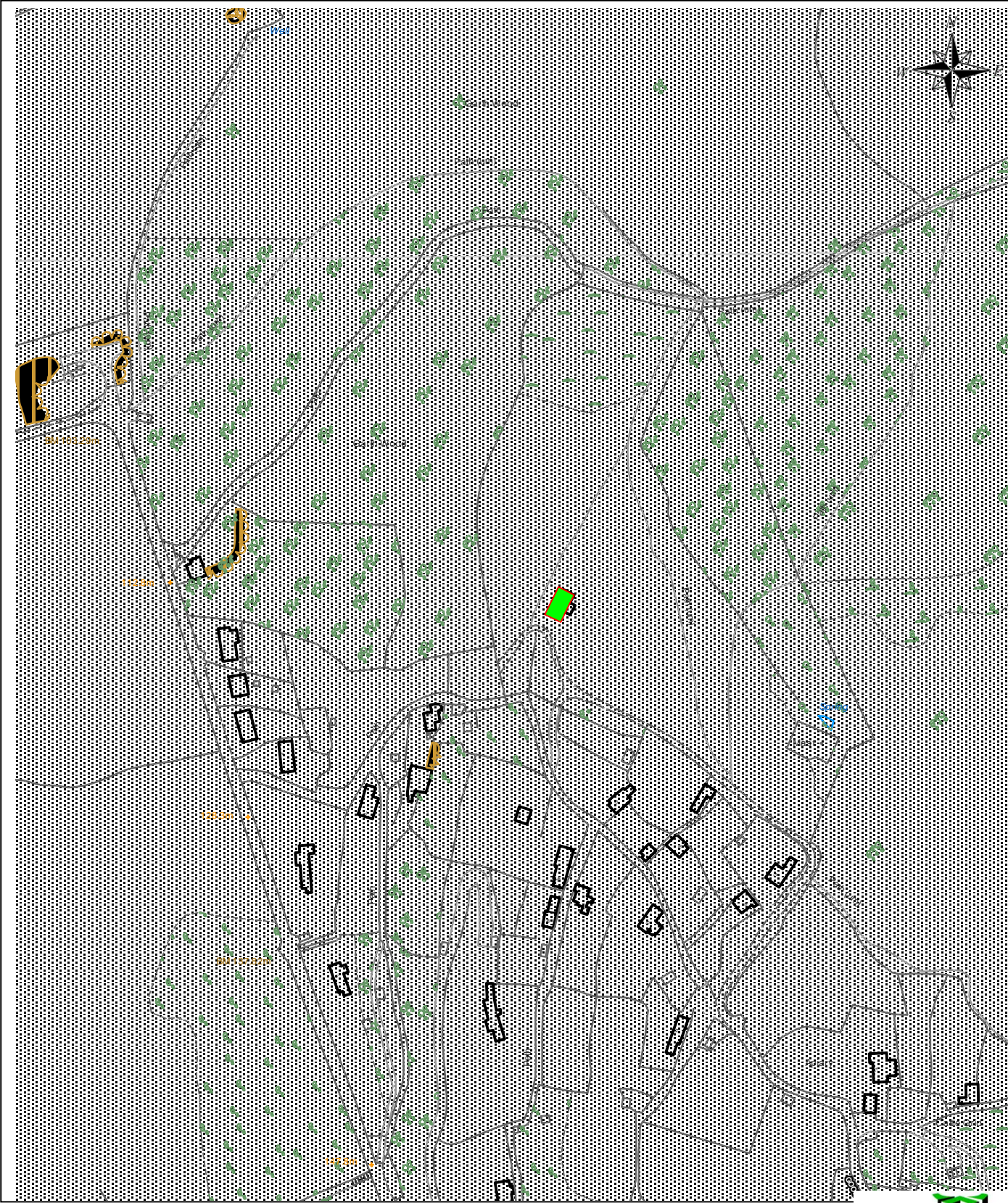
6.0 **RECOMMENDATION:** Approve

## Conditions

1. Removal of permitted development rights
2. Details of retention of walls
3. No demolition other than that shown on the approved plans to be demolished
4. Details of enclosure removal of permitted development rights to ensure no other form of enclosure is erected
5. Licence required if species on the site
6. A scheme for the provision of a bat roost to be incorporated into the proposed design
7. Removal of permitted development rights to ensure that lighting is angled downwards and must not be above 2.3m above the ground level

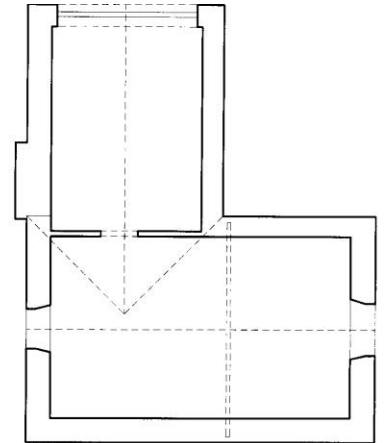
Note to applicant

To keep public footpath free of obstruction

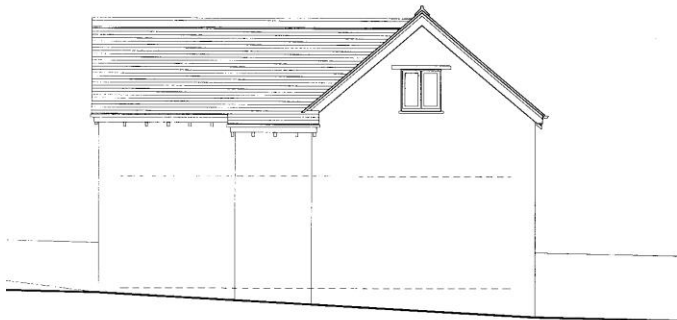




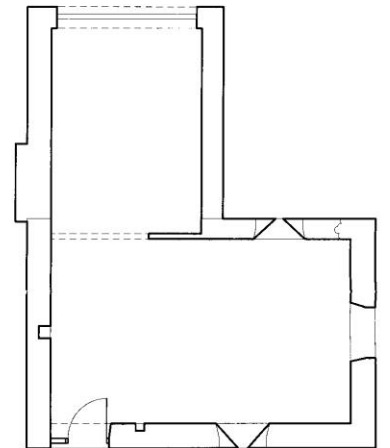
**East Elevation  
As Existing**



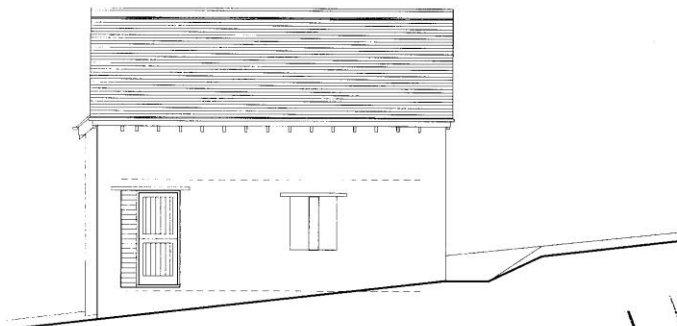
**First Floor Plan  
As Existing**



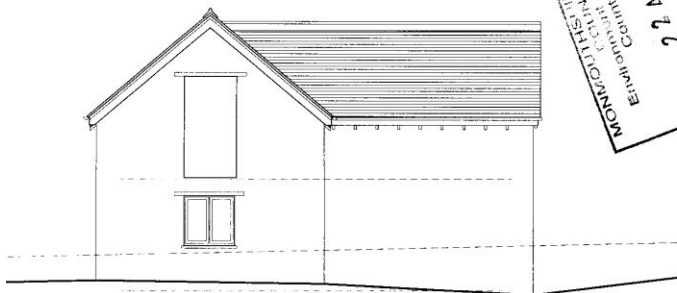
**North Elevation  
As Existing**



**Ground Floor Plan  
As Existing**



**West Elevation (To Road)  
As Existing**



**South Elevation  
As Existing**

ARCHITECT  
 2000/10/17  
 6  
 2  
 2000/10/17  
 REF. NO.  
 MONMOUTH ARCHITECTURE CONSULTANTS  
 10000 ROUTE 100  
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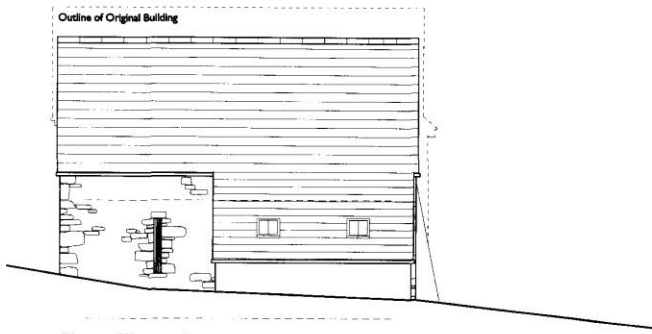
2000/10/17

**Existing Notes:**

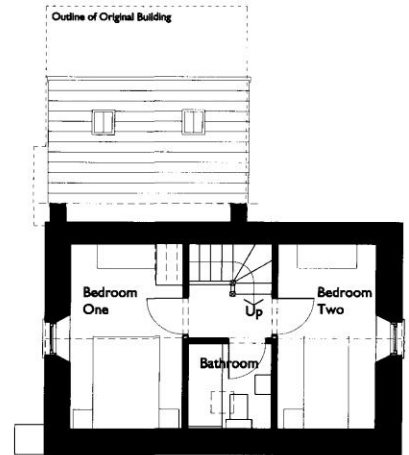
- Walls.**
  - Original and rebuilt sandstone rubble stonework
- Lintels.**
  - Sawn Green Oak
- Roof.**
  - Red Clay 'Rosemary' plain tiles, red terra cotta ridges.
- Cills**
  - No cills
- Fascias.**
  - Brown stained softwood fascias, joist ends and bargeboards.
- Windows and Doors.**
  - Brown stained softwood doors and windows.
  - Planned softwood shiplap boarding infill.
- Rainwater goods.**
  - Black uPVC half round gutters and round downpipes.
- Chimneys.**
  - No chimneys.

**Proposed Renovation of Existing Bui  
To provide New Dwelling  
Beaulieu Barn, Kymin, Monmouth.  
For Mr and Mrs C Maynard.**

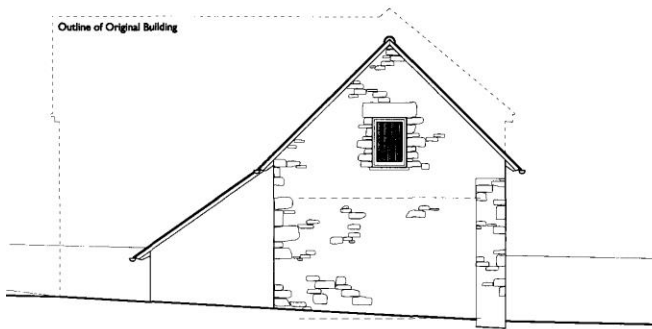
Paul Brice Architect 01600 715810



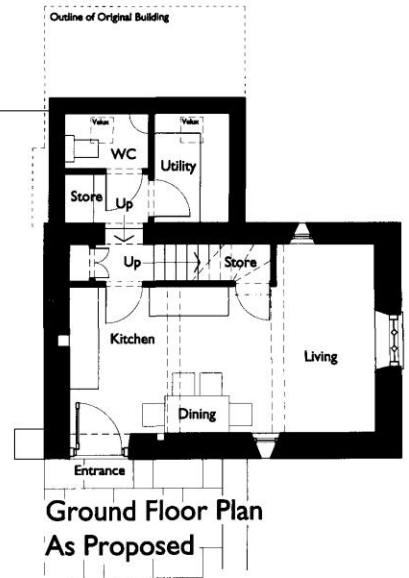
**East Elevation  
As Proposed**



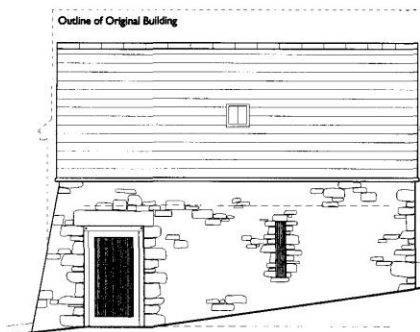
**First Floor Plan  
As Proposed**



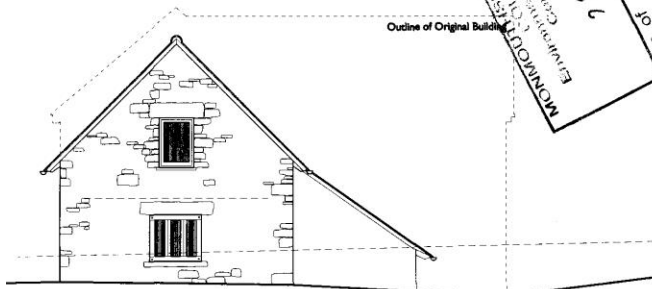
**North Elevation  
As Proposed**



**Ground Floor Plan  
As Proposed**



**West Elevation (To Road)  
As Proposed**



**South Elevation  
As Proposed**

2007/10/17/14  
 PLAN OF  
 22 MAR 2007  
 MONMOUTH DISTRICT COUNCIL  
 COUNTY OF AVON  
 PLANNING PERMISSION

**Proposed Notes:**

- Walls.**  
Existing and repaired random sandstone rubble stonework flush pointed in lime rich mortar.  
New lean-to walls lime rendered and limewashed.
- Lintels.**  
Monolithic sandstone lintels or Green Oak lintels as shown.
- Roof.**  
Natural grey slate roofs, black terra cotta butted type, not overlapping type ridges, laid in lime rich mortar.
- Cills**  
Red sandstone flagstone cills.
- Fascias.**  
No fascias or bargeboards.
- Windows and Doors.**  
Green Oak diamond mullion windows. Black leaded light casements.  
Dark microporous painted softwood doors and windows.  
Black conservation type rooflights.  
Rainwater goods.  
Black cast type sectional half round gutters and round 'eared' sectional downpipes.

**Proposed Renovation of Existing Bu  
To provide New Dwelling  
Beaulieu Barn, Kymin, Monmouth.  
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