

Ward Tale Vale

Reference 18/2207/VAR

Applicant DBD Construction

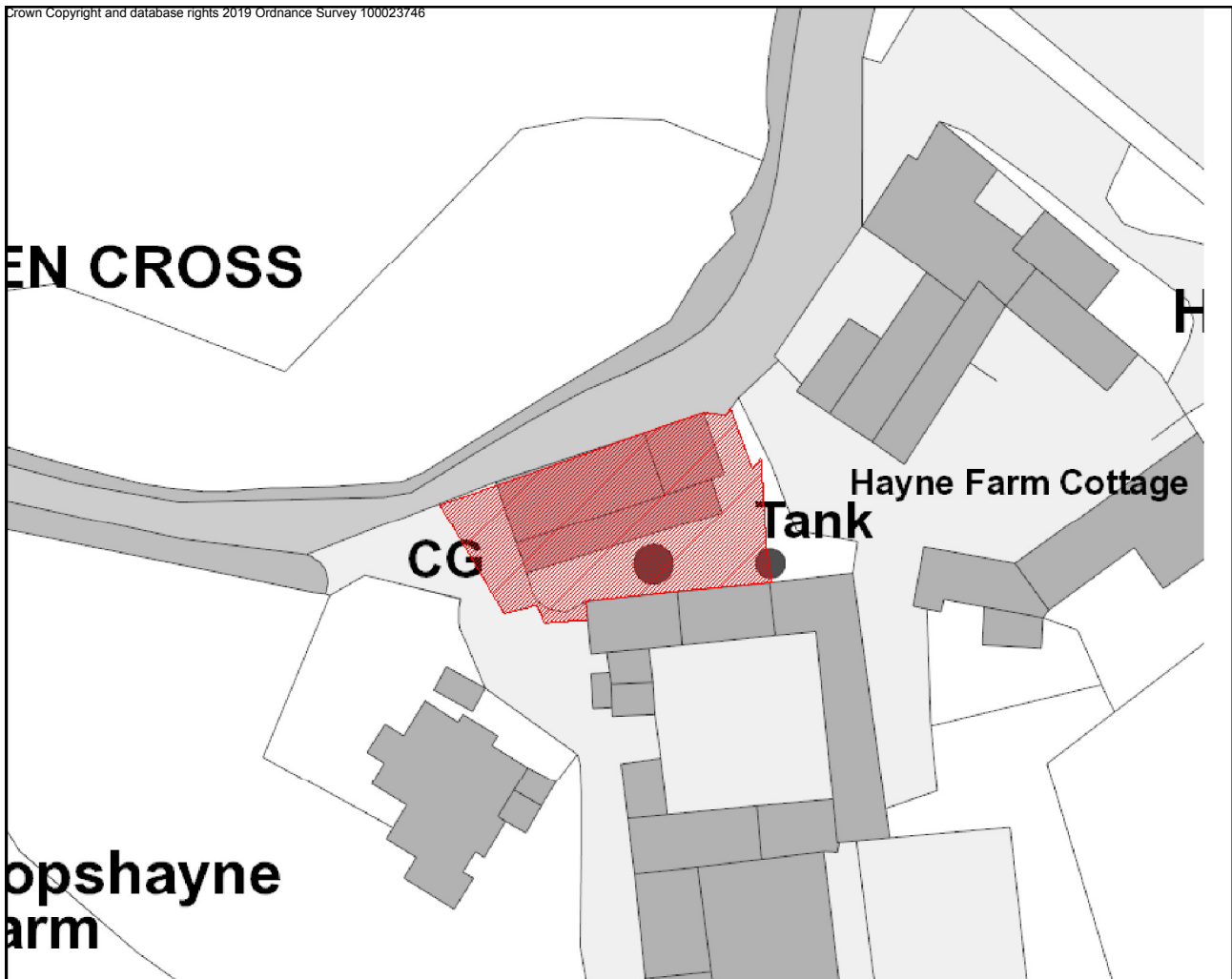
Location Barns Adjacent Bishopshayne Farm
Awliscombe Honiton EX14 3PR

Proposal Variation of condition 2 (approved plans), 3 (landscaping), 5 (materials) 6 and 7 (window details) of application 15/2250/FUL (conversion of redundant agricultural building to create 2 no. dwellings)



RECOMMENDATION: Approval

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| | | Committee Date: 2nd April 2019 |
| Tale Vale (AWLISCOMBE) | 18/2207/VAR | Target Date: |
| Applicant: | DBD Construction | |
| Location: | Barns Adjacent Bishopshayne Farm Awliscombe | |
| Proposal: | Non-material amendment to extant permission for “Variation of condition 2 (approved plans), 3 (landscaping), 5 (materials) 6 and 7 (window details) of application 15/2250/FUL (conversion of redundant agricultural building to create 2 no. dwellings)” | |

RECOMMENDATION: Approval

EXECUTIVE SUMMARY

This application is before Members because the applicant is related to an Officer of the Council.

Approval is sought for a non-material amendment to a scheme for the conversion of a barn to two dwellings. The amendment would replace two floor-to-ceiling windows with windows with a raised cill and infill panels beneath.

The use of a recessed contrasting infill panel and recessed windows would preserve the full height of the original openings and therefore maintain the character of the front elevation. On that basis the proposal is acceptable as a non-material amendment.

CONSULTATIONS

No consultations are required for this type of application.

PLANNING HISTORY

| Reference | Description | Decision | Date |
|------------------|------------------------------------------------------------------------|--------------------------|-------------|
| 15/2250/FUL | Conversion of redundant agricultural building to create 2no dwellings. | Approval with conditions | 26.08.2016 |

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|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------|
| 18/2207/VAR | Variation of condition 2 (approved plans), 3 (landscaping), 5 (materials) 6 and 7 (window details) of application 15/2250/FUL (conversion of redundant agricultural building to create 2 no. dwellings) | Approval with conditions | 06.12.2018 |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------|

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 7 (Development in the Countryside)

Strategy 46 (Landscape Conservation and Enhancement and AONBs)

Strategy 48 (Local Distinctiveness in the Built Environment)

D1 (Design and Local Distinctiveness)

D2 (Landscape Requirements)

D8 (Re-use of Rural Buildings Outside of Settlements)

EN5 (Wildlife Habitats and Features)

TC2 (Accessibility of New Development)

TC7 (Adequacy of Road Network and Site Access)

TC9 (Parking Provision in New Development)

Government Planning Documents

NPPF (National Planning Policy Framework 2019)

Site Location and Description

The site is located a short distance to the north of Awliscombe and is set amongst a complex of farm buildings and dwellings. The barn is of traditional construction with sections of brick and stone and is situated adjacent to the lane. At the rear there is a modern lean-to extension. The site is tightly constrained and there is only a small amount of space between the rear and side of the building and the adjacent farm, which is understood to be in different ownership.

Proposed Development

Planning permission was first granted for the conversion of the barn to two dwellings in 2016. A subsequent application for material changes to the scheme was granted permission in 2018.

The current application is for the following changes to the second approval:

- Replacement of two floor-to-ceiling windows on the front elevation with windows with a raised cill and timber boarded infill panels beneath.

ANALYSIS

Considerations

These changes would take place within two of the original openings within the building. The planning permissions to date proposed that these openings were retained through the provision of full-height windows.

This application proposed to replace the full height windows with windows above an in-fill panel.

The use of a recessed contrasting infill panel and recessed windows would preserve the full height of the original openings and therefore maintain the character of the front elevation.

Given the minor nature of the change, and given that it preserves the existing openings to the building in an appropriate way, it is considered that the application for a non-material amendment is acceptable and an appropriate means of dealing with the proposal.

CONCLUSION

Because the proposed change would conserve the character and appearance of the building without introducing new elements to the design, it is acceptable as a non-material amendment.

RECOMMENDATION

APPROVE

Plans relating to this application:

2075 39D Elevatons/Sections 12/03/2019

2075 38D Section A-A 12/03/2019

List of Background Papers

Application file, consultations and policy documents referred to in the report.