

**1.0 APPLICATION NUMBER:** [2/2019/0009/FUL](#)

**SITE ADDRESS:** Stickland Farm House, 9 West Street, Winterborne Stickland, DT11 0NT

**PROPOSAL:** Convert 2 No. outbuildings into 1 No. residential dwelling and 1 No. gallery/exhibition use with residential use.

**APPLICANT:** Mr P. Wells

**Case Officer:** Christopher Poad

**Ward Member(s):** Councillor Andrew Kerby

**2.0 Summary of Recommendation:** GRANT, subject to conditions.

**3.0 Reason for the recommendation:**

- Para 14 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise.
- The location is considered to be sustainable and the proposal is acceptable in its design and general visual impact.
- There is not considered to be any significant harm to neighbouring residential amenity, heritage assets, the area of outstanding natural beauty or highway safety.
- There are no material considerations which would warrant refusal of this application.

**4.0 Table of key planning issues**

Issue	Conclusion
Principle of development	Local Plan Policy 29 'The re-use of existing buildings in the Countryside' discusses how the plan supports the re-use of redundant, disused or underused buildings subject to their permanency, status, merits and use. It is considered the proposed development would satisfy these characteristics and their re-use for residential and gallery/exhibition use would be compatible with surround land uses.

Scale, design, impact on character and appearance	First floor extension to the east building is considered to be modest and alterations to the external facing materials are considered to be sympathetic to the site and in-keeping with the locality.
Impact on amenity	The extension to the east barn is considered to be modest in scale and would not result in unacceptable levels of overshadowing. Window openings where proposed are considered to be sensitively located to safeguard amenity whilst also creating satisfactory living conditions. Where openings already exist it is considered pertinent that the glazing is conditioned to ensure they are of an appropriate finish.
Impact on landscape or heritage assets	The replacement of some external facing materials are considered to be appropriate given the location of the buildings within a conservation area and AONB. The extension to the east building is considered to be in scale with the main dwelling and surrounding buildings.
Economic benefits	Tourist accommodation supporting rural economy.
Access and Parking	The scheme would allow for adequate parking availability serving each building with additional parking provision for visitors. Access into the site remains as existing.

## 5.0 DESCRIPTION OF SITE

5.1 Stickland Farmhouse is a thatched Grade II listed Farmhouse dating from circa late C17 or early C18 but with a large amount of alterations, several blocked openings and variety of window designs. It is located directly along the southern edge of West Street and runs parallel to the road with what appears to have been a former attached outbuilding to the west now absorbed into the accommodation and housing a bedroom and bathroom. The site is within the Winterborne Stickland Conservation Area and a small Area of Archaeological Importance exists toward the south-east corner of the rear garden. The original farmstead plot has been significantly depleted over recent decades with the former threshing barn to the south, independently listed, now converted to a separate

residential use and land to the east and west sold off for development. However, map regression shows that the East and West Barns formed part of the continuous farmyard enclosure behind the house.

- 5.2 The west barn of flint and brick is likely 19<sup>th</sup> Century and is now partly in the ownership of the neighbouring 20<sup>th</sup> Century development to the west, and has since lost its roof and any former western walls. The attached remainder is presently serving as an annexe and utility area for the farmhouse, linked to the farmhouse by a pair of double timber gates leading from the road. The utility area and its southern elevation are of no merit, the former containing no features and latter modern. The annexe area has more character but is entirely open plan. The floor is concrete with a raised narrow strip along the western side, likely former troughs.
- 5.3 The East Barn is likely of earlier origins, possibly 18<sup>th</sup> Century, although now a mix of historic cob to its north and eastern walls, while only the flint plinth remains elsewhere, and modern block introduced above. Again, little of merit exists internally. This building can be accessed directly from the garden, as well from the street, where it sits at the head of a small yard. The barn is also linked via an open timber cartshed to the rest of the former L-shaped farm range, an attractive thatched single storey outbuilding, now garage, which contributes positively to the streetscene and forms the eastern enclosure to the small gravel parking yard (formerly part of the farmyard). The garage is now in separate ownership.
- 5.4 The application site lies within Floodzones 2 and 3 and is situated within the Dorset Area of Outstanding Natural Beauty.
- 5.5 The site is surrounded by largely detached residential properties with properties to the south of the site on elevated ground.

## **6.0 DESCRIPTION OF DEVELOPMENT:**

- 6.1 The proposed development is to convert 2 No. outbuildings named 'East Barn' and 'West Barn' into 2 No. holiday-let units. 'East Barn' would be extended vertically to allow for residential accommodation at first floor with a gallery/exhibition space at ground floor. The form of 'West Barn' would remain as existing, however, the roofing material is to be replaced with a rooflight proposed to the west roof slope and the installation of a flue.

## **7.0 RELEVANT PLANNING HISTORY:**

Application: 2/1981/0406

Proposal: Convert farmhouse to 2 No. dwelling, convert barn to dwelling.

Decision: Approve

Application: 2/1981/9040/HIST  
Proposal: Demolish derelict farm building  
Decision: Approve

Application: 2/1985/0339  
Proposal: Renew consent to develop land by the erection of an agricultural dwelling  
Decision: Refuse

Application: 2/1985/0537  
Proposal: Improvements to vehicular access to farmyard.  
Decision: Approve

## **8.0 LIST OF CONSTRAINTS:**

- Within the Winterborne Stickland Conservation Area (*statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990*).
- Within the Dorset Area of Outstanding Natural Beauty (*statutory protection in order to conserve and enhance the natural beauty of their landscapes - National Parks and Access to the Countryside Act of 1949 & Countryside and Rights of Way Act, 2000*).
- Within Flood zones 2 and 3.
- Within a site of archaeological importance.

## **9.0 CONSULTATIONS**

(All consultee responses can be viewed in full on the website)

**Environment Agency** – No comment received.

**Conservation Officer** – Support, subject to conditions.

**Dorset AONB** – No comment.

**Dorset Archaeology** – No comment received.

**Dorset Highway Authority** – Support, subject to condition.

**Winterborne Stickland Parish Council** – Objection for the following reasons -

- Design (scale, materials)
- Impact on AONB
- Impact on Conservation Area
- Residential Amenity (scale, windows, Air Source Heat Pump, noise)

- Traffic

### **Representations received:**

6 letters of objection were received.

Within the letter of representations received objections were made on the grounds of -

- Design (Height, Impact on character of area)
- Flooding
- Heritage
- Residential Amenity (Impact on light, Noise/Disturbance, Overlooking/Loss of Privacy)
- Traffic/Highways (Impact on access, Parking, Road Safety)
- Other

## **10.0 RELEVANT POLICIES**

### **10.1 Local Plan –**

- Policy 1 – Sustainable Development
- Policy 2 – Core Spatial Strategy
- Policy 4 – The Natural Environment
- Policy 5 – The Historic Environment
- Policy 20 – The Countryside
- Policy 22 – Renewable Energy
- Policy 23 – Parking
- Policy 24 – Design
- Policy 25 – Amenity
- Policy 29 – The re-use of Existing Buildings in the Countryside
- Policy 31 – Tourist Accommodation in the Countryside

### **10.2 National Planning Policy Framework**

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 5 – Delivering a sufficient supply of homes

*Paragraph 78 – To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.*

- Section 6 – Building and strong, competitive economy

*Paragraph 83 – Planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; the development and diversification of agricultural and other land-based rural businesses; sustainable rural tourism and leisure developments which respect the character of the countryside; and the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change

*Paragraph 148 – The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.*

- Section 15 – Conserving and enhancing the natural environment

*Paragraph 172 – Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. (...).*

- Section 16 – Conserving and enhancing the historic environment

*Paragraph 192 – In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.*

### **10.3** Planning (Listed Buildings and Conservation Areas) Act 1990

### **10.4** Dorset AONB Management Plan 2019-2024

## **11.0 Human rights**

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 – Protection of property

This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

## **12.0 PUBLIC SECTOR EQUALITIES DUTY**

**12.1** As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

**12.2** The proposed development would result in the creation of 2 No. holiday-let units with the east building having a gallery/exhibition use. The west building is single storey with all living accommodation at ground level. Equally, the gallery/exhibition use in the east building would be at ground level.

## **13.0 FINANCIAL BENEFITS:**

**13.1** The proposed development would result in the creation of 2 No. holiday-let units with a gallery/exhibition use. The proposal would contribute to the rural economy where it is anticipated that the tourists and visitors would support other local businesses.

## **14.0 CLIMATE IMPLICATIONS:**

**14.1** The proposed development would result in the re-use of two buildings, proposes to install solar panels and air source heat pumps as a means to reduce the site’s carbon footprint.

## **15.0 PLANNING ASSESSMENT:**

- Principle of development
- Design

- Amenity
- Access and parking
- Listed building
- Conservation Area
- Protected species
- Flood risk
- Landscape & AONB
- Other

## 15.1 Principle of development

The application site is within the settlement boundary of Winterborne Stickland as defined by the local plan which is one of the 18 villages identified in Policy 2 for further growth. The site is located within walking distance of the village and local facilities and, therefore, the dwellings are considered to be in a sustainable location. Policy 31 - Tourist accommodation in the countryside, of the North Dorset Local Plan Part 1 (2016) is of particular relevance when assessing applications for such a proposal. The policy reads that proposals for new-built accommodation in the countryside will only be permitted if re-using an existing building, in line with Policy 29 - The re-use of existing buildings in the countryside, or exceptionally if an overriding need for a countryside location to support an existing rural enterprise can be demonstrated in line with Policy 20 - The countryside. The proposed development would result in the re-use of two existing buildings which would be considered under policy 29.

Turning to Policy 29 of the North Dorset Local Plan (2016), the policy supports the re-use of existing buildings in the countryside subject to certain criteria being met. The policy reads -

*Building characteristics -*

*The re-use of an existing building in the countryside will be permitted provided that:*

- (a) the existing building is permanent, has not become derelict and is not the result of a temporary permission; and*
- (b) its existing status relates to its proposed use and that it is of sound construction; and*
- (c) where there is a loss of an existing use it would not give rise to a future need for another building to fulfil the function of the building being re-used; and*
- (d) the existing building is not in an isolated location, unless the proposed re-use is to support an existing business or is allowed by national policy as a special circumstance; and*
- (e) the existing building merits retention and re-use and in the case of a building proposed for residential re-use its existing scale, height and depth will result in the creation of satisfactory living conditions for future occupants including access to natural light throughout the resultant dwelling.}*

*Proposed uses*

*(f) the redundant or disused status of the building has been confirmed; and  
(g) it can be demonstrated that the occupational or non-occupational residential re-use of the building would enhance the immediate setting}*

*Assessment criteria*

*(h) the existing building is inherently suitable, in terms of its size, design and construction for the intended re-use and the proposed scheme enables the intended re-use to be achieved without the need for complete or substantial reconstruction; and*

*(i) the proposed re-use is of a scale that would not have an adverse impact on its surroundings or the viability of existing facilities or services in nearby settlement;*

*(j) any extension to the existing building included in the proposed scheme is modest in scale, ancillary in nature, subordinate to the main building and necessary to meet the essential functional requirements of the intended re-use; and*

*(k) in cases where the existing building is of historic or architectural importance or contributes to local character, the proposed scheme would not adversely affect the character and appearance of the building or its setting; and*

*(l) the proposed scheme does not require an extension of the curtilage of the existing building;*

*(m) and the proposed scheme would not give rise to ancillary uses that could not be accommodated within the site and does not include, or would not give rise to ancillary uses within the site, such as open storage, that would be visually intrusive.*

Addressing each criterion in turn, both buildings are considered to be of a permanent construction, neither building has been left to become derelict and neither is the result of a temporary permission.

The proposed development looks to retain the existing structure of both buildings, albeit external facing materials are proposed. Whilst some external facing materials are to be removed and replaced, the alterations are considered to be reasonably necessary for the buildings to operate as dwellings and would constitute conversion.

The buildings were historically used as agricultural buildings serving Stickland Farm. The agricultural use of the site has since ceased with much of the farm complex severed and now under separate ownership. It is, therefore, considered the loss of the agricultural buildings would not give rise to a future need for another building to fulfil the function of the buildings being re-used.

As aforementioned, the buildings are located within the settlement boundary of Winterborne Stickland, as defined by the Local Plan, and are, therefore, not in an isolated location but rather an area identified for further growth.

The buildings, owing to their traditional construction of long-life materials within a sensitive historic environment, are considered to merit retention and re-use. Equally, whilst it is acknowledged the building named 'East Barn' would be subject to a first floor extension, the buildings are considered to be inherently suitable in terms of their size and design to serve as residential accommodation.

The redundant and disused status of the buildings has been confirmed. Equally, this was seen to be the case at the time of the case officer visiting the site.

Owing to the buildings historic significance their re-use is considered to be beneficial to the appearance of the site and locality.

As previously discussed, the scale and construction of both buildings for their re-use are suitable for them to be converted. Whilst it is appreciated the east barn is to be extended and some facing materials are to be replaced on both buildings, these are considered to be modest alterations and would not constitute complete or substantial rebuild. The proposal would not have an adverse impact on the existing facilities or services in nearby settlements.

The buildings are situated within the setting of Grade II Listed Buildings 'Stickland Farm House' and 'Hetherset Barn', the Winterborne Stickland Conservation Area and the Dorset Area of Outstanding Natural Beauty. For reasons discussed below, it is considered the proposed development would not result in harm to the character or significance of any of these designations.

The proposed scheme does not require an extension of the curtilage of either existing building or the main dwelling. It is considered the proposed re-use would not give rise to ancillary uses that could not be accommodated within the site and does not include, or would not give rise to, ancillary uses within the site, such as open storage, that would be visually intrusive.

In light of the above, the proposal is considered to comply with all necessary criteria set out within policy 29 as well as the NPPF and is, therefore, acceptable in principle.

## **15.2 Design**

The proposed development involves alterations to 2 No. outbuildings within the application site one named 'East Barn' the other 'West Barn'.

Addressing each barn in turn, the 'East Barn' is to be converted into holiday accommodation with a gallery/studio space at ground floor. The barn would be extended upwards to allow for a first floor. Initially, it was proposed that the ridge height would be increased in height by approximately 3.8 metres to allow for the first floor living accommodation. Additionally, a central pitched roof porch was proposed to the front elevation as well as a single storey extension projecting

from the west elevation. It was considered that the scheme was overly ambitious in its attempt to meet all proposed requirements and as a result, would result in excessive massing which would adversely impact on the visual amenities of the character of the site and the locality.

Furthermore, it was considered that the external design of the East Barn appeared to be one emanating from conjectural restoration, with its central pitched roof porch reflecting that of a threshing barn. However, there is physical evidence of the historic farmstead already having had a threshing barn located at the centre of the farmyard and it is, therefore, unlikely two existed on the same site.

Following correspondence between the case officer and the agent amended drawings were submitted. With regards to the East Barn, the ridge height has now been reduced to achieve a more subservient, recessive relationship with the listed farmhouse. Furthermore, both the pitched roof porch and side extension have been omitted from the scheme which would lessen the presence of the proposal. In order to achieve the proposed height, it has been confirmed that the back wall is to be built of dense block work; a continuation of the existing walling material, finished in render. The glazing is also shown to be set back within the reveal. The design is considered to be much improved, with a far more modest exterior form.

Concerning the west barn, the principle of the building's re-use and proposed internal layout is considered to be acceptable. From the original drawings submitted, concerns were raised by the conservation officer with regards to plumbing, internal lining and insulation and the proposed design of the southern elevation of the west building. With regards to the design of the south elevation, it was recommended that, whilst there was no objection to large scale glazing *per se*, the glazing panels should be narrower, set between thick profile joinery to maintain the rustic service building character and recessed back with frontage to create a shadow. Confirmation was also required confirming the acceptability of the use of slate owing to the gradient of the roofslope and the proposed flue.

Amended drawings were subsequently submitted. The soil pipe vent is now shown between the toilet and the bath in the bathroom. Addressing the internal lining of the walls with scope to leave some areas of the wall untreated to retain character, this would be conditioned. With regards to the south elevation, the modern block and timber partitions are shown to have been removed with glazed sliding doors featuring sliding shutters to recreate the character and appearance of the building's previous use. Slate would be used for the roof and this is appropriate to the setting. Details of the slate would be conditioned to ensure a satisfactory appearance. With regards to the flue, it was queried as to whether the proposed flue was too high. It has been confirmed that the height of the flue has been determined in accordance with its position and the required clearance. It has also been confirmed that the finish of the flue is to be black.

An oil tank is to be removed from the west barn as a result of the conversion and is to be relocated along the southern boundary and is to be screened with planting.

Following the revisions made to the external appearances of both the east and west building, it is considered the proposed development would not have an adverse impact on the character or appearance of the locality.

### **15.3 Amenity**

Within a number of the letters of representation that were received concerns were raised over the proposed development's impact on residential amenity concerning overlooking/loss of privacy, impact on light and noise disturbance.

Again, addressing each barn in turn, with regards to the east barn it was considered that the significant increase in ridge height as well as the introduction of a window at first floor to the western elevation would adversely impact on the privacy and enjoyment of the amenity space of neighbouring residential properties. As discussed in the design section above, revised drawings have been submitted showing the east barn to be reduced in height than originally proposed. The revised drawings also show the first floor window to the west elevation removed.

Whilst it is acknowledged that a rooflight is proposed to the south elevation roof slope, owing to the positioning of the rooflight the opening would be to light the first floor bathroom and would not result in overlooking to the detriment of neighbouring residential properties. Equally, the fenestration arrangement to the east elevation has since been amended showing the omission of a ground floor window and one first floor window. There is now 1 No. window proposed to this elevation which would serve the first floor bedroom. It is acknowledged that this window faces towards neighbouring residential property 'Westgate Bungalow' and, therefore, in order to safeguard amenity, the window is to be obscure glazed. Following the revised drawings received, it is considered the proposed development of the east barn is acceptable and has overcome the concerns raised in regards to its impact on overlooking and loss of privacy.

In terms of overbearing, the east barn is located adjacent to a boundary shared with neighbouring residential property 'Frampton House'. The east barn is some 40 metres from residential property Frampton House which is considered to be a considerable distance. Within the north-eastern corner of the residential curtilage of Frampton House it is noted that an outbuilding is situated close to the shared boundary. The gable end of the outbuilding would be adjacent to the rear elevation of the east barn. It is considered the distance between Frampton House and the east barn is acceptable to not be considered to be overbearing. Equally,

should overshadowing occur as a result of the vertical extension, shadows would largely be cast over the outbuilding and not over the private amenity space of Frampton House. To the east of the application site is 'Westgate Bungalow'. Concerning Westgate Bungalow, this property is separated from the application site by a narrow strip of land which serves as an access onto West Street. The extension would be located at an acceptable distance from the dwelling and its curtilage to not result in adverse levels of overshadowing or being deemed to be overbearing. Additionally, as previously discussed, the window to the west elevation of the east barn would be obscure glazed to safeguard their amenity in terms of overlooking.

With regards to the west barn, the form of the building is to remain as existing. It is noted that there are three windows along the western elevation which currently face neighbouring residential property 'Millmead'. These windows are existing openings across this elevation of the building and are currently glazed with obscure glazing and feature wooden slat detailing. Internally, the windows are to serve the sitting room, bedroom 1 and the bathroom. The windows are purely for allowing light to enter the rooms and would remain to be obscure glazed. Owing to the existing relationship between this elevation and neighbouring property 'Millmead' it is considered pertinent to condition that these windows remain obscure glazed in perpetuity in order to safeguard residential amenity, details of the method of opening would also form part of the condition.

There is also a similar scenario where an existing opening to the north elevation of the west barn faces neighbouring residential 11 West Street. 11 West Street is situated on the opposite side of West Street. With the separation of 11 metres across a public highway it is considered this would not lead to loss of privacy. It is, therefore, considered unreasonable to condition this opening to be obscure glazed.

Additionally, to the south elevation of the west barn, the modern blockwork and timber cladding are to be removed and replaced with glazed sliding shutters. This elevation overlooks the applicant's private amenity space, beyond which is neighbouring residential property 'Heatherset Barn'. Owing to a lack of openings to the north elevation of Heatherset Barn, as well as existing vegetation and the boundary wall, it is considered the re-use of the west barn would not impinge on occupier's residential amenity. To the south-west of Heatherset Barn, within the neighbouring dwelling's residential curtilage, is an upper terrace area. This area is some 35 metres from West Barn and sits at an elevated position. It is considered, owing to this degree of separation and the changes in ground levels, that the proposed re-use of the building would not adversely impact on the privacy currently enjoyed by this area.

Given the above, it is considered the proposed re-use of the building would not compromise the existing relationship shared between the barn and neighbouring residential properties.

Addressing the proposed gallery/exhibition use which would be at ground floor of the east barn, it is considered that the use would be compatible with surrounding land uses and, given the nature of the use, would not be significantly loud or disruptive. Following correspondence between the case officer and the agent it is understood the space would be used by both occupants of the holiday-let unit and open to the public; the latter being on an irregular basis. Having regard to the largely residential character of the area, hours of opening to the public are to be secured by means of a condition to ensure the use can be managed appropriately. Equally, having had regard to the Parish Council's comments, concern was raised over the presence of the Air Source Heat Pumps. It has been stated that these are to be located away from neighbouring residential properties which is supported. Despite no information having been provided stating their exact location, it is considered the pumps can be sited within the site of an acceptable distance from neighbouring residential properties to not impinge on their amenity; details of their exact locations are to be conditioned in order to safeguard the amenity of occupiers of nearby residential properties.

Additionally, despite the modest vertical extension to the east barn, it is considered the proposed uses could be accommodated within the curtilage of Stickland Farmhouse and would not be considered to be overdevelopment of the site.

#### **15.4 Access and parking**

Both the east and west barn would be served by existing accesses. The east barn would be served by an existing access to the east of the farmhouse, this access also serves the main dwelling. The west barn would be served by an existing access to the west of the dwelling. With regards to the holiday-let uses it is considered there is sufficient parking availability on site as shown by site plan PL-1276-103A.

Concerning the proposed gallery use, owing to the modest size of the exhibition area it is considered that this use would not generate large volumes of traffic and that the existing infrastructure is capable of catering for an increase without compromising road safety. Additionally, the Highway Officer has considered the nature of the proposal and raised no objection. This is subject to a condition regarding the turning and parking area construction.

#### **15.5 Listed building**

Both barns sit within the setting of the listed farmhouse Stickland Farm which was listed on 14th July 1955. At the time of listing the outbuildings were in an agricultural use with the east barn serving as a milking parlour and the west barn housing agricultural machinery.

Within the planning statement it is argued that the outbuildings are not curtilage listed owing to their historic and existing relationship with the listed farmhouse being situated outside of the main dwelling's immediate curtilage. However, the Conservation Officer comments that the buildings are curtilage listed and therefore requests that a linked Listed Building Consent application is submitted for the proposed development. The applicant is therefore informed that a Listed Building Consent application may be required for the proposed development by means of an informative.

Nonetheless, in terms of the proposal's impact on the heritage asset, it is considered that following amendments made to the external appearance of both buildings the proposal is considered to preserve the character and setting of the listed building. Whilst it is noted in their initial comments that the conservation officer would want to see the proposed solar panels removed from the east barn, it is considered that owing to their discrete location on the rear roofslope of the building they would not be detrimental to the significance of the heritage asset. The works to the listed buildings and the impact on their setting is considered to be neutral. The proposed development would secure the long-term preservation of both buildings whilst aiming to also reduce the site's carbon footprint. Through securing both building's optimum viable use and the employment of renewable technologies, it is considered that this weighs in favour of the application.

Other neighbouring listed buildings include Heatherset Barn to the south of the application site. Following revisions made to the external appearance of the east barn, it is considered the proposed development would not have an impact on this heritage asset's significance.

The proposed development would, therefore, bring two heritage assets back into a viable use which would secure their long term preservation whilst not harming the significance of the character, appearance or setting of nearby listed buildings. This conclusion has been reached having regard to: (1) section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that requires special regard to be paid to the desirability of preserving or enhancing the setting of Listed Buildings; and (2) Local Plan policy.

## **15.6 Conservation Area**

The buildings contribute positively to the appearance of the Winterborne Stickland Conservation Area owing to their traditional design and use of local materials. Owing to the amendments made to the scale of the east barn, as well as the discrete location of the solar panels, it is considered the proposed development would not compromise the existing relationship shared between the buildings and the historic environment in which they are situated. Therefore, the proposed development would preserve the character and appearance of the Winterborne Stickland conservation area. No harm would arise and the impact on the Conservation Area would be neutral. This conclusion has been reached

having regard to: (1) section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that requires special regard to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area; and (2) Local Plan policy.

### **15.7 Protected species**

Having had regard to the submitted Negative Bat/Biodiversity Survey as prepared by KP Ecology (dated 17th January 2019) it is considered that the proposal would have no adverse impact on biodiversity interests.

### **15.8 Flood risk**

The application site lies within Flood zones 2 and 3. Having had regard to government guidance concerning flood risk and coastal change, the sequential test does not need to be applied for applications for a change of use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site). From the submitted drawings it can be seen that the floor levels are to be no lower than the existing floor levels. Equally, as noted within the accompanying Flood Risk Assessment, the floor levels of the buildings can be suitably raised with a small increase in floor levels as necessary in order to comply with Building Regulations.

The submitted Flood Risk Assessment includes a number of measures to reduce the risk of flooding which are deemed to be acceptable. Subject to the development being carried out in accordance with the measures as outlined within the FRA, as well as being tied to the dwelling Stickland Farm House, the proposed development would not increase the risk of flooding; these are to be conditioned.

Additionally, the buildings are not within an area considered to be susceptible to surface water flooding.

### **15.9 Landscape and AONB**

The application site is situated within the Dorset AONB in the Chalk Uplands Landscape Character Area. Having had regard to Policy 4 – The Natural Environment, national policy gives the highest status of protection to AONB's landscape and scenic beauty and gives great weight to their conservation. Drawing on the Dorset AONB Management Plan, the document provides a framework to guide activities that may affect the AONB. Within the document it is recognised that across the AONB and its differing landscapes the AONB retains a sense of tranquillity and remoteness that form an integral part of the character of the designated area. Therefore, any development should continue to conserve these characteristics.

One of the objections against the proposal raised by the Parish Council was the proposed development's impact on the Dorset Area of Outstanding Natural Beauty. The impact of the proposal was understood to be predominantly as a result of the increase in ridge height of the east barn. Following amendments to the proposed scheme, showing the ridge height of the east barn lowered, it is considered the proposed development would be read as part of the existing built form within Winterborne Stickland and would not appear as an isolated or discordant addition.

There is no reason to believe why the proposed development would result in excessive levels of light pollution given that the re-use would be for largely residential purposes. Furthermore, the buildings sit within a developed part of the village amongst other residential properties.

In light of the above it is considered that the proposal would not harm the character, special qualities or natural beauty of the Dorset Area of Outstanding Natural Beauty. The Dorset AONB Partnership were consulted and made no comment.

#### **15.10 Other**

Concern was raised over the removal of a thatch roof which is under separate ownership. There would be no loss of thatch roof as a result of the proposed development with the proposed works only impacting on buildings under the applicant's ownership.

#### **16.0 CONCLUSION**

- 16.1** The proposed development is considered to comply with the relevant policies of the Local Plan and sections of the National Planning Policy Framework as previously listed.
- 16.2** The proposed development would not have an adverse impact on the amenity currently enjoyed by occupiers of neighbouring residential properties
- 16.3** In terms of heritage and protected landscape considerations, it is considered the buildings have been sensitively designed to be sympathetic to the site and wider historic and natural environment. Equally, their reuse would result in a neutral impact on both the appearance and character of the Winterborne Stickland Conservation Area as it would bring buildings back into a viable use. In view of the neutral impact upon listed buildings and their setting and on the Conservation Area, the NPPF indicates that development should be permitted.

**16.4** The proposed development would not have an adverse impact on highway safety with adequate parking availability provided secured by condition.

**16.5** The holiday-let units should be tied to Stickland Farmhouse as unrestricted occupation would not normally be supported in Flood zones 2 and 3. The applicants should prepare a Flood Warning Evacuation Plan for occupants of the accommodation.

**17.0 RECOMMENDATION:**

GRANT planning permission, subject to conditions.

**CONDITIONS:**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out strictly and only in accordance with the following approved drawings and details forming the approved application;

East Barn Plans and Elevations - S-1276-01A [Received 07/01/2019]

West Barn Plans and Elevations - S-1276-02A [Received 07/01/2019]

Site Parking Plan - PL-1276-101C [Received 10/07/2019]

West Barn Plans and Elevations - PL-1276-102B [Received 03/06/2019]

East Barn Plans and Elevations - PL-1276-103A [Received 03/06/2019]

Reason: For the avoidance of doubt and to clarify the permission.

3. The accommodation hereby approved shall be used solely for holiday letting or for the provision of D1 exhibition purposes and shall not be used for the purpose of providing permanent residential accommodation. A register of occupancy shall be kept and shall be made available to the Local Planning Authority following a written request at 14 days notice. At the end of the ninth year following approval details of the occupancy for that year to comply with this condition shall be submitted to the Local Planning Authority.

Reason: To ensure that the units are not used as permanent residential accommodation.

4. Before the development is occupied or utilised the turning and parking shown on Drawing Number PL-1276-103A must have been constructed. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

5. The development hereby approved shall be carried out in strict accordance with the mitigation measures as outlined within the submitted Flood Risk Assessment as prepared by Stefan Pitman for and on behalf of SPASE Ltd.

Reason: To minimise the risk of flooding.

6. Prior to the first use or occupation of the accommodation hereby permitted, a Flood Warning Evacuation Plan shall be submitted to, and agreed in writing by the Local Planning Authority. The development shall accord with the provisions of the Flood Warning Evacuation Plan.

Reason: To ensure the occupants of the site are adequately prepared and protected in the event of a flood.

7. Prior to the first use of the development hereby approved, the windows in the east elevation of the East Barn building and the west elevation of the West Barn building shall be glazed with obscure glass to a minimum Pilkington privacy level of 4 or equivalent. The windows must thereafter be maintained in that condition.

Reason: To safeguard the amenity and privacy of the occupiers of neighbouring residential properties.

8. Prior to the installation of any window hereby approved, precise details of the method of opening for the windows across the west elevation of the West Barn building shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenity and privacy of the occupiers of neighbouring residential properties.

9. Prior to the application of the cladding and roof covering, samples of the materials (slate and timber cladding) to be used in the finish of the walls and roof; shall be made available on site and retained in that location thereafter for the inspection and approval of the Local Planning Authority. Any such samples shall require approval to be obtained in writing from the Local Planning Authority and the development shall thereafter accord with the approved materials.

Reason: To safeguard the character of the locality and in the interests of the appearance of the development.

10. Prior to the installation of any joinery, detailed elevation drawings (at a scale of 1:20) and detailed cross-section drawings (at a scale of 1:5) of all new shutters, windows, internal and external doors, infill glazed screens to include materials and finishes, framing profiles, glazing type and unit spacers, method of fixing glazing, depth of reveal, method of opening; and annotated elevation drawings (1:20) and cross section drawings (1:5) of all new staircases, balustrading, handrails and newel posts; joinery finishes shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved drawings.

Reason: To safeguard the significance of the heritage assets.

11. Prior to first use of the development, full details of all vents and flues, to include the location and details of materials, finish and design, shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character of the locality and setting of the listed building.

12. Prior to the installation of any internal wall treatment, precise details of all insulation, overboarding, applied surface treatments to internal walls, floors and ceilings, to include materials, finishes and locations, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter accord with the approved details.

Reason: To safeguard the character of the fabric of the heritage asset.

13. All rooflights shall be conservation style, top hung and set flush to the surface of the roof plane.

Reason: To safeguard the character of the locality.

14. Prior to the creation of any openings to the East Barn, a precise scheme for the creation of new openings to the East Barn to include a Method Statement in regards to the cob wall, dimensions, lintel details and finishes is to be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To safeguard the significance of the historic fabric.

15. All slate shall be fixed with nails not slate hooks.

Reason: To safeguard the character of the locality.

16. All new and replacement rainwater goods shall be painted cast half round metal not plastic.

Reason: To safeguard the character of the locality.

17. Prior to the first use of the development hereby approved, a precise scheme for all hard landscaping to include boundary treatments, gates, and ground surfaces, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter accord with the approved scheme.

Reason: In the interests of the appearance of the development.

18. Prior to the first use of the development hereby approved, precise details of the air source heat pump, to include its location and design, shall be submitted to the local planning authority for approval in writing. The development shall be carried out in accordance with the agreed details.

Reason: In the interests of the amenity of the area.

19. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), no fences, walls, gates or other means of enclosure permitted by Class A of Schedule 2 Part 1 of the 1995 Order shall be erected around the curtilage of any dwelling house hereby permitted in a position forward of any wall of that dwelling house which fronts onto a road, private drive, footway or open space area without the prior grant of planning permission from the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the development of the site.

**NOTE: Listed Building**

Listed Building Consent may be required for the proposed works.

**NOTE: Flood Warning Evacuation Plan**

The applicant/developer is strongly advised to ensure that a Flood Warning Evacuation Plan is prepared for the occupants of the site. The provision of such a plan may help to protect life and property during a flooding incident. For commercial properties a Flood Warning Evacuation Plan should form part of the Health and Safety at Work Register maintained by the operator of the site.

**NOTE: Flood Resilience**

In view of the potential flood risks in this locality, it is advised that the developer of this site gives consideration to the use of flood resilient construction practices and materials in the design and build phase. Choice of materials and simple design modifications can make the development more resistant to flooding in the first place, or limit the damage and reduce rehabilitation time in the event of future inundation. Detailed information on flood proofing and mitigation can be found by referring to the CLG free publication 'Improving the Flood Performance of New Buildings'.

[http://www.planningportal.gov.uk/uploads/br/flood\\_performance.pdf](http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf)