

2.2 REFERENCE NO - 21/504997/FULL		
APPLICATION PROPOSAL Erection of 2no. single storey rear extensions.		
ADDRESS Hartlip Barn Sweepstakes Farm Lower Hartlip Road Hartlip Kent ME9 7TU		
RECOMMENDATION – Grant subject to conditions.		
REASON FOR REFERRAL TO COMMITTEE Parish Council objection		
WARD Hartlip, Newington And Upchurch	PARISH/TOWN COUNCIL Hartlip	APPLICANT Mr & Mrs Ray Shepherd AGENT Jane Elizabeth Architects
DECISION DUE DATE 18/11/21	PUBLICITY EXPIRY DATE 04/11/21	

Planning History

21/503629/FULL

Change of use of land from agricultural field to three horse paddocks. Erection of stable building of two loose boxes and hay store.

Pending Consideration

20/501977/FULL

Erection of a tractor shed to accommodate tractor, mower and hay storage to facilitate upkeep of agricultural land associated with residential dwelling. (Works started)

Approved Decision Date: 31.07.2020

18/505746/FULL

Minor Material Amendment to Condition 2 of appeal decision for application 17/501327/FULL (Conversion of detached building into a three bedroom dwelling with provision of a single storey attached garage and change of use of associated land for residential garden) to allow the garage to be extended from 3m in width to 5m, and to change the approved lean-to roof to a gable end roof.

Approved Decision Date: 07.01.2019

17/501327/FULL

Conversion of detached building into a three bedroom dwelling with provision of a single storey attached garage and change of use of associated land for residential garden

Refused Decision Date: 30.06.2017

Appeal allowed Decision Date: 30.04.2018

1. DESCRIPTION OF SITE

1.1 The application property consists of a two-storey converted barn which was granted planning permission for use as a residential dwellinghouse at appeal in April 2018 under reference 17/501327/FULL. The property itself is constructed with black timber cladding and dark slate roof tiles.

1.2 The building lies within the Hartlip conservation area but outside of any built-up area boundary, within the context of a former farmyard which has been previously converted to residential use. A group of listed stables and barns lies immediately adjacent to the northeast and includes the Grade II listed Sweepstakes Farmhouse. It is important to note however that the property the subject to this application is not curtilage listed. There is a large gravel vehicle parking/ turning area to the front of the property and the land to the south and west consists of open fields.

2. PROPOSAL

2.1 This application seeks planning permission for the erection of two single storey rear extensions to the barn. The extensions would have pitched roofs with slate tiles to match the existing property, weatherboarding and slate cladding, and large glazing panels and bi-fold doors.

2.2 The extensions would each measure 4m in depth by 4m in width and would provide two garden rooms. The application is supported by a design, access & heritage statement from which I take the following points:

- The proposal would allow an additional room for when the applicants look after their grand children on a regular three day a week basis. This would allow the children to be within a safe environment with easy access to the garden during the summer months.
- This design hopes to demonstrate a sympathetic new extension that is within the parameters of the permitted development guidelines for detached householder.
- Pre-application advice for this development confirmed that this design did not harm the character and appearance of the surrounding countryside and the increase represented 15%, which is will within the additional floor increase guided area of 60%.
- Although this new scheme shows two garden room extensions; we feel this looks balanced and not as harmful than a longer rear extension.

3. PLANNING CONSTRAINTS

3.1 Conservation Area Hartlip

3.2 Environment Agency Flood Zone 2 & 3

4. POLICY AND CONSIDERATIONS

4.1 Bearing Fruits 2031: The Swale Borough Local Plan 2017 policies:

CP4 (Requiring good design), DM11 (Extensions to, and replacement of, dwellings in the rural area), DM14 (General development criteria), DM16 (Alterations and extensions), DM21 (Water, flooding and drainage), DM32 (Listed buildings), DM33 (Conservation Areas)

- 4.2 The Council's Supplementary Planning Guidance (SPG) 'Designing an Extension - A Guide for Householders', 'The Conservation of Traditional Farm Buildings', 'Conservation Areas' and 'Listed Buildings'.

5. LOCAL REPRESENTATIONS

- 5.1 No local representations have been received.

6. CONSULTATIONS

- 6.1 Hartlip Parish Council raises the following concerns:

- Developmental creep
- Other unauthorised development is taking place on the site
- Poor design
- Thought that extensions were not permitted on agricultural conversions.
- Ask to defer decision on this application until after consideration of the enforcement matters

7. BACKGROUND PAPERS AND PLANS

- 7.1 Application background papers and plans relating to 21/504997/FULL.

8. APPRAISAL

Principle of Development

- 8.1 The application property was previously a barn and was granted planning permission at appeal to be converted to a dwellinghouse. This application will result in an extension to the current habitable floorspace at the property. The main considerations in assessing this application are the impact of the extensions on the character and appearance of the conservation area, the setting of the adjacent listed building, and the impact of the extensions on the application property.

- 8.2 The site lies in the countryside where DM11 restricts extensions and alterations to dwellings to ensure they do not cause harm to the character and appearance of the surrounding countryside. A maximum 60% increase in floorspace to the original dwelling is outlined as an acceptable figure. I have calculated this proposed increase to represent roughly 15% of the floorspace of the barn and even considering the additional garage width which was approved under application 18/505746/FULL, the additional floorspace still falls well within this 60% limitation and I have no concerns in this regard.

The impact on the character of the conservation area and listed buildings

- 8.3 Hartlip Barn, together with the group of the former farmstead buildings, are within the Hartlip conservation area. The barn is located on the south eastern end of the group of traditional farm buildings at Sweepstakes Farmhouse with the Farmhouse at the other north eastern end. The significance of Hartlip Barn is its connection with the Grade II Sweepstakes Farmhouse and its incorporation within the traditional farmstead complex

associated to the farmhouse. The barn is therefore seen in the context of the other buildings within the group.

- 8.4 The barn has been converted into a two-storey, single dwellinghouse. Against one end of the barn there is a single storey extension added as part of the conversion. The conversion successfully retained some of the barn's former agricultural character such as large double openings at the front and back, and timber weatherboarding which all contribute positively to the visual interest of the building and the area. Two other bays were added at each end of its front and rear elevations.
- 8.5 It is now proposed to add two new single storey garden rooms. The extensions would be projecting on each side of the ground floor at the rear elevation of the barn. The extensions will have gable roofs and feature large glazed panels on the elevations, including on the gable ends.
- 8.6 Although the proposed extensions would be sited on the rear elevation, they would in my view detract from the simple form of the barn. Given their design and prominence, the extensions would divorce from the simple form of the barn. The extensions would result in a substantial intrusion to the rear elevation undermining its character and architectural relationship which was largely retained following the sympathetic conversion. The large glazed panels on the extensions would appear unduly dominant and incongruous in the context of the former farm building and would give the barn an appearance more suited to a traditional type of house than a barn conversion. The proposed extensions would therefore fail to respect the traditional character of the building.
- 8.7 There is no adopted appraisal for this conservation area but in my view, the conservation area derives part of its significance from the setting of Sweepstakes Farmhouse and its group of traditional farm buildings which contributes to the rural character of the conservation area and is important in supporting its historic separation both physically and in terms of character from that of the village.
- 8.8 The conservation area's setting is dominated by open countryside. The farmstead group directly bordering Mount Lane is an integral part of this setting, visible in views both within and from outside the conservation area. Whilst the extensions may not be considered particularly large, the rear elevation of the barn can be clearly seen from west of the site. The glazed gable ends of the extensions would appear dominant in views and detracting from the character of the barn. The proposal would therefore, result in a significant and harmful domestication changes to the existing rural farmstead setting and diminish the character of the original barn.
- 8.9 In my view it is clear that the changes to the character and appearance of the barn would lead to some erosion of the rural agricultural setting of the Sweepstakes Farmhouse as a heritage asset. However, due to lack of intervisibility between the proposed extensions and the listed farmhouse, I consider that the harm to the asset's setting would be limited. Consequently, I would consider the harm to be at the lower level of less than substantial.
- 8.10 The proposed extensions would, in my view, harm the character and appearance of the Hartlip conservation area and would have an adverse impact upon the setting of the conservation area which contributes to its significance. Although any harm would be less than substantial, it would be a noticeable and significant adverse impact by virtue of the

positive contribution that the site makes to the conservation area. I would advise that the above twin impacts in this respect, each on their own right, the harm should be weighed against any public benefits. This matter means that normally I would recommend refusal of this application.

- 8.11 The Council's SPG entitled "The Conservation of Traditional Farm Buildings" makes it clear that the purpose of converting a traditional building will be to adapt it with the minimum number of alterations for the purpose required. The guidance makes clear that it will not normally be considered appropriate to extend the existing building to accommodate the use, and the importance of retaining agricultural character. I consider that this guidance is still relevant when assessing potential extensions and alterations to a converted barn such as this, as the purpose of the guidance is to protect and maintain the barn's features, which are key positive characteristics of the building and provide local distinctiveness. Accordingly, a largely glazed domestic style extension would not normally be approved on a barn conversion,
- 8.12 Despite the above guidance it is important to note that the property still benefits from normal householder permitted development rights for extensions; benefits which were not removed by condition when the application property was granted planning permission for conversion at appeal.
- 8.13 The height, scale and positioning of the proposed extensions would normally amount to permitted development under Class A and, whilst the agent has incorrectly referred to being able to extend up to 8m under a larger homes scheme (which is not possible as the site is in a conservation area) a degree of weight must be given to the fact that under permitted development rear extensions of up to 4m in depth could be carried out. This could, for example, include two flat roofed UPVC conservatories in the same location as the proposed extensions.
- 8.14 This must therefore be carefully weighed against any concern that the rear extensions will detract from the original character and appearance of the traditional barn, which is precisely why permitted development rights are normally removed from converted rural buildings. However, I am mindful that under permitted development a much poorer design could be built which the Council would have no control over. The design of these extensions with pitched roofs and a symmetrical visual is on balance considered to be acceptable when taking into account the fallback position and I consider that given the positioning of the extensions to the rear, and the established boundary hedging that shields the application site, they will not be prominent in the wider conservation area.
- 8.15 I note too that there would be no further encroachment towards the listed buildings to the northeast of the site. I do not consider that the proposed changes would have any significant impact to the heritage assets over and above those associated with the conversion of the main building.

Residential Amenity

- 8.16 On residential amenity, I note that due to the location of the extensions to the rear of the property which extends away from the adjacent neighbours that there is unlikely to be any loss of amenity from the proposed extensions and as such I have no concerns in this regard.

Parking

- 8.17 The number of bedrooms at the property will not be altered as part of this application nor will the existing parking be impacted. I am therefore satisfied that there is sufficient parking contained within the site.

Other Matters

- 8.18 The comments raised by the Parish Council are noted and have been largely covered in the appraisal section above, however, the unauthorised development that they refer to is not relevant to this application and involves the conversion of agricultural land to domestic garden and the conversion of the detached tractor shed into a domestic gym, which is being discussed separately with planning officers. These are not matters that influence the ability to determine this application.

9. CONCLUSION

- 9.1 In summary, given that the extensions are contained to the rear of the property, are designed in a manner to pick to on some key design principles of the barn, and are a better alternative to extensions that could be added to the rear of the same depth under permitted development rights, the proposed single storey extensions can be considered acceptable and I recommend that planning permission is granted.

10. **RECOMMENDATION** - GRANT Subject to the following 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 on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as specified on the materials plan numbered 22.21.10.

Reason: In the interests of visual amenity.

- (3) The development hereby approved shall be carried out in accordance with the flood resilience measures as set out in the Flood Risk Assessment dated 23rd September 2021 and the proposed floor levels shall be set no lower than the existing floor levels of the property.

Reason: To reduce the risk of flooding to the proposed development.

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2021 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful

outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

In this instance:

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.
The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

