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Project: 2133 Staveley – Conversion of existing barn to annex.

Address: Staveley, Little Somerford, Wiltshire, SN15 5JW

Date: 7th August 2023

Authority: Wiltshire Council

Revision: -

1. Introduction

The applicant is applying for planning consent to convert part of an existing barn into an annex space. The new annex will be ancillary to the main house.

The site lies within the conservation area of Little Somerford.

Details of the proposals are described within the drawings that accompany this application.

2. Application Context

The Building

The existing building is part of a range of structures consisting of three adjoining barns that run along the northeastern boundary of the site. The range of barns run from north to south at an acute angle to the highway. The barn to the front of the site features Cotswold stone walls with a steep pitched roof finished in a Cotswold stone tile. The adjoining barn, which is smaller, but of similar character, forms a wing to the south which extends further with a third, open fronted barn constructed of brick with a pantile roof.

The barn featured within these proposals has undergone many changes to its external fenestration where previous alterations have blocked in openings or new have been created. These openings feature a mixture of dressed stone lintels, brick arches and timber lintels. The corners of the barn also feature stone quoins.

The group of barns sit within the grounds of Staveley, a circa 18th C stone house with rendered front façade under a stone roof. Staveley, along with its barns sits well back from the highway behind a high stone wall, separated by a large area of grassed front garden. The topography gently slopes front north to south through the site. In general, the site appears secluded from main road.

The Setting

Staveley sits centrally within the conservation area of Little Somerford on a generous plot with a long and wide garden to the rear bounded by mature and dense trees and hedgerows.

The immediate surrounding area is characterised but detached properties in generous plots with a mixture of vernacular styles both historical and modern. These are generally two-storey

with pitched roofs featuring stone, render, reconstructed stone and brick walls under slate, clay pantiles or stone roofs.

The buildings in the immediate vicinity are characterised but their unstructured positions and orientations on the site but most are set back from the edge of the main road apart from a small row of buildings opposite Staveley that hug the curve in the road at the junction.

In general, the character adjacent to Staveley is one typical of a Wiltshire village setting with attractive buildings of various traditional appearance and construction set within unstructured plots that are set back from the street in private plots. Staveley itself is a notable example of these buildings and is therefore considered an important structure within the setting of the conservation area.

Views through and into the conservation area, close to Staveley and specifically where properties are more densely clustered, are typically characterised by glimpses of building frontages and roof tops dispersed by dense and mature vegetation. Views are therefore closed off and short in distance.

*Relevant Planning Policy

Planning policies and guidance considered to be relevant to the application are:

The National Planning Policy Frame 2021 (NPPF)

Wiltshire Core Strategy 2015

- CP1
- CP2
- CP57
- CP58

Guidance

- Little Somerford Conservation Area Statement
- National Planning Policy Guidance 2014
- Historic Environment Planning Practice Guide 2010

Planning History

NA.

4. The Proposals

Key Principles

The main aim of the proposals is to provide additional accommodation in the form of an annex within an existing barn within the property's curtilage. This annex would be ancillary to the use and enjoyment of the main house.

The annex would consist of an open plan ground floor living space with two bedrooms and a shower room on the 1st floor.

The proposals have been designed, where possible, to limit the intervention into the existing fabric of the barn. The aim here is to keep external changes to a minimum to limit visual impact.

Where necessary, new structural repairs will be required alongside new floors and internal walls that will form an internal superstructure supporting the existing walls and roof and providing the necessary thermal improvements to convert the building into a habitable space.

The existing window openings will largely be retained along with the existing window frames which will be refurbished and redecorated. On the west elevation (the gable end) the door opening at 1st floor will be converted into a casement window with the head of the window raised to an existing lintel over.

Where existing window frames are retained it is the applicants intention to install secondary glazing to meet with building regulations.

The garage door on the south elevation will be replaced with a new timber glazed screen that will feature an opening casement window. The existing front door will be retained and converted to form a half glazed stable door.

The existing roof will remain as existing except for the introduction of four new conservation rooflights that will provide light and ventilation to the new internal first floor spaces.

There will also be other isolated structural improvements, namely to those of external timber lintels which are rotten and in need of new like for like replacements. Elsewhere, some of the existing walls require stitching where historical settlement has caused vertical cracks to appear in the fabric.

Externally the ground around the building will remain as existing.

The impact on the host dwelling

The conversion has been designed so that the external appearance of the building will largely remain the same as the existing. There will be a minor change in the external appearance of the building as described above however, the new elements will feature timber windows and conservation roof lights that will be entirely in keeping with the existing building and its wider surroundings.

There will be no difference in terms of scale, massing and amenity as part of these proposals.

A new window to the west gable will overlook the front garden of the Staveley and the new glazed screen that replaces the garage door will look out onto the driveway. However, as the conversion of the barn will be ancillary to the main house overlooking will not be an issue.

The impact on the neighbouring buildings and amenity

Given the nature of the proposals, and the fact that the building has no openings that overlook the neighbours it is unlikely that there will be any adverse impact on neighbouring amenity.

The impact on the conservation area, the street scene and the adjacent protected buildings

Little Somerford Conservation Area Statement identifies the significance of the area to be derived from a series of factors such as the topography, historic buildings, mature trees, with particular emphasis on the character and appearance as viewed from the street. Staveley fits within a particular character area and cluster which is characterised in the appraisal as a ‘substantial stone house with rendered façade and stone roof’. The appraisal continues; ‘Staveley stands behind high stone walls in a large garden together with a range of attractive stone outbuildings’.

The main impact of these proposals will be to the street scheme and to the main house. As the proposals do not affect the buildings footprint and amount to the addition of a few rooflights and alterations to the existing openings it is unlikely that the main house or street scene will be affected by these proposals.

Views into and through the site from both the north and south from within the Conservation Area will be unaffected by these proposals.

The listed buildings within the vicinity will be unaffected by these proposals as they are some distance away and without any direct sightlines.

Impact on landscaping

Landscaping will remain as existing as thus will be unaffected by these proposals.

5. Access, parking provisions and highways

Pedestrian and vehicular access to the property will be unaffected by these proposals. There is a large area of gravel parking to the side of the barns which more than sufficient for a large number of vehicles.

6. Consultations

As the works are largely internal and external alterations are minimal the principle of conversion is seen as the main determining factor. The applicant is therefore submitting detailed proposals for consideration under a planning application rather than pre-app.

7. Conclusions

This application is for a conversion of an existing barn that will not dominate or detract from the host dwelling and will not result in any detrimental effect on the neighbour's amenity. The creation of additional accommodation in this location and for this property would not be out of place or represent over development.

Whilst the new rooflights will be visible from The Street their appearance is unlikely to have any significant visual impact on the character of the conservation area.

As part of the proposed works the building fabric of the barn will be structurally and cosmetically improved to prolong the buildings life and thus maintain an important structure within the conservation area.

8. Appendices

Appendix A – Photographic Record of the Site as existing

Appendix A



The Barn at Staveley – View looking north at the rear of the barn



The Barn at Staveley – View looking east at the gable end of the barn



The Barn at Staveley – View looking south east at the front of the barn



The Barn at Staveley - View looking at the left side of the property over the neighbouring boundary