

PLANNING COMMITTEE – 27 JULY, 2005

Report of the Development Control Manager

MISCELLANEOUS ITEM

10/2003/018 DEMOLITION OF AGRICULTURAL BUILDING AND ERECTION OF DOMESTIC GARAGE TO BE USED IN CONNECTION WITH FORMER BARN TO BE CONVERTED TO DWELLING (POUND HOUSE), TRENTS FARM, ROYSTON ROAD, CHURCHINFORD

1.0 PURPOSE OF REPORT

- 1.1 To seek approval under the minor amendment procedure for the approved garage to be turned through ninety degrees.

2.0 PLANNING HISTORY

- 2.1 Planning permission for the demolition of the existing agricultural building and its replacement with a garage block was granted planning permission on 11th September, 2003.
- 2.2 Planning permission 10/2005/004 was granted earlier this year for a revised conversion and extension of the barn, called The Pound House.

3.0 PROPOSAL

- 3.1 The applicant has requested a minor amendment to turn the garage through ninety degrees so the ridge lines up with the proposed extension and thus create more of a courtyard area.
- 3.2 Parish Council comments that the Council is strongly opposed for reason of modifications of this nature are out of character with the site. The Council wonders how many more times the same 'barn' can be the subject of a planning application. This is yet another contradiction to your guidelines, to everything you said on your recent visit to Churchstanton and, possibly, a precursor to a further application for additional building.

4.0 ASSESSMENT

- 4.1 The rotation of the previously approved garage block through ninety degrees is not considered to adversely affect the character of the proposed barn conversion on the site. No neighbouring amenity is affected by the change and the alteration is considered an acceptable one.

5.0 RECOMMENDATION

- 5.1 That the minor amendment be APPROVED.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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