

THE GOOD DESIGN GUIDE SPD 2019

6:Converting Agricultural Buildings: Extensions:

“Extensions or additions should generally be simple, unobtrusive, and respect the plan-form of the building and group layout” and “should generally be simple, unobtrusive and respect the plan form of the building and group layout”

Key considerations include:

- **Scale:** it should be subordinate.

It is considered that the development proposal is deemed 'subordinate' given it's simplistic single story design and illustrated 3-D scale, mass, height and footprint.

It is considered that additional variation proposals (19.02.2026) further enhance the 'subordinate' criterion.

- **Siting:** it should no way impact the spatial relationship of the farmstead, and usually most appropriate for structures not already part of a clustered formal group.

The siting of the development proposal does adversely impact the relationship of the farmstead nor is it (sic) part of a clustered formal group.

- **Orientation:** many barns are orientated away from the road.

The subject building is orientated away from the road with a proposed subordinate single storey positioned and screened behind the existing two storey element and to the rear of the existing single element of the building.

- **Forms:** standard domestic add-ons, for example, such as conservatories and porches are not appropriate.

The development proposal does not incorporate domestic add-ons for porches, conservatories etc.

- **Method of Construction:** particular consideration should be given to how the extension joins the existing building. In certain contexts it might be appropriate to construct a high quality separate building and link it to the main agricultural property via a lightweight link (for example using steel and glass). This protects the historic building envelope.

Consideration has been given to a glazed link to retain the existing structure whilst providing a high quality separate building. In this instance please see additional variation proposals.(19.02.2026.)

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