TECHAPPR

CHANGE OF USE OF TRACTOR SHED TO OFFICE ANCILLARY TO MAIN DWELLING
ASH BARN, FIELDS FARM, OSBASTON

PLANNING STATEMENT

1. This application relates to a proposal to change the use of part of an existing utility building within the domestic curtilage of Ash Barn, from a tractor shed to ancillary residential use in the form of a small office. The scheme also involves enclosing the open front of the shed with glass panel doors to match the timber frame and cladding design of the remainder of the building.

2. Planning permission for a replacement utility building with a footprint of 120m² was granted in January 2007 under reference 06/01350. The approved scheme related to a three bay garage, hobbies workshop and open fronted tractor / trailer shed on the ground floor and a storage area on the upper floor. The total ground floor footprint is 120m

3. A condition, No.3, of the permission reads - *The use of the garage shall remain at all times for the purpose of parking motor vehicles and shall not be converted to additional living accommodation or commercial purposes, unless otherwise agreed in writing with the Local Planning Authority.* While this condition actually refers to the garage element only, although it is assumed it was really intended to relate to the entire building.

4. The present proposal is to install glass panel doors to enclose the 37m² open fronted tractor shed, and to use the space created as a private office for use by the applicant. This will replace the study in the main house, recently converted into a playroom.

5. An application was submitted for variation of the condition to allow the development now applied for, in June of this year, under reference 11/00508. At the last minute the Council decided that

irrespective of the clear ancillary domestic use of the rest of the building, a tractor/trailer shed was an agricultural use and so it was not appropriate to deal with the application on the basis as submitted. The application and fee was returned.

6. The new application is now submitted as a full application in the manner required by the Council. It relates to change of use and external works to the 37m² tractor shed element of the total 120m² footprint.

Planning Policy

7. This building lies within the domestic curtilage of Ash Barn, and the proposed use is entirely ancillary to the existing domestic use. In the applicants opinion it could be argued that the limited works to the building, and the subsequent use, would not require planning permission, being permitted development under the terms of the GPDO. Nonetheless, in order to deal with possible questions in the future, the applicant has made this application now.

8. For the avoidance of any doubt, the proposed office use is for the applicant only, as entirely ancillary accommodation to the main house. He anticipates a condition precluding commercial use.

Design

9. The existing building is faced with horizontal cedar boarding under a smooth blue coloured tile roof, with these materials agreed by the LPA under the discharges of the relevant condition on the original consent. Windows and doors are purpose made hardwood timber.

10. The new glazed sliding doors will be framed in oak to match existing materials on the rest of the building.

Access

11. There are no access implications associated with this proposal.