

**APPLICATION FOR THE
CONVERSION OF AN
AGRICULTURAL BUILDING TO A
SINGLE DWELLINGHOUSE AT
BLACK CHERRY FARM,
ITCHINGFIELD**

SUPPORTING STATEMENT

January 2026





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CONTENTS

1	Introduction
2	Planning Policy of Relevance
3	The Site and Proposal
4	Previous Application: Matters Accepted and Reasons for Refusal
5	Policy Assessment
6	Amenity of Occupiers
7	Ecological Considerations
8	Other Assessment Considerations
9	Summary and Conclusions

Appendices

KCC1 Justification for Residential Use

1 INTRODUCTION

The Proposal

- 1.1 This report is to accompany a planning application for conversion of an agricultural building to a single dwellinghouse, with a related curtilage.
- 1.2 The building is not derelict, and it does not require substantial reconstruction. The conversion to a single dwellinghouse can take place without significant alteration and without any extension.
- 1.3 The building is shown in the photographs below.

Photos 1 and 2: The Application Building



- 1.4 A planning application for conversion of the building was refused in 2024 for three reasons:
- 1) the development would be contrary to the hierarchical approach in the Horsham District Planning Framework 2015;
 - 2) it has not been demonstrated that occupiers would not be disturbed by activities on site;
 - 3) insufficient information has been provided regarding ecological and biodiversity interests.

- 1.5 The replacement local plan is at an advanced stage. Policy 32 sets out that the conversion of redundant agricultural buildings “**will be supported**” where all the development management criteria are satisfied, which they are in this case. Information regarding the amenity of future occupiers, and biodiversity, are also provided.

This Report

- 1.6 This report:
- (i) reviews planning policy in section 2, including the 2015 Horsham District Planning Framework, the NPPF and the emerging Local Plan;
 - (ii) sets out the proposals in section 3;
 - (iii) reviews the 2024 application and reasons for refusal in section 4;
 - (iv) undertakes a policy assessment in section 5, concluding that there is compliance with the development plan;
 - (v) provides information which shows that occupiers will not be adversely affected by local building and land uses in section 6;
 - (vi) sets out the findings of ecological surveys, and provides mitigation, in section 7;
 - (vii) provides a catch-all assessment of other considerations in section 8;
 - (viii) ending with a summary and conclusions in section 9.

2 PLANNING POLICY OF RELEVANCE

National Planning Policy Framework

- 2.1 The National Planning Policy Framework (NPPF), December 2024 (subject to minor amendments in 2025), sets out a framework within which locally-prepared plans can provide for housing and other development in a sustainable manner (paragraph 1). In the context of sustainable development, paragraph 84 notes that:

“Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- c) the development would re-use redundant or disused buildings and enhances its immediate setting”.**

Local Plan

- 2.2 The Horsham District Planning Framework (November 2015) policies 1 to 4 set out the general approach to sustainable development. Policy 1 notes that the Council will take a positive approach in favour of sustainable development contained in the NPPF. Policies 2 to 4 set out the hierarchical approach.
- 2.3 Policy 10 supports building re-use in the countryside. These must contribute to a sustainable farm business or the wider economy and **“be contained wherever possible within suitably located buildings which are appropriate for conversion”**. The policy supports a preference for business and commercial uses over residential in the first instance, but it therefore does support residential use.

Emerging Replacement Local Plan

- 2.4 Policy 32 of the Horsham District Local Plan 2023 – 2040, Regulation 19 (January 2024) is currently undergoing examination. There have been no requested alterations to draft policy 32, and therefore this policy carries some weight.
- 2.5 The explanatory text explains the concept of location. It is stated that:
- “Given that the proposals for development will be in the rural areas of the District, it is expected that development may rely on the private car to reach most services and facilities. It is therefore considered that any such proposals should be easily accessible by road. The relationship of the development with other existing built development will also need to be considered. Buildings within an existing buildings complex are, for example, less likely to have an adverse impact on the character of the surrounding landscape”.**

2.6 Policy 32 states:

“Outside defined built-up areas and secondary settlements, conversion of redundant agricultural and forestry buildings to residential use, will be supported where all of the following criteria are met:

- 1. The building is in established agricultural or forestry use and it can be demonstrated that:
 - a) the current use is no longer necessary, or**
 - b) the proposal would secure the future of an existing heritage asset or a building worth of retention.****
- 2. The building is appropriate for conversion given its existing scale, architectural merit, character and setting, including its relationship with surrounding uses.**
- 3. The existing building is not so derelict as to require substantial reconstruction, significant alteration or extension.**
- 4. The site is served by an existing metalled road or other suitable access to the local road network.**
- 5. The proposal would not result in a property with an overly domesticated or urban character, not adversely affect the character, appearance or visual amenities and the intrinsic character and beauty of the countryside of the wider area.**
- 6. It is demonstrated that the proposal will:
 - a) enhance the immediate setting through its design and appearance, landscape design and materials; and**
 - b) enhance biodiversity in and around the site”.****

3 THE SITE AND PROPOSAL

The Site and Application Building

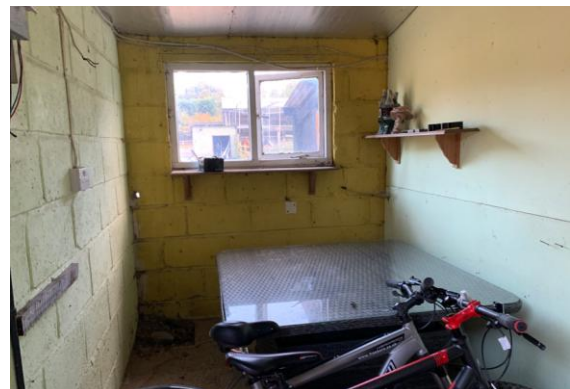
- 3.1 Black Cherry Farm extends to approximately 11ha and was purchased by the Applicant approximately nine years ago.
- 3.2 The holding contains a number of buildings. Some of these buildings have been used for equestrian uses, such as stabling or hay and straw storage, whilst others are agricultural buildings which have remained mostly unused, such as the building which is the subject of this application.
- 3.3 The building extends to 22.4 metres long and 12.5 metres wide, providing an overall gross external footprint of approximately 280m². The eaves reach approximately 2 metres and the ridge 3.4 metres high. The building can be seen in the photograph below.

Photo 3: The Application Building



- 3.4 The building is substantially built, with a breeze-block construction. The roof is supported by substantial timbers, such as shown below, and the building is of a solid construction.

Photos 4 and 5: Internal Photographs

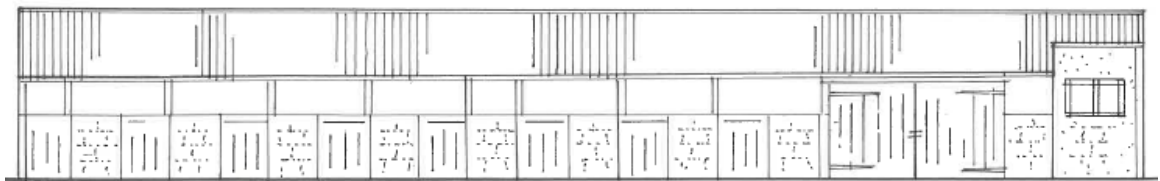


- 3.5 The building is a livestock building with its uses generally restricted by its height and the existing internal walls. As a result the Applicant has been unable to use it in association with any equestrian use on site and it has therefore remained generally little used.

The Proposal

- 3.6 The Application seeks permission for the conversion of the disused agricultural building to a single dwellinghouse with associated curtilage.
- 3.7 The proposal seeks to convert the building into a four-bedroomed, single-storey dwellinghouse. The proposal will provide enough curtilage space for up to three cars alongside a moderate garden area.
- 3.8 Planting will be carried out to provide privacy for the occupants of the dwelling and for biodiversity enhancement purposes around the site.
- 3.9 The existing and proposed elevations, and a photograph, are compared below.

Inserts 1 and 2: The East Elevation Compared



Existing



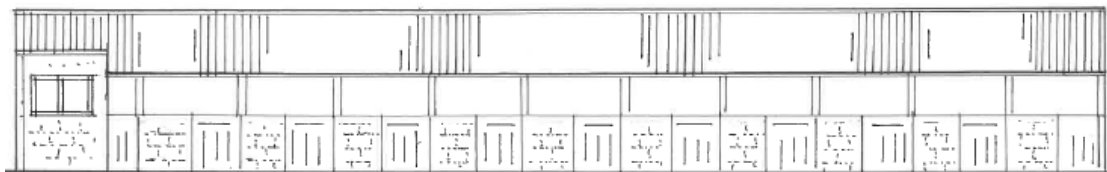
Proposed

Photo 6: East Elevation

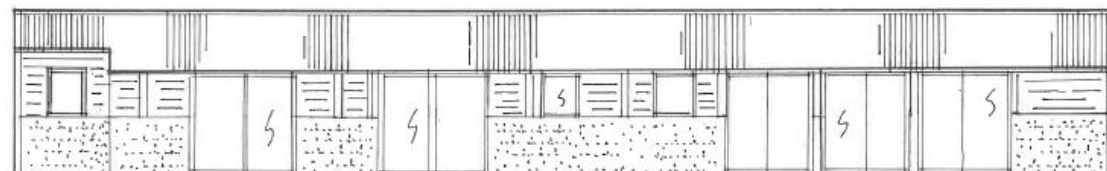


- 3.10 Works to the western elevation will be similarly limited.

Inserts 3 and 4: Western Elevation



Existing



Proposed

- 3.11 The small residential garden will be to the southwest, in the area shown below. Car parking would be on the eastern side of the building, as shown on the Block Plan. The car parking is mostly currently concrete.

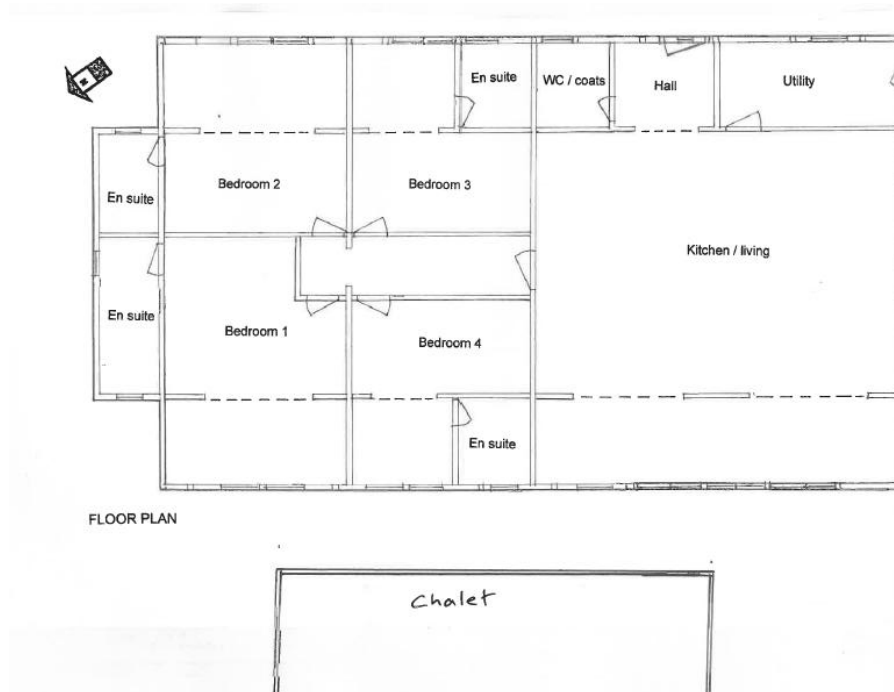
Photo 7: Area for Garden and Parking



- 3.12 No extensions or outbuildings are proposed.
- 3.13 The officer's report on an earlier application commented that the outlook from some windows on the western elevation would be affected by an outbuilding to the south. This is a residential chalet and will not create noise or odour. Whilst the view from the bedrooms would be limited, that is not uncommon in bedrooms and would not (and did not) warrant a refusal on design. As can be seen from the photographs below, there will be an adequate gap for light and ventilation, and there will be no overlooking as the chalet has no windows facing the proposed conversion.

- 3.14 This is indicated on the scan below, which shows the location of the chalet relative to the proposed conversion. Only bedroom 4 will have a limited outlook, but it will have adequate light and it is a bedroom.

Insert 5: Floorplan Relative to Chalet



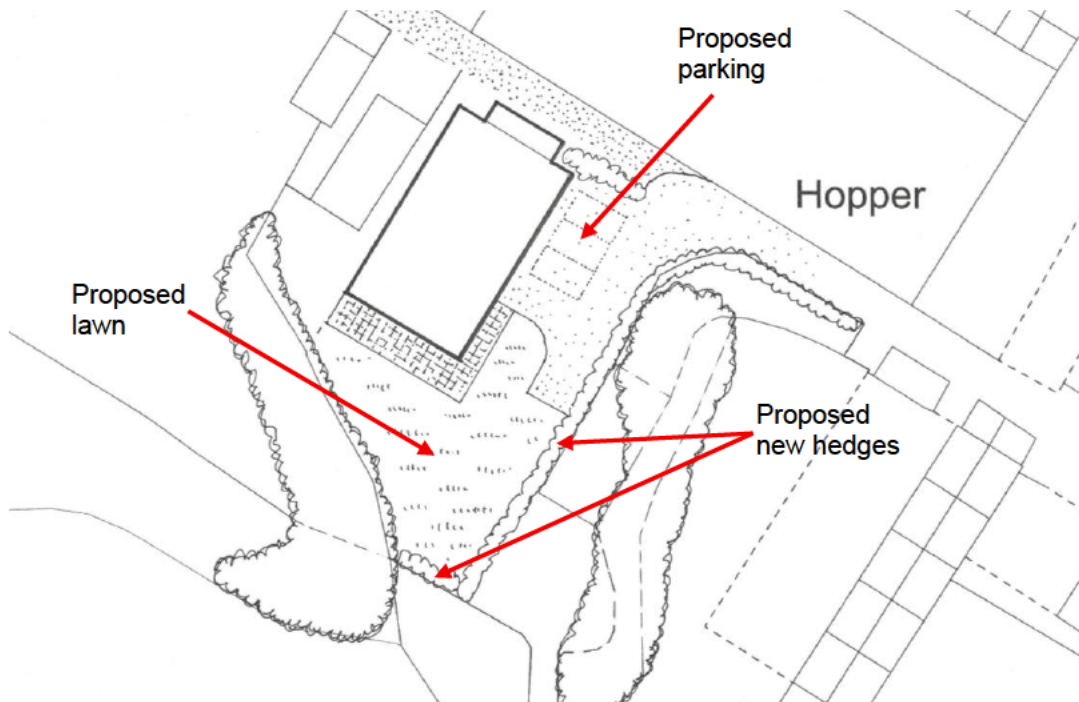
- 3.15 It is evident in the photographs below that the bedroom will be adequately light in daylight hours.

Photos 8 and 9: Building to the West





- 3.16 Therefore no changes have been made to the design of the proposed dwelling.
- 3.17 There are proposed changes to the curtilage, however. There will be no residential curtilage to the northeast, so that access to the paddocks to the northwest of the building can be retained. To increase biodiversity enhancement, hedges will be planted and the curtilage to the south extended slightly to link to the current natural boundaries, rather than to create a new fence across the middle of the yard.
- 3.18 The proposals for the curtilage are illustrated on the excerpt from the Block Plan below.
Insert 6: Annotated Excerpt from Block Plan



4 PREVIOUS APPLICATION: MATTERS ACCEPTED AND REASONS FOR REFUSAL

4.1 In application DC/24/0668, many matters were accepted by the Council.

4.2 The following matters were accepted as satisfied by the Council:

- design of the building: the officer's report noted "**minimal external alterations which would retain the character of the building**";
- curtilage: the officer's report noted the largely screened location and that "**the proposal would therefore have a largely neutral visual impact**";
- trees and landscaping: there were no objections, and ancient woodland was reasonably far away;
- neighbour amenity: "**there would be no unacceptable impact on neighbour amenity**";
- highways: it was noted that there are no apparent visibility concerns, and the LHA does not consider that there would be an unacceptable impact on highway safety;
- water neutrality: the development would not result in a significant impact on key sites;
- BNG: this could be secured by condition or agreement;
- climate change: it is accepted these matters could be dealt with by conditions.

4.3 In respect of ecology, it was stated that no information had been provided.

4.4 In respect of the potential for residents to be adversely affected by activities being undertaken on the wider site, it was stated that in the absence of information to indicate otherwise, the proposal was below the standard which the Council would reasonably expect.

4.5 The assessment led to three reasons for refusal, two of which related to the provision of details:

- (i) the development would enable a residential use within a countryside location outside of the built up area boundary of any settlement, on a site which has not been allocated for development within the Horsham District Planning Framework or an adopted Neighbourhood Plan. The development is therefore unsustainable;
- (ii) it has not been demonstrated to the satisfaction of the Local Planning Authority that future occupiers of the dwelling would not be adversely impacted upon by activities taking place on surrounding land by reason of noise, odour and general disturbance;

(iii) insufficient information submitted to establish the protection of the ecological and biodiversity interests of the site and whether suitable mitigations or enhancements are necessary or achievable.

4.6 Further information is therefore provided for Reasons for Refusal 2) and 3).

4.7 Reason for Refusal 1 relates to a matter of policy principles and is addressed in this Statement.

4.8 There were no site-specific matters relating to design, layout etc warranting amendments.

5 POLICY ASSESSMENT

- 5.1 The officer's analysis in the last application was that this was an unsustainable form of development because it did not comply with the Council's hierarchy for locating development, and the emerging Local Plan supporting conversion of rural buildings is at an early draft stage.
- 5.2 As explained in this section, the NPPF supports this type of development as "sustainable". There is accordance with the current (2015) Local Plan.
- 5.3 The replacement Local Plan is at an advanced stage and explicitly supports this type of development, subject to detailed criteria.
- 5.4 Therefore this section focuses on policy in the following order:
- (i) NPPF, as this post-dates the Horsham District Planning Framework (2015);
 - (ii) the Horsham District Planning Framework;
 - (iii) the emerging new policy.

National Planning Policy Framework

- 5.5 Paragraph 84 of the NPPF seeks to avoid the development of isolated homes in the countryside unless the development would re-use redundant or disused buildings and enhance its immediate setting.
- 5.6 **Redundant or disused.** The building proposed for conversion is currently disused for its intended purpose. It can be seen from the location of windows internally that this building was originally built for livestock. However, this use ceased before the Applicant purchased the site. There are no agricultural practices at the site and the building is not suitable for many alternative agricultural uses at the site, due to its height. Therefore, the building has remained disused.
- 5.7 **Enhance immediate setting.** There are two ways in which the immediate setting will be enhanced. First and foremost, by the building itself, which will be enhanced by the proposal which will improve the overall setting. Secondly the area around the building will be enhanced. The proposal seeks to provide a residential curtilage around the building, this will be maintained to a high standard to ensure that the immediate setting of the building is enhanced.

- 5.8 When seen from the south, for example, the building's setting is not currently attractive, and there will be a clear overall improvement once the building is converted and the yard is landscaped.

Photo 10: The Building from the South



- 5.9 The proposal complies with the NPPF. Whilst the building is within a range of former farm buildings, it is an isolated location for a dwelling, and the conversion is supported in the NPPF, which is complied with.
- 5.10 An alternative view has been taken by the Council in some local building re-use applications, when the view has been taken that if there are other buildings nearby (not just dwellings) a location may not be isolated. If applied strictly that interpretation would mean the Council only supporting residential re-use of buildings entirely on their own away from any other building, which would be a very restricted interpretation. This is, in our opinion, an isolated new dwelling proposal and NPPF paragraph 84 applies and is complied with.

Planning Framework

- 5.11 Policy 1 notes that the Council will take a positive approach to development that reflects the presumption in favour set out in the NPPF. As explained above, the development accords with the NPPF, and accordingly accords with Policy 1.
- 5.12 Policies 2 to 4 all relate to strategic development and expansion, and are not directly related to building re-use.
- 5.13 Policy 10 supports building re-use, including to residential. The development must maintain the quality and character of the area, and as analysed in section 4 the Council has confirmed that the proposal will do that. It will also be contained within a suitably-located building which is appropriate for conversion, as the officer's analysis has confirmed.

- 5.14 Policy 10 favours a commercial use over a residential use. It does not require evidence that commercial uses are not viable, but the officer's report comments that no justification has been provided. Justification is set out in **Appendix KCC1**. This provides a breakdown of the costs and returns from converting the building into either two offices, or into a storage use. Neither would provide an economic return. Alternative uses are not viable, and accordingly a residential use is in full compliance with Policy 10 of the Planning Framework.
- 5.15 Policy 26 was referred to in the Reason for Refusal. The policy is about landscape protection, as explained in the supporting text paragraph 9.18. Where development will not result in landscape harm, as is accepted here, and accords with other policies in the Local Plan, there will be no conflict with Policy 26.
- 5.16 Accordingly there is compliance with policies 1, 10 and 26.

Replacement Local Plan

- 5.17 Policy 32 of the Regulation 19 Local Plan 2023 – 2040 is under examination. It sets out what the Council considers to be sustainable development in the local context. Policy 32 the conversion of redundant agricultural buildings ... to residential use will be supported where:
- 1) the building is agricultural and the current use is no longer necessary;
 - 2) the building is appropriate for conversion by scale, character, setting etc;
 - 3) it does not need substantial reconstruction, alteration or extension;
 - 4) it is served by a metalled or other suitable access to the road network;
 - 5) it would not result in an overly domesticated character harmful to the amenities of the wider area;
 - 6) it will enhance the setting through design and appearance, and biodiversity around the site.
- 5.18 It will be noted that the buildings do not have to be isolated – the policy applies irrespective of location.
- 5.19 **Use is no longer necessary.** The existing building was previously used for livestock housing. This use ceased before the Applicant purchased the site. The majority of the former farmyard is now not in use. Due to the height of the building, it offers limited opportunity for the building to be used for agriculture. There is no agricultural use at the site for it to be used for the purposes of agriculture. Therefore, the building is no longer necessary for its original use. Criterion 1 is met.

5.20 **Appropriate for conversion.** The building is built from breeze block walls, with cladding on the upper walls. It is considered that structurally the building is capable of conversion. The scale and height of the building means that it lends itself to be a good candidate for a single storey dwelling. The numerous openings proposed suitable locations for windows and doors with minimal alterations. Therefore, it is considered that the building is appropriate for conversion. The Council raised no concerns in the previous application about suitability for conversion. Criterion 2 is met.

5.21 **Substantial reconstruction or extension.** It was accepted in the previous application that the building can be converted without substantial reconstruction or extension. Criterion 3 is met.

5.22 **Metalled road.** There is a good access road from the farmyard to the public highway serving the farmhouse and other buildings. This was accepted in the previous application. Criterion 4 is met.

Photo 11: The Access from Bashurst Hill



5.23 **Character of the building.** The officer's report recognised that the conversion would "retain the existing character of the building". Further it was recognised that "the building would not have a discernible impact on the wider landscape". Criterion 5 is therefore met.

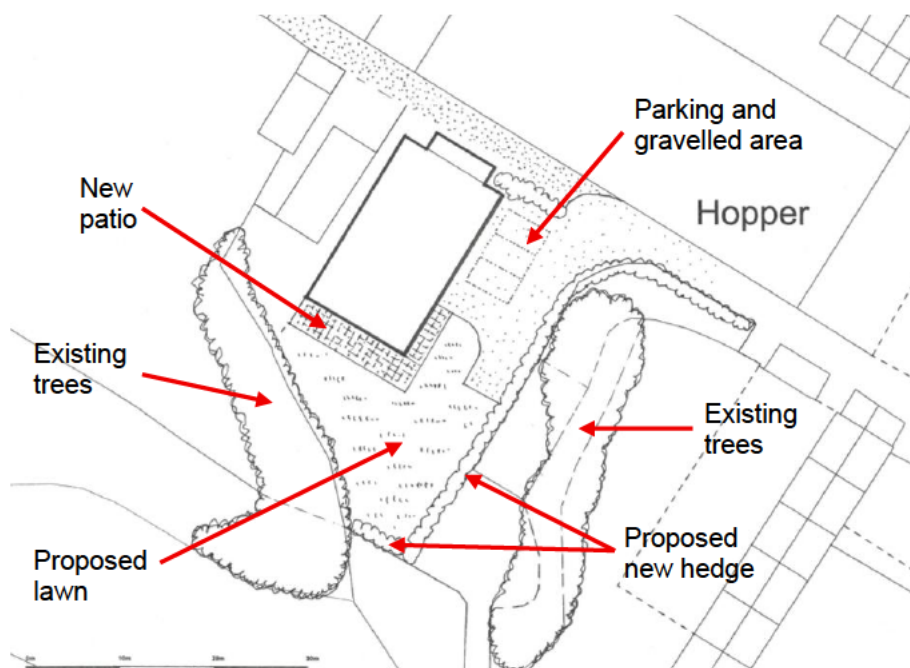
5.24 **Enhance the immediate setting and biodiversity.** This criterion relates to views very local to the building, not to the wider area (which fall under criterion 5 and are not harmed). The immediate setting, and biodiversity, will be significantly enhanced. I compare the current hard landscaping with the proposals below.

Photos 12 and 13: Existing Situation



- 5.25 The landscaping and land use is shown on the landscaping plan, an extract from which is below, annotated.

Insert 7: Landscaping and Land Use Proposals



- 5.26 Biodiversity will be enhanced and specific enhancements for protected species are also proposed, as set out in the ecological report. Criterion 6 is met.
- 5.27 Accordingly all criteria of emerging policy 32, which the Council proposes are sustainable development in accordance with the NPPF, are satisfied.

Local Decisions Taken

- 5.28 Applications that have been permitted within close proximity to the site have been taken into consideration to determine whether conversions accord with local policy. Three applications which are within close proximity where identified and assessed. These sites can be seen marked on the aerial image below.

Insert 8: Application Sites



- 5.29 **DC/21/2323.** This is an application for the conversion of a barn to form a three bedroomed dwellinghouse. The application was permitted in March 2023. When taking note of the consultation comment, highways and ecology raised no objection to the proposal. Natural England raised objection as the result of Water Neutrality. This objection was later overcome. Therefore, it is clear that conversions are considered acceptable within the area.
- 5.30 **DC/19/1958.** This application was a resubmission of DC/18/1984 which was permitted in 2018. This is an application for the conversion and erection of an extension to an existing barn. This application was refused by the Council, but later allowed at appeal under

application **APP/Z3825/W/20/3245866**. In the initial application the principle of conversion was not of concern. The only objections raised were because of the extension that was proposed as part of the application.

- 5.31 The Council refused the application due to the size and mass impact of the extension. But the refusal was not in relation to the conversion itself. However, at Appeal, the Inspector states that the extension ridge height was to be lower and the extension would be inset from the original barn. Therefore, the original form of the barn could be appreciated still, and the appeal was allowed. It is clear from this that conversions are considered acceptable in the area.
- 5.32 **DC/14/1358**. This was an application for the erection of two replacement dwellings and the conversion of stable buildings to dwelling and the conversion of a workshop building and barn to a dwelling. The application was permitted in 2015 despite recommendation for refusal in the committee report. The committee report found the proposed extensions **“would by reason of their size, scale and design not maintain or enhance the architectural character of the buildings or the rural character of their settings”**. It therefore stands to reason that if the proposed extensions of the converted buildings were smaller there would be no issue in relation to the architectural character of the buildings.
- 5.33 Another point of contention when assessing **DC/14/1358** was whether the buildings would be viewed as being isolated or not. However, when taking into account appeal decisions in the immediate vicinity to the site, **APP/Z3825/A/12/2187621**, where the inspector noted **“a range of shops and services lie about one kilometre in Barns Green”**.

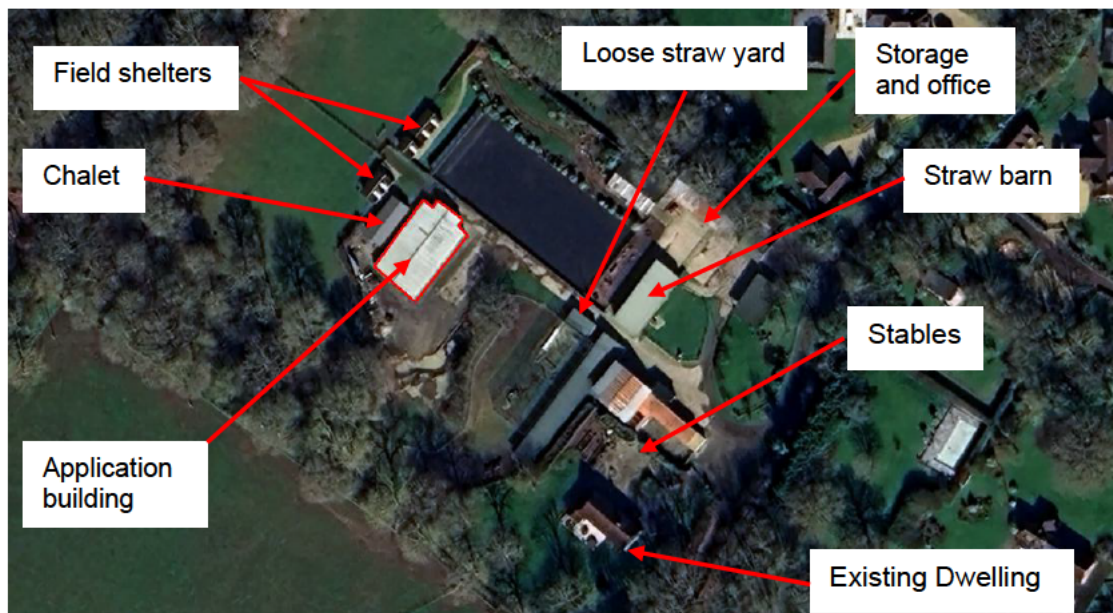
Conclusions

- 5.34 The proposals accord with:
- (i) the NPPF (2024);
 - (ii) the Planning Framework (2015);
 - (iii) the Reg 19 Local Plan (2024).

6 AMENITY OF OCCUPIERS

- 6.1 The previous refusal was partly based on a lack of information to demonstrate that occupiers of the proposed building would not be adversely affected by existing uses on the rest of the former farmyard.
- 6.2 Further information is therefore provided in this section. It will be demonstrated that there will be no adverse effects on future occupiers.
- 6.3 The former farmyard is largely unused. There are no longer any horses stabled, no intensive livestock operations, no noisy or odorous agricultural activities, no large or disturbing machinery.
- 6.4 The uses of the buildings are now described, and are identified on the aerial image below.

Insert 9: Existing Site



- 6.5 The stables (not currently being used) are located immediately north of the existing dwelling and the doors of the stables opening towards the existing dwelling. The stables are about 25m from the existing dwelling and about 60m from the application building.

Photo 14: Stable Block



- 6.6 To the immediate west of the stable block is an existing open fronted steel portal framed building, which previously had a small number of horses which are loose housed and have an area to walk around. This is an open-sided building. This is about 20m from the existing dwelling and about 32m from the application building. Horses are no longer stabled in this building.

Photo 15: Loose Straw Area



- 6.7 The separation is shown below, but as noted horses are no longer stabled in this building.

Photo 16: Use proximity to Appeal building



- 6.8 To the northwest of the application building is a chalet, and this will not result in noise impacts. Beyond that are two open-fronted field shelters.

Photo 17: Buildings to the Northwest



- 6.9 In the centre of the site is a straw barn. This clearly generates no noise or odours.

Photo 18: The Straw Barn



- 6.10 The only other buildings in the former farmyard are shown below, comprising some low level storage and an office, with an open tractor shed.

Photos 19 and 20: Other Buildings



Conclusion

- 6.11 The proposal was rejected previously due to insufficient information to demonstrate that future occupiers would not be adversely affected by noise, odours etc from other activities on the wider site.
- 6.12 The information is now expanded and it is evident that there are no uses taking place that would negatively affect future occupiers of the proposed conversion.

7 ECOLOGICAL CONSIDERATIONS

- 7.1 The previous application was refused due to the provision of insufficient information on ecology.
- 7.2 This application is accompanied by the following survey reports:
- (i) Preliminary Ecological Appraisal Preliminary Roost Assessment Report by aLyne Ecology Ltd (October 2024);
 - (ii) Bat Emergence Survey by Wychwood Environmental Ltd (August 2025).
- 7.3 The Preliminary Ecological Survey (PEA) identified that the building was a confirmed roost for bats. The building and the land around the building are considered to have negligible potential for great crested newts, common toads or reptiles, but potential for nesting birds.
- 7.4 There is negligible potential for, or evidence of, mammals.
- 7.5 The recommendations of the report are that:
- (i) a sensitive lighting plan should be adopted;
 - (ii) a CEMP should be prepared to avoid any risk of damage to priority habitats in the wider area, principally through the use of fencing;
 - (iii) works that might affect nesting birds should take place out of the nesting season;
 - (iv) a further desk emergence survey for bats should be carried out.
- 7.6 The recommended desk emergence survey for bats was completed over the summer of 2025. The report is submitted with the application. This followed three surveys of the building. Bats were identified during the surveys. Accordingly the report recommends bat roosting opportunities to be provided as part of the conversion and on nearby trees, no use of breathable membranes, and a suitable lighting scheme.
- 7.7 The report concludes in section 5.3 that:
- “These mitigation measures will ensure no negative impacts on local bat populations. Enhancement measures to ensure the proposals will provide a net benefit to bats is provided and is recommended”.**

Conclusion

- 7.8 The Council was correct to require ecological surveys. The building provides a roost for bats. Subject to mitigation, to be controlled by condition, the development can however proceed.

8 OTHER ASSESSMENT CONSIDERATIONS

8.1 For completeness, this section considers:

- (i) structural integrity;
- (ii) design;
- (iii) landscape;
- (iv) flooding;
- (v) highways.

8.2 None of these were raised as reasons for refusal.

Structural

8.3 The application building is a combination of breeze block walls with some wooden cladding on the upper walls of the building. The building is in good condition and it is considered that it is capable of conversion. The building can be seen in the below images.

Photos 21 – 24: The Application building



8.4 This application seeks permission for a single storey extension. Therefore, no additional weight will be required to be added onto the existing structure.

- 8.5 Based on the above, we consider that the building is of suitable structure and capable of conversion.

Design

- 8.6 The proposed design seeks to utilise existing openings and features to their full potential, whilst still retaining the 'agricultural' feel of the building. Internally the dwelling will benefit from four bedrooms, all of which will have en-suites. There will be a main living room/kitchen, and a separate utility room. The existing openings will be utilised to offer specific rooms large windows.
- 8.7 Externally, the building will be two tone. Retaining the breeze block walls, with the upper walls clad in wood. An example of what this can look like, can be seen in the image below.

Insert 10: Example of a two tone exterior



- 8.8 The design will remain in keeping with the site as a whole and using the wood cladding, will ensure that the proposed dwelling is of a similar design and picks up on the key design feature to that of Black Cherry Farmhouse, which has been fully clad and can be seen in the image below.

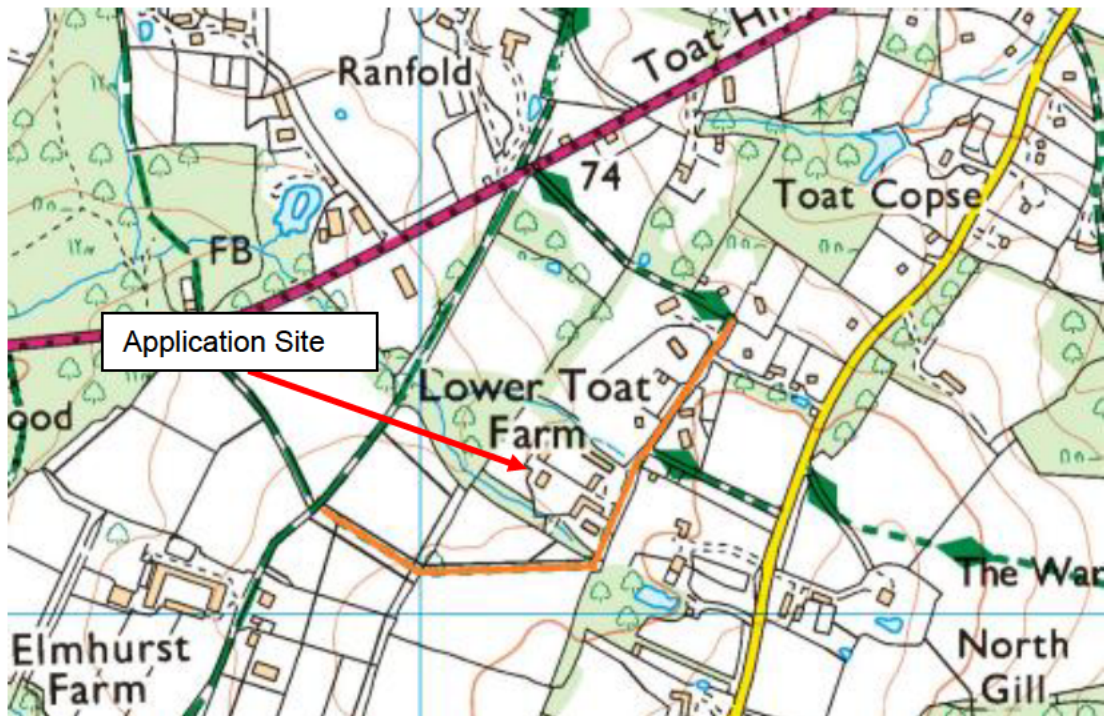
Photo 25: Black Cherry Farmhouse



Landscape

- 8.9 There are no public footpaths that run across or are in direct proximity to the application building. However, there are paths outside the boundary of Black Cherry Farm. These footpaths can be seen highlighted in orange on the OS Map below.

Insert 11: OS Map

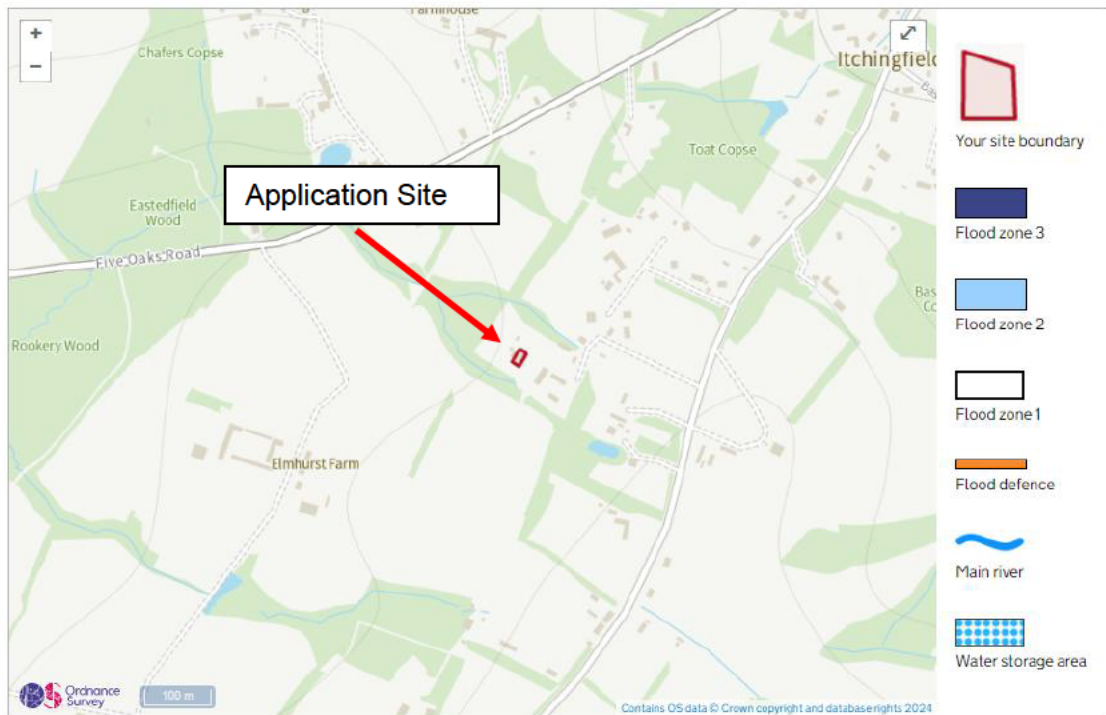


- 8.10 None of these paths will be adversely affected.

Flooding

- 8.11 The site is located within Flood Zone one. This means that it is at minimal risk from flooding. This is shown on the insert from the flood map below.

Insert 12: Flood Map



Highways

- 8.12 The access drive to the former farmyard was shown in the photograph in section 5, and is sealed between Bashurst Road and the proposed development.
- 8.13 Visibility on exit, from 2.4m back and 1.05m high, is excellent, as shown below.

Photo 26: View to the North (Left) on Exit



Photo 27: View to the South (Right) on Exit



8.14 There was no highway objection to the last application.

9 SUMMARY AND CONCLUSIONS

- 9.1 A previous application was refused for three reasons. One related to policy, two related to insufficient details.
- 9.2 Further details regarding the uses of other buildings within the former farmyard are set out in this report. There are no noisy, odorous or otherwise disturbing activities which would affect the amenity of residents of the building when converted. That reason is therefore overcome by the provision of data.
- 9.3 Detailed ecological and, following on from that, bat surveys have been completed. Bat mitigation will be included, to be controlled by condition, and enhancements are included in the landscaping plan. That reason is overcome.
- 9.4 There were no site-specific concerns in respect of:
- structure suitability;
 - design and appearance;
 - landscape locally or in the wider area;
 - flooding;
 - traffic and access.
- 9.5 The previous application was refused for non-conformity with the Council's hierarchical approach to locating new development. The Council is at an advanced stage with an emerging policy that has, in common with the NPPF, identified that it is sustainable development to re-use existing buildings. Emerging policy 32 supports building re-use to residential, subject to meeting certain criteria. All those criteria are met with this proposal.
- 9.6 There is, in any event, compliance with existing policy in the NPPF (2024) and Planning Framework (2015).
- 9.7 Accordingly planning consent should be granted, as the development accords with the development plan.

APPENDIX KCC1
Justification for Residential Use

Potential Office Use

The building could be divided to form 2 offices with a total floor space of 140sqm each. The building's floor space measures 280sqm.

The estimated cost of conversion for a barn is on average [REDACTED]
[REDACTED] The overall project cost for conversion to office units is as follows (source: Checkatrade, barn conversion costs September 2023):

- Planning consent and building regulations [REDACTED]
- Access, groundworks [REDACTED]
- Conversion costs [REDACTED]
- Fitting out and office furnishings [REDACTED]
- Contingency 20% [REDACTED]
- Total allowance ([REDACTED])

Returns on 70% occupancy (i.e. excluding sui generis space) would be about:

- [REDACTED]
- [REDACTED]
- 70% occupancy multiplier
- Total income [REDACTED]
- Agency costs ([REDACTED])
- Maintenance, cleaning, service [REDACTED]
- Net income before interest [REDACTED]

The interest and return on capital on a [REDACTED] per month or [REDACTED]

This is not a viable option to pursue.

Potential Storage use

The building could be used for storage. This would involve making the building watertight and secure.

The estimate cost of conversion is [REDACTED] The overall cost for conversion to storage units is estimated as follows:

- Planning consent and building Regulations [REDACTED]
- Access and Groundworks [REDACTED]
- Conversion costs [REDACTED]
- Fitting out [REDACTED]
- Contingency (20%) [REDACTED]
- Total [REDACTED]

Returns on 70% occupancy (i.e. excluding sui generis space) would be about:

- Rental income [REDACTED] [REDACTED] [REDACTED]
- [REDACTED]
- 70% occupancy multiplier
- Total income [REDACTED]
- Agency costs [REDACTED]
- Maintenance, service, security [REDACTED]
- Net income before interest [REDACTED]

The interest and return on capital on a 15-year loan at [REDACTED] interest would be [REDACTED] per month or [REDACTED] per annum.

This is not a viable option.



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