

# Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 01/06/2023

Planning Department  
The Vale Council  
Docks Office  
Barry

Dear Sir,

RE: Retain the use of the redundant building for holiday accommodation and retain a front porch and rear extension.

The Big Mews, Hilton Farm Colwinston, Cowbridge, CF71 7NJ

Please find attached a planning application in respect of the above proposal.

I also in close the following

1. Application forms
2. Fee £480
3. Plans as Follows

2358-AL(SP)01	Location Plan
2358-AL(SP)02	Block Plan
2358-AL(EF)01	Elevations
	Floor Plan

PHONE

MOB PHONE

EMAIL

## **Application**

This application seeks permission to retain the use of the redundant building for holiday accommodation and retain a front porch and small rear extension.

The development within the attached building the Little Mews will be the subject of a further application.

## **Background**

Work began the conversion of the building in April 2010 but little progress was made until 2019. In 2019 work commenced in earnest and the barn was finished by August 2021.

## **Planning History**

1989/00990/FUL- Change of use of stone barns to holiday accommodation. Approved.

2002/01121/FUL - Conversion of barn to dwelling. Withdrawn.

2005/00968/FUL - Conversion of barn of dwelling. Refused

2006/01474/FUL-Conversion of barn building to tourist accommodation. Approved

## **Policy**

### **National Policy**

Planning Policy Wales *PPW* (Edition 11 Feb 21)<sup>1</sup>

TAN 12 Design<sup>2</sup>

### **LDP Policy**

The development plan for the area is The Vale of Glamorgan Local Development Plan 2011- 2026 (LDP) which was adopted in June 2017.

The Vale of Glamorgan Local Development Plan 2011- 2026<sup>3</sup>

SP1 (Delivering the Strategy)

SP10 (Built and Natural Environment)

MD1 (Location of New Development)- criteria 1

MD2 (Design of New Development) - criteria 1 and 2

MD11 (Conversion and Renovation of Rural Buildings) - criteria 2

MD12 (Dwellings in the Countryside)

### **Supplementary Planning Guidance (SPG)**

The Conversion and Renovation of Rural Buildings SPG (2018)<sup>4</sup> including

---

<sup>1</sup> [https://www.gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11\\_0.pdf](https://www.gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11_0.pdf)

<sup>2</sup> <https://gov.wales/sites/default/files/publications/2018-09/tan12-design.pdf>

<sup>3</sup> [https://www.valeofglamorgan.gov.uk/en/living/planning\\_and\\_building\\_control/Planning/planning\\_policy/Planning-Policy.aspx](https://www.valeofglamorgan.gov.uk/en/living/planning_and_building_control/Planning/planning_policy/Planning-Policy.aspx)

sections 9.2 & 9.3.

Policies MD1, MD2, MD11, MD12 and The Conversion and Renovation of Rural Buildings SPG are applicable in the determination of this application

Policies MD1 and MD2 deal with the general effect of a proposal on the countryside (MD1(1)) and the quality of the design (MD2(1&2)).

### **Appraisal**

MD11 deals with the conversion and renovation of existing rural buildings. It accepts that development is acceptable subject to four criteria.

Policy MD11(2), MD12 and The Council's SPG *Conversion and Renovation of Rural Buildings April 2018* support the proposal. They state:

*MD11(2) "Reuse can be achieved without substantial reconstruction, extension or alteration that unacceptably affects the appearance and rural character of the building or its setting"*

SPG Paragraphs 9.3.1-9.3.4 states:

*"minor additions may be acceptable where this is designed with sensitivity for the existing building and does not conflict with other planning requirements"*

---

<sup>4</sup> <https://www.valeofglamorgan.gov.uk/Documents/Living/Planning/Policy/Conversion-and-Renovation-of-Rural-Buildings-SPG-2018.pdf>

*"where an extension is deemed acceptable it should be subordinate in scale to the existing building and respectful in its design detailing to the parent building"*

MD12 states:

*"Extensions to dwellings in the countryside will be permitted if the dwelling as extended*

*1.is not disproportionate in size to the original dwelling,*

*2.would not unacceptably affect the character of the existing dwelling and its contribution to rural character; and*

*3.would have no materially greater impact on the landscape."*

The application seeks consent to retain the existing extension and use as holiday accommodation together with two extensions

Policy MD 11 and The Council's SPG *Conversion and Renovation of Rural Buildings April 2018* support the proposal and as such it is considered that the proposal is in principle acceptable.

The proposal also seeks consent to retain a small single-storey sunroom at the rear of the premises and a porch at the front of the property.

The sunroom is constructed of glass and UPVC and has a lightweight appearance. The design and location of the sunroom dictates that it

generally unseen from the wider landscape and where limited near views are possible the original character and appearance of the barn remains clearer distinguishable.

The front porch is a small mono pitched structure and is finished in slate and white painted render. The scale of the building and its use of simple materials typically found in rural buildings is such that it appears as a modest structure that does not affect the overall character and appearance of the barn and the surrounding area

### **Parking**

Two car parking spaces are available within the site.

### **Conclusion**

It is therefore submitted that the proposal accords with PPW, TAN 12, Policies SP1, SP10, MD2, MD11 MD12 of The Vale of Glamorgan Local Development Plan 2011- 2026, The Conversion and Renovation of Rural Buildings SPG (2018).

Yours faithfully,

Robert Bowen.