**Charmydown Lodge, Access Road To Charmydown Farm, Swainswick**

**08/04769/LBA & 08/04768/FUL**

Internal and external alterations for conversion and enlargement of barns to create new dwelling and garage, and refurbishment and alteration of cottages to create new dwelling with associated soft and hard landscaping, following demolition of existing modern barns, stables and double storey lean-to.

# *OBJECT*

This application has been considered by the Trust’s Environs of Bath and Architecture and Planning Committees. It seems that the conversion of the Barns is reasonably sensitive in its approach and detailing. In the conversion of the barns it is important that all features of historic and architectural interest are retained. Whilst the overall approach is acceptable the window proposed to be repositioned to allow the insertion of a staircase should remain in situ, therefore the position of the stairs needs some reassessment.

It is not clear whether the existing cottage structure is capable of re-use without substantial rebuilding. The Trust is of the view that the scale of the re-building and the proposed significant enlargement of the small derelict cottage on the site is inappropriate development in the greenbelt. B&NES guidelines for extensions to buildings in the Green Belt are that no more than 30% of the volume of the original dwelling should be allowed. The proposed enlargement appears to exceed 30%. It is felt that the cottages should remain subservient to the principal buildings.

The proposed extension by virtue of its size, would be an over development of the site, would have an over dominant effect on the existing buildings and would be inappropriate development in the greenbelt. The development would be contrary to advice contained within PPG2 and Local Plan Polices D2, D4, GB1 and GB2 and Extensions to Dwellings in the Greenbelt SPD 2008 and should therefore be refused.