

PRESS RELEASE

For immediate release

BUILD YOUR CASE CAREFULLY FOR BARN CONVERSIONS, LANDOWNERS ADVISED



Landowners concerned at the twin effects of a High Court ruling on permitted development and the delay on updated Government guidance on the rules affecting barn conversions should consider alternative routes to a successful outcome.

That's the advice of planning expert James Fraser, of BCM Rural Property Specialists based in Sutton Scotney, who has just successfully gained permission from planners for conversion of an open steel-framed barn into a home at Weston Corbett, just south east of Basingstoke.



“Such barns are typical of those affected by what has become known as the Hibbitt case, when the local authority, a planning inspector, and a High Court judge all ruled that the work on an open steel-framed barn in Nottinghamshire went ‘well beyond what could reasonably be described as a conversion’,” said Mr Fraser.

“The barn for which we have just gained planning permission on behalf of the owner was open and steel framed with a metal roof. We devised a scheme that retains the original structure yet allows a new home inside under the existing roof that will now become overhanging eaves offering a protected walkway all around the building.

“Some owners are put off too easily by thinking that their starting point is outside the scope of permitted development, even since the rules were revised to make changes of use easier. But it's sometimes necessary to come at things from a different angle. Basingstoke and Deane has a separate policy regarding these issues and this allowed a successful application to create a home.

“Two other redundant barns nearer the road will be demolished and the site extended at the rear to incorporate an awkward field corner into the new home's garden. This will result in an open vista along a ridge and across a valley while the home remains largely out of view.

“A structural engineer's report demonstrated that the existing structure could be reused while a study shows that opening up the site will actually aid biodiversity.





“Careful design and discussing everything with planners has resulted in consent for a desirable five bedroom home in a Conservation Area. It shows that throwing in the towel because of permitted development uncertainty is inadvisable. Luckily, Basingstoke planners are forward-thinking about such schemes – it’s not always the case that neighbouring councils will take the same view. Every landowner should examine what they have and seek the best outcome possible while we await updated guidance from the Department of Communities and Local Government.”

END

For more information, contact James Fraser, BCM LLP.
Call: +44(0)1962 763 900 Email: jfraser@bcm.co.uk

