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To:	Swithenbank, Arne; Planning (SMDC)
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Old Orchard, Castle Hill Road, Alton

The property lies in the Alton and Farley Conservation Area and adjoins the Listed Buildings associated with Town Head Farm. Whilst the heritage appraisal mentions that the garage was built 40 years ago the section nearest to the Listed farm buildings is much older and is shown as a detached barn on historic mapping.

There is no objection to the principle of converting the outbuilding, but the scheme should retain its identity as a barn and domestic outbuilding and follow the conversion guidance:

- The roadside door should still read as a door and either be designed as a stable door with fixed lower section or fully-glazed with vertical glazing bars to reflect the character of a vertically-boarded door.
- The rooflights on the east elevation (visible form the road) are unnecessary (already adequate natural light into bedroom) and should be removed to retain an unbroken roof slope.
- The garage doors should read as a pair and not be built up (and be well recessed). The lower section in the kitchen could be frosted to allow units to be located behind

Revised plans required if the development is otherwise acceptable

Suggested Conditions

- Facing materials
- Joinery details to be submitted, including the position within the opening. Windows and doors to be painted timber to an agreed colour
- Vents, ducts and cowls
- Boundaries/landscaping (if required)
- Rainwater goods to be metal, painted black and guttering supported on rise and fall brackets. Soil pipes to be internal only.
- Scheme of works to renovate the exterior of the building including details of raking out and pointing if required.
- Remove PD?

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