

From: [k](#) SMD/2024/0513 and SMD/2024/0519
To: 05 February 2025 11:49:52
Subject:
Date:

Planning comments Ref: SMD/2024/0513 and SMD/2024/0519
Ivy House Farm, Rownall

Since the SMDC website planning Portal has been inaccessible for the last two days, I would much appreciate if you could enter my objection below on to the public record of the two above variation applications?

Submission: Objection

Comments: The conversion of this grade 2 listed Moorlands farm ¿longhouse¿ with stone threshing barn was only approved on appeal by the Secretary of State after the SMDC considered it inappropriate.

It should be appreciated that the very close proximity of this former threshing barn to its immediate neighbour, Rownall Farmhouse relates to the once 'co joined' cooperative working where both farms originally shared and operated from each others outbuildings on both farms as highlighted by English Heritage.

Now once again we see evidence of preemptive alteration beyond that originally approved and considered acceptable in this rural Green Belt environment into something very much more commercial and visually intrusive.

This incremental attempt to veer from that originally approved after due consideration is merely a creeping covert attempt to secure consent for details which in all likelihood would not have been considered acceptable in the original application. The planning committee should not be persuaded and pressured to agree now to intrusive details not previously declared. This is a tactic which has become common practice in Rownall which, should not in any circumstances be accepted again!

The additional exit door to the rear, already installed, without prior planning consent shown to the extreme right on elevation A-A causes great concern to local residents and particularly the immediate neighbour at Rownall Farmhouse and represents a significant loss of amenity as this former barn is so very close and located at a much higher level immediately overlooking the frontage and main entrance of Rownall Farmhouse.

The door is plainly visible from the public highway and destroys the otherwise myth that this might still be a rural farm building as most of the windows and access doors are hidden on the northern side of this building.

The impact in terms of noise and considerable loss of privacy as rented tenants continually enter and leave this property would represent a considerable loss of amenity being in full view of the frontage of the grade 2 listed Rownall Farmhouse which faces directly beneath onto this barn.

Councillors should bear in mind this is not merely a two dwelling property, it forms part of a huge complex of 6 separate rented dwelling on this former farm site!

This invasive amendment should not be approved.

Sincerely Ian Podmore Rownall Ridge and Pamela Abell Rownall Farm House
ST9 0BT