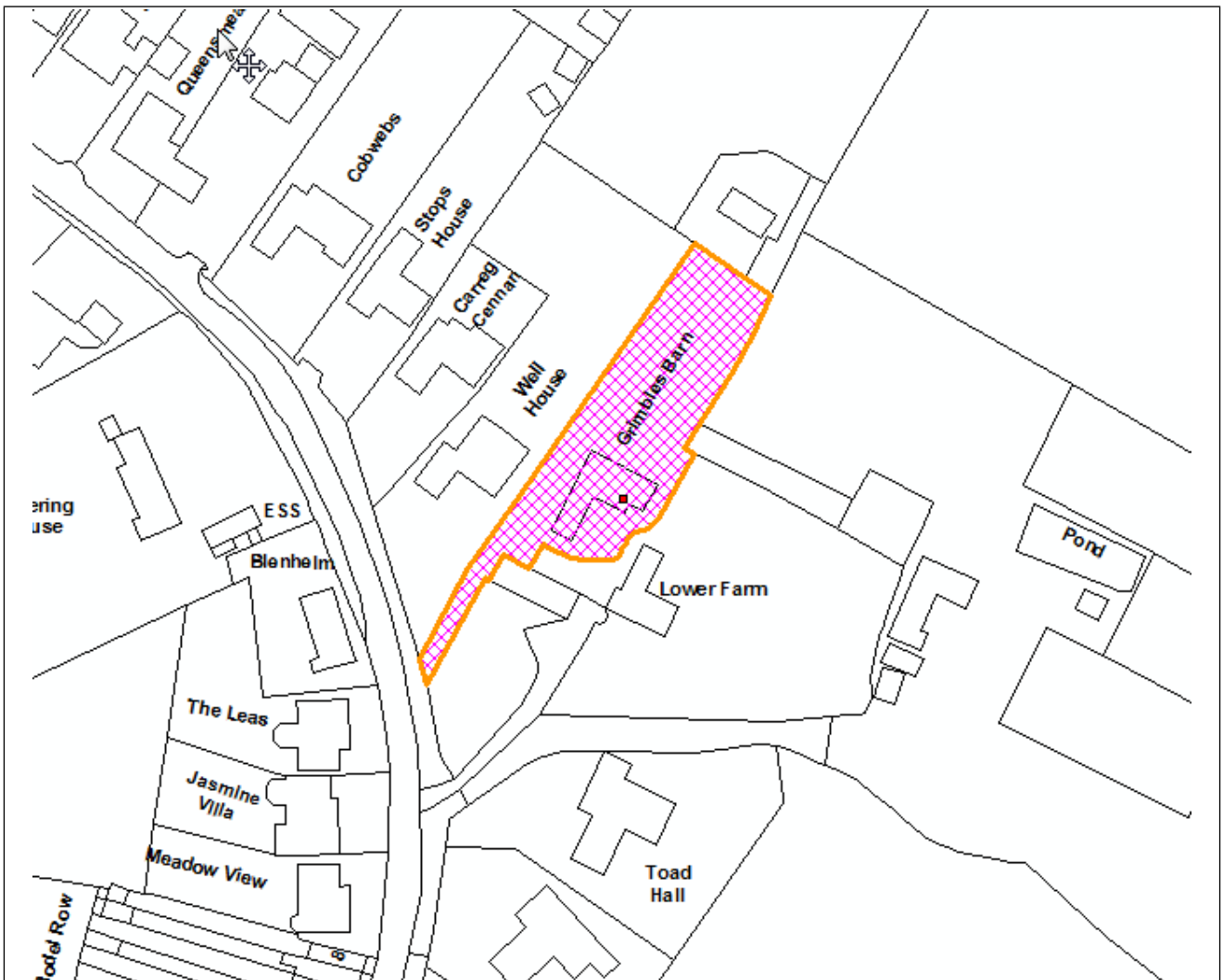


18/00869/APP



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REFERENCE NO	PARISH/WARD	DATE RECEIVED
18/00869/APP	BUCKLAND THE LOCAL MEMBER(S) FOR THIS AREA ARE: -	08/03/18
RENEWAL OF DOORS WITH NEW SLIMLINE BIFOLDS, ERECTION OF SIDE EXTENSION AND INSTALLATION OF DRIVEWAY GATES	COUNCILLOR MRS C PATERNOSTER  COUNCILLOR BILL CHAPPLE	
GRIMBLES BARN, MAIN ROAD HP22 5HZ	COUNCILLOR MIKE COLLINS	
MR & MRS DE CESARE		
STREET ATLAS PAGE NO.117		

### 1.0 The Key Issues in determining this application are:-

- a) Impact upon the character and appearance of the original listed barn conversion, its CA setting, the street scene, and the locality in general
- b) Impact upon the residential amenities of the neighbouring dwellings
- c) Impact upon trees

The recommendation is that permission be **GRANTED**, subject to conditions

### CONCLUSION AND RECOMMENDATION

The proposals have an acceptable impact in visual amenity and heritage terms and do not result in any harm to nearby residential properties. The proposal would not have an adverse impact upon the setting or structural integrity of the listed building and is therefore considered to accord with the relevant sections of the NPPF and the Planning (Listed building and conservation area) Act 1990. The extensions would comply with policies BP1, BP3 and BP14 of the Buckland Neighbourhood Plan and policies GP8, GP9, GP35 and GP53 of the Aylesbury Vale District Local Plan and with the National Planning Policy Framework.

It is therefore recommended that planning permission be **APPROVED** subject to the following conditions:-

- 1.) STC5 – Standard Time Condition
- 2.) US04 – Materials to match
- 3.) No windows other than those shown on the approved drawing No.6088-04 shall be inserted in the building hereby permitted.

- 4.) No site clearance works or development shall take place until there has been submitted to the Local Planning Authority for their approval in writing an arboricultural method statement detailing how the extension hereby permitted would be constructed without adversely impacting upon the nearby purple leaved plum tree, including details of the proposed foundations to be used for the extension. The scheme shall then only be carried out in accordance with those approved details.
- 5.) Any damage caused to the listed building as a result of the works hereby approved shall be made good to match the existing original work in respect of materials used, detailed execution and finished appearance.

Reasons:

- 1) RE03
- 2) RE11 and RE12 and to comply with policies GP9, GP35, and GP53 of the AVDLP and the guidance set out in the NPPF
- 3) RE25 and to comply with policy GP8 of the AVDLP and the guidance set out in the NPPF
- 4) RE15 and to comply with policy GP39 of the AVDLP.
- 5) RE13 and to comply with the guidance set out in the NPPF

#### INFORMATIVES

1. I01A – 4
2. I01C – 3

#### **WORKING WITH THE APPLICANT/AGENT**

##### **2.0 INTRODUCTION**

- 2.1 The application needs to be determined by Committee as the Parish Council has raised material planning objections and confirms that it will speak at the Committee meeting.
- 2.2 In response to the comments; The proposal is a resubmission of the application approved in 2012 and does not differ in terms of its design and appearance. Whilst the Buckland Neighbourhood Plan has since been adopted, the proposal is considered to accord with the relevant policies of the plan. Consultation has been carried out with the Heritage Officer and the impact on the Conservation Area and Listed Buildings has been considered to be acceptable and will not cause harm to the significance of the Heritage Assets.

### **3.0 SITE LOCATION AND DESCRIPTION**

- 3.1 This site comprises a detached 18th century, grade II listed barn which was granted planning permission and listed building consent for conversion into residential accommodation in 1986. The converted barn is 'L' shaped, having a two storey height main section with a single storey projecting wing to the south west.
- 3.2 The site is located within the built-up part of the village. To the south west of the site is a converted outbuilding. To the south east of the site is the grade II listed farmhouse, which itself has been substantially extended towards Grimble's Barn. To the west of the site is a more modern detached dwelling.

### **4.0 PROPOSAL**

- 4.1 The application seeks full planning permission for the erection of a single storey extension to the side of the dwelling. The proposed extension would measure 3m wide by 5.65m deep and would have a ridge height of 5.25m and an eaves height of 2.2m closest to Lower Farmhouse. The extension would provide a family room. It would have timber boarded sides and a tiled roof to match the existing dwelling.
- 4.2 Replacement bifold doors are proposed to the internal elevations of the 'L' shape of the dwelling, although this alteration does not require planning permission as the insertion of new windows was not restricted in the original approval for the barn conversion. The proposal also includes details of a new solid entrance gates to replace the existing gate for security purposes. The proposed gates would have a softly curved top and would be 1.5m in height rising to 1.75m high at the centre. The gates would be set back by over 4m from the edge of the public highway.
- 4.3 The application is a resubmission of the approval granted under 12/02643/APP.
- 4.4 The extensions, driveway gates and replacement doors/windows would require the benefit of listed building consent and that is the subject of a current application which is also on this Committee agenda.

### **5.0 RELEVANT PLANNING HISTORY**

12/02643/APP - Single storey side extension and new entrance gates - APPROVED

13/00017/ALB - Single storey side extension, new entrance gates and replacement of doors to south east and south west elevations - APPROVED

18/00868/ALB - Renewal of doors with new slimline bifolds, erection of side extension and installation of driveway gates – DECISION PENDING

### **6.0 PARISH COUNCIL COMMENTS**

- 6.1 Buckland PC objects to the application on the following grounds:

The plans, as submitted, are contrary to Buckland Neighbourhood Plan Policies, BP1

Conservation Area and BP3 Local Distinctiveness on space around buildings and density. And BP12 Farm Conversions.

## **7.0 CONSULTATION RESPONSES**

7.1 Heritage Officer:

7.2 In summary, the proposals are considered acceptable in heritage terms, subject to appropriate conditions.

## **8.0 REPRESENTATIONS**

8.1 None have been received on the planning application, however seven have been received on the listed building application (18/00868/ALB) which are summarised in that report.

## **9.0 EVALUATION**

*Impact upon the character and appearance of the original dwelling, its CA setting, the street scene, and the locality in general*

9.1 Since the approval in 2012, Buckland now has a made Neighbourhood Plan. The starting point for decision making is the development plan. In this case the Development Plan comprises the Buckland Neighbourhood Development Plan (BNDP) and “saved” policies of AVDLP. S38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework and the Planning Practice Guidance are both important material considerations in planning decisions. Neither change the statutory status of the Development Plan as the starting point for decision making but policies of the development plan need to be considered and applied in terms of their degree of consistency with the NPPF, PPG and other material considerations. Determination of any formal application would need to consider whether the proposal constitutes sustainable development having regard to Development Plan policy and the NPPF as a whole or specific policies in the NPPF indicate development should be restricted .

9.2 The relevant policies for consideration in the determination of this application are listed below:

9.3 Policy BP1 : Development within and adjacent to the Conservation Area states that within the Conservation Area new development will be permitted provided it preserves or enhances the Conservation Area and maintains the integrity of the street scene. The Conservation Area is characterised by ribbon development and back land development will not be encouraged. Buildings should be of no more than two storeys in height, and should be finished in materials complementing those already in use in the area. The protection of views in-to and out of the Conservation Area is most important.

- 9.4 Policy BP3: Local Distinctiveness; states that in all parts of the Parish new buildings must preserve local distinctiveness through design, use of materials, density, space around buildings, height. Buildings should not be more than two storeys high, unless special circumstances can be proved. Housing density should respect the immediate character and pattern of development.
- 9.5 Policy BP14: Heritage Assets; states that with diverse heritage assets throughout the whole parish, development proposals will be required to demonstrate that the impact of the proposals on heritage assets has been carefully considered and that negative impacts to their significance, including impacts to their settings, have been either avoided or minimised. Where the harm of any residual impacts of a proposed scheme are not justified by the public benefits that would be provided, they will not be permitted.
- 9.6 Buckland PC referenced Policy BP12 in their comments, however this relates to business traffic and is not considered relevant to this application.
- 9.7 In addition; Policy GP9 of the AVDLP states that proposals for extensions to dwellings should respect the appearance of the dwelling and its setting. Policy GP35 of the AVDLP seeks that new development proposals respect the physical characteristics of the site and its surroundings. Policy GP53 seeks to protect Conservation Areas from inappropriate development. The adopted Design Guide: Residential Extensions advises that extensions to dwellings should not overwhelm existing buildings. The Council's Design Guidance on the 'Conversion of Traditional Farm Buildings' and policy RA11 of the AVDLP advise that extensions to traditional farm buildings should not be significant.
- 9.8 Grimble Barn was converted to a dwelling in the late 1980's, following the granting of permission for the extension and alteration of the grade II listed barn. The current proposal, follows that approved under the 2012 permission, and seeks the addition of a simple single storey extension to the south east gable elevation of the converted dwelling. The proposed single storey extension would be 3m wide and 5.65m deep and would provide a family room. It would have timber boarded sides to match the existing dwelling, and the tiled roof would replicate the plane of the existing but with a reduced ridge height. The proposed extension would be lit by full height doors to the front and rear elevations to match the replacement pattern of fenestration proposed for the south east and south west elevations of the dwelling.
- 9.9 The advice contained within the Council's Design Guide relating to the conversion of traditional farm buildings is noted however, in this case, bearing in mind the scale and location of the proposed extension and the context and design of the original conversion, which is two storey conversion with a rather domestic appearance at present, it is

considered that the proposed extension would not constitute a significant extension and would be in keeping with the character and appearance of the host dwelling.

- 9.10 The proposed extension would be tucked into the far south eastern side of the building close to the existing 1.8m high boundary wall which separates Grimble's Barn from the former Farmhouse to the south east. In this location, the proposed extension would follow the linear pattern of the main part of the original barn and would not detract from its existing appearance or hinder the interpretation of the original structure. In addition the original conversion (1980's) included the insertion of a considerable number of large windows and rooflights which have given the resulting conversion a very obvious domestic appearance.
- 9.11 The proposal is also set well back from the public highway and would be screened from direct public view by a combination of its location, the existing 1.8m high boundary wall, and vegetation. In this context, it is considered that the proposed addition would not appear inappropriate or have an adverse impact upon the character and appearance of the original listed barn, or its CA setting, or the setting of the neighbouring listed Farmhouse.
- 9.12 Furthermore, the proposed entrance gates are considered appropriate within this CA location and would not be detrimental to the character and appearance of the street scene or the locality in general.
- 9.13 Overall, It is considered that the scale and design of the proposed extension and gates would be acceptable and would not appear unduly out of character with the original converted barn, or its setting. Equally, it is not considered that the proposals would be detrimental to the setting of the neighbouring listed building, and by virtue of the limited public views of the proposal, it is considered that the extension would not appear overly dominant, or harmful to the visual amenities of this part of the CA.
- 9.14 Special regard has been given to the statutory test of preserving the setting of the listed building under section 66 of the Planning (Listed Building and Conservation Areas) Act 1990, which is accepted is a higher duty. It has been concluded that the setting of the listed building would be preserved, and so the proposal accords with section 66 of the Act. In addition, no harm would be caused to the significance of the heritage asset, in NPPF terms, and as such the proposal accords with guidance contained within the NPPF.
- 9.15 Special attention has been paid to the statutory test of preserving or enhancing the character or appearance of the conservation area under section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, which is accepted is a higher duty. It has been concluded that the development would preserve the character and appearance of the conservation area, and so the proposal accords with section 72 of the Act. In addition, no harm would be caused to the significance of the heritage asset and as such the proposal accords with guidance contained within the NPPF.

9.16 It is therefore considered that the proposal would comply with policies BP1, BP3 and BP14 and GP9, GP35, and GP53 of the AVDLP, and the advice set out in the NPPF.

*Impact upon the residential amenities of the neighbouring dwellings*

9.17 Policies GP8 and GP9 of the AVDLP seeks to protect the residential amenities of neighbouring residents when assessing development proposals.

9.18 Due to the location of the proposal, which would be sited to the south east of Grimbles Barn, the proposed extension would have no impact upon the neighbouring dwelling to the north west of the site, by virtue that it would be screened by the existing dwelling.

9.19 The proposed extension would be located close to the existing boundary wall that is located between Lower Farmhouse and Grimbles Barn. However, given the single storey nature of the proposed extension with its low eaves level and a sloping roof, whilst also taking into account that the nearest south eastern corner of the proposal would be located around 6m north east of the closest rear gable end of Lower Farmhouse, it is not considered that the proposal would result in an unacceptable level of overshadowing or loss of light.

9.20 Similarly, there would be no windows within the side gable end of the proposed extension, and given that the existing 1.8m high brick boundary wall would be retained it is considered that the proposal would not result in any adverse loss of privacy or unacceptable interlooking between the properties.

9.21 The proposed new entrance gates would be located such that they would have no adverse impact upon the residential amenities of any nearby dwelling.

9.22 It is therefore considered that the proposal would comply with policies GP8 and GP9 of the AVDLP, and with the guidance set out in the NPPF.

*Impact upon trees*

9.23 In relation to trees, comments were provided on application 12/02643/APP in relation to the tree in the adjacent garden. Additional comments have been sought from the Tree Officer in relation to this current scheme as the tree affected tree remains in situ, however no response has yet been received. The original comments are considered to be remain



relevant and are repeated below. Any additional comments will be addressed prior to the meeting.

- 9.24 There is a purple leaved plum tree growing in the garden of the neighbouring property, adjacent to the location of the proposed extension, which would need to be reduced back to allow implementation of the extension if approval is given. The proposed extension is likely to be within the root protection area of this tree, therefore if the tree is to remain the applicant should consider the foundation type to be used, and an appropriate condition be imposed on any permission that may be issued, to ensure that damage does not occur to the tree during building operations.
- 9.25 The proposed entrance gates should have limited impact on the surrounding trees, sycamore and hawthorn hedge.
- 9.26 The proposal would comply with policy GP39 of the AVDLP.

Case Officer: David Wood

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