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App No : 18/05433/FUL App Type : FUL

Application for : Householder application for erection of two storey side extension with single storey linked extension to office & single storey extension to existing carport

At Hughenden Hall, Plomer Green Lane, Downley, Buckinghamshire, HP13 5XN

Date Received : 20/02/18 Applicant : Mr David Tom

Target date for decision: 17/04/18

## 1. Summary

- 1.1. The property is a listed converted barn and it is proposed to add a two storey extension at the southern end, to which a single storey glazed extension would be attached linking the barn to the existing detached study which is within another converted barn. It is also proposed to extend the existing cart shed by one bay.
- 1.2. The main extension would re-instate an element which was demolished at the time of the barn conversion. The light structural glazed link is modest and retains the pre-eminence of the historic fabric. The extension to the cart shed retains the historic fabric. The extension is not considered to result in harm to designated heritage assets or their setting. There would not be an adverse impact on the openness of the Green Belt and the development would not harm the Chilterns AONB. There would not be a loss of amenity to neighbouring properties. The application is therefore recommended for permission.

## 2. The Application

- 2.1. Hughenden Hall is a Grade II listed former barn, of mainly brick and flint construction under a plain clay tiled roof, which was converted to a dwelling around 20 years ago as part of the re-development of the group of agricultural buildings at Downley Farm. The farmhouse and the other converted buildings are all individually listed, with the exception of The Old Milking Parlour. The site is set within the Downley Conservation Area and is also in the Green Belt and Chilterns AONB. Hughenden Hall comprises the main barn, an attached two bay car port, which is part of a larger cartshed structure, the remainder of which is associated with The Timber Barn, and a detached study / office, which is the end two bays of a larger building the rest of which is the dwelling known as The Old Milking Parlour.
- 2.2. The application proposes a two storey extension at the southern end of the building, projecting by 6.2 metres from the existing southern elevation. This would incorporate a section of brick and flint plinth on the front and rear elevations, with the remainder of the elevations clad in horizontal weatherboarding. The existing plain clay tile roof would extend across the extension and would be half hipped.
- 2.3. A flat roofed, single storey glazed extension is proposed to the south of the two storey extension to join the currently detached office / study to the main house. This has been designed as a "light weight" glazed structure so as not to compete with the main barn and outbuilding.
- 2.4. The cartshed style car port is at the north end of the barn and was one of the buildings converted in the mid-1990s. It would be extended in a similar style at one end by one bay to provide covered parking. It is also proposed to enclose the existing western bay of the carport to form a boot room. A glazed elevation would be set back

from the north elevation and partition wall created to separate it from the carport. A new opening would be created from the existing carport into the main house.

- 2.5. In addition to the extension the scheme involves some alterations to fenestration in the west elevation, largely within existing / former openings. The plans also indicate reconfiguration of the internal layout – these are addressed through the listed building application submitted in parallel with this application.
- 2.6. The application is accompanied by:
  - a) Design and Access Statement
  - b) Structural report
  - c) Ecology Wildlife Checklist
- 2.7. An updated Design and Access Statement was submitted during the course of the application. A heritage statement accompanies the application for Listed Building Consent.

### **3. Working with the applicant/agent**

- 3.1. In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:
  - offering a pre-application advice service,
  - as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
  - by adhering to the requirements of the Planning & Sustainability Customer Charter
- 3.2. In this instance
  - the applicant/agent was updated of any issues after the initial site visit,
  - was provided with pre-application advice,
  - the application was acceptable as submitted and no further assistance was required.
  - The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

### **4. Relevant Planning History**

- 4.1. 96/05924/FUL & 96/05925/LBC - Refurbishment and conversion of Downley Farm Barns (including demolition of part of large flint barn) to create four dwellings with garage and upgrading of existing vehicular access. Permitted and implemented.
- 4.2. 97/06032/FUL – erection of shed. Permitted.
- 4.3. 18/05434/LBC - Listed Building application for erection of two storey side extension with single storey linked extension to office & single storey extension to existing carport & internal alterations. Concurrent Listed Building Consent application, pending consideration.
- 4.4. Downley Farm, The Flint Barn, The Timber Barn and The Old Milking Parlour have had applications approved for extensions / alterations / outbuilding since permission was granted for the conversion of the barns in 1996 however none is directly relevant to this application other than to note that there have been changes to other properties in the group over the years since that time.

### **5. Issues and Policy considerations**

#### **Principle and Location of Development**

ALP: GB2 (Green Belt), GB6 (Extensions to Dwellings in the Green Belt)

CSDPD: CS1 (Overarching principles - sustainable development), CS2 (Main principles for

location of development),

DSA: DM1 (Presumption in favour of sustainable development)

New Local Plan: CP1 (Sustainable Development), DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM42 (Managing Development in the Green Belt)

- 5.1. The site is located in the Green Belt just outside the main built up area of Downley village. Extensions to existing dwellings in the Green Belt are not inappropriate provided that they do not result in disproportionate additions to the original building, as set out in Policy GB2.
- 5.2. The existing dwelling, including the attached car port, has a gross floor space of just over 396 square metres, with a further 39 square metres in the detached study / office. The two storey extension would add just under 87 square metres, the link just over 28 square metres, and the car port 19 square metres, totalling 134 square metres.
- 5.3. In terms of assessing this increase under policy GB6, as set out in the supporting text to GB5, the comparison should be taken with the floor space of the original building, the original building being the building which existed in 1948. In this case, at the time the conversion was carried out a two bay two storey wing was demolished at the south end of the barn, which was similar in size to that now proposed. There were also lean-to extensions either side of the cart entrance on the east side, as can be seen in the photograph of the building prior to conversion which is included in the supporting documents and on the proposed elevation plan. The lean-to extensions are estimated to have had a floor area of about 53 square metres, slightly more than the proposed car port extension and single storey link which together add just over 47 square metres.
- 5.4. On this basis the proposed scheme would not increase the gross floor space of the building over that of the original building as existed in 1948. As such the proposal complies with Policy GB6. If a comparison is made between existing and proposed floor space the increase amounts to just under 34% (excluding the study / office from the calculations), although it does slightly exceed the maximum 120 square metres for larger dwellings. However in this instance the increase is not considered to be disproportionate to the existing dwelling.
- 5.5. The building is Grade II listed but this does not preclude extensions or alterations, provided they have due regard to the impact on heritage assets – this is considered in more detail below.
- 5.6. As noted in some of the representations it appears that the post and rail fence adjacent to the car port has been realigned since the conversion was originally undertaken. The proposed cart shed extension would be in this area. Whilst encroachments into the countryside are normally resisted where they would have an adverse impact on the character of the area, in this instance a very small area of land is involved and the fence now aligns with the garden boundary fence on the east side of the main barn. As such this element would not cause demonstrable harm to the openness of the Green Belt or the character of the area.

### **Transport matters and parking**

ALP: T2 (On – site parking and servicing), T5 and T6 (Cycling),

CSDPD: CS20 (Transport and Infrastructure), CS21 (Contribution of development to community infrastructure)

DSA: DM2 (Transport requirements of development sites)

New Local Plan: CP7 (Delivering the infrastructure to support growth), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

- 5.7. The site is located in Residential Zone B as set out in the Buckinghamshire Countywide Parking Guidance. A dwelling of this size is required to provide 3 on-site parking spaces. The carport would provide two spaces with further spaces on the driveway in front of them and the development therefore provides adequate on-site

parking. The depth of the car ports exceeds 6 metres therefore retaining sheltered cycle parking.

### **Raising the quality of place making and design / Impact on the AONB**

ALP: G3 (General design policy), G7 (Development in relation to topography), G8 (Detailed Design Guidance and Local Amenity), G26 (Designing for safer communities), L1 (The Chilterns Area of Outstanding Natural Beauty)

CSDPD: CS17 (Environmental Assets), CS19 (Raising the quality of place shaping and design)

New Local Plan: CP8 (Sense of place), DM30 (Chilterns Area of Outstanding Natural Beauty), DM35 (Placemaking and Design Quality)

Chilterns Building Design Guide

Downley Village Design Statement

- 5.8. The proposed design of the car port continues the design of the existing building, adding an additional bay of similar proportions, appearance, and materials, and is therefore considered acceptable.
- 5.9. The proposed two storey extension has been designed to largely reflect the appearance of the bays demolished in the 1990s, using brick and flint at plinth level with weatherboarding above. The half hip to the roof balances the half hip at the north end of the building. It is therefore considered to be in keeping with the existing building and the group of buildings of which it is a part, together with its rural, AONB context.
- 5.10. The proposed link has created more comment from third parties, being a flat roofed, glazed structure, rather than a traditional pitched roof extension. The link has purposefully been designed to create a "lightweight" appearance, with minimal framing, so that it does not compete visually with the main barn or the single storey element to the west. This is therefore considered to be an acceptable design response, since the flank elevations of the joined buildings will still be partially visible above the roofline so that the courtyard form of the complex of buildings can still be clearly read.

### **Historic environment**

ALP: HE2 (Alterations and extension to listed building), HE3 (Development affecting the setting of a listed building), HE6 (Conservation areas),

CSDPD: CS17 (Environmental assets)

New Local Plan: CP8 (Sense of place), CP11 (Historic Environment), DM31 (Development Affecting the Historic Environment)

- 5.11. The existing property is a Grade II listed building, dating from the late 18<sup>th</sup> Century, and the original farm house (1819) and the other converted barns are also individually listed, with the exception of The Old Milking Parlour. The site is also located in the Downley Conservation Area. Regard must therefore be had to the potential impact of the development on the significance of these designated heritage assets.
- 5.12. As has been set out above, the converted barn now known as Hughenden Hall was at one time, prior to its conversion to a dwelling, somewhat larger than it is now, with additional two storey bays at the south end. It is not entirely clear why the demolition of that section was proposed at the time of the conversion, however its loss was considered to be balanced against other benefits from the scheme as it was proposed at that time, such as the removal of some of the lean-to additions to expose the flint work in the east elevation.
- 5.13. The extensions and alterations to the property have been the subject of pre-application discussions involving the Council's Conservation Officer and her predecessor. Neither objected to the principle of re-instating the building to something closer to its previous, pre-conversion form, and this is not considered to have an adverse impact on the historic interest of the building or its significance as a heritage

asset. The light weight link retains the predominance of the main courtyard buildings and does not harm their setting.

- 5.14. The proposed two storey extension restores the greater degree of enclosure to the barn courtyard that previously existed from the early 19<sup>th</sup> century until the time of the conversion in 1996. Although the development will inevitably change the view towards the group of buildings from public vantage points and how they are seen in the Conservation Area, change does not necessarily equate to harm. The scheme is considered to be sensitive to the historic form of the building and the group, and as such does not result in harm to the significance of the Conservation Area as a heritage asset.

### **Amenity of neighbouring properties**

ALP: G8 (Detailed design guidance and local amenity)

CSDPD: CS19 (Raising the quality of place shaping and design)

Housing intensification SPD

New Local Plan: DM35 (Placemaking and Design Quality)

- 5.15. The proposed carport extension is sited where it would not have any adverse impact on neighbouring properties in terms of loss of light, and the alterations do not give rise to any issues in terms of privacy.
- 5.16. The two storey extension continues the line of the main building and is in a position where it would not result in overshadowing or loss of light to the nearest part of the adjacent property, The Old Milking Parlour. The window openings in the west elevation, which are principally at ground floor, face onto the shared courtyard and therefore would not result in any significant loss of privacy, given that the existing building already has several windows overlooking this space which is a semi-public shared area.
- 5.17. The extension would have the main first floor windows in the south elevation, facing out over part of the garden and towards the fields beyond. There are existing windows in the south elevation and by moving the end elevation further south the proposal reduces potential overlooking to the shared courtyard. The glazed link and windows in the east elevation do not give rise to any overlooking as they face the surrounding fields. Nor does the link have any implications in terms of loss of light.
- 5.18. It is therefore concluded that the proposed extensions would not harm the amenities of neighbouring dwellings in terms of privacy, loss of light or enclosure.

### **Weighing and balancing of issues – overall assessment**

- 5.19. This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 5.20. In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
- a) Provision of the development plan insofar as they are material
  - b) Any local finance considerations, so far as they are material to the application (in this case, CIL)
  - c) Any other material considerations
- 5.21. As set out above it is considered that the proposed development would accord with the development plan policies.

### **Other matters**

5.22. Concerns have been expressed by neighbours about potential noise and disturbance from construction work. Any development is likely to generate some construction noise and this in itself is not a reason to refuse an application. There are remedies to deal with noise nuisance under separate environmental protection legislation and it is not therefore usual to place conditions on planning permissions regarding construction noise or hours for this reason, since it duplicates control under other legislation. The applicant has confirmed in writing that they are aware of these concerns and that their intention is to address these as far as is reasonably possible.

### **Recommendation: Application Permitted**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers THH 695-PL20 Rev C, THH 695-PL21 Rev C, THH 695-PL22 Rev B, THH 695-PL01 Rev A, TS17-138R, TS17-138R, TS17-138R, TS17-138R, TS17-138T, TS17-138T and TS17-138T unless the Local Planning Authority otherwise first agrees in writing.  
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.
- 3 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the materials and finishes for the development, including 225mm weatherboarding, shall be submitted to and approved in writing by the Local Planning Authority before any work to the external finish of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.  
Reason: To secure a satisfactory external appearance.
- 4 Unless otherwise agreed in writing by the Local Planning Authority, the flint work shall be constructed in the following manner:
  - a) The flint work shall be laid on site, not constructed of pre-made blocks
  - b) The flints shall be laid in a lime mortar mix with slightly recessed pointing, the joints brushed, rubbed or bagged prior to hardening off to avoid a smooth finish
  - c) The flints shall be random coursed and tightly packed to avoid excessive mortar proportionsReason: In the interests of reinforcing the local character of the Area of Outstanding Natural Beauty through the use of traditional building techniques.
- 5 Construction work shall be carried out in accordance with the Method Statement (para 1.1) and the Structural Report submitted with the application unless otherwise first agreed in writing by the Local Planning Authority.  
Reason: To ensure that the work is carried out in a manner sympathetic to the existing listed buildings character and construction.
- 6 No development above foundation level shall take place before details and finishes of the proposed joinery and frameless glazing have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not proceed other than in accordance with the approved details.  
Reason: To ensure that the joinery and glazing details are appropriate in relation to the historic character and interest of the building.

INFORMATIVE(S)

1 In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
- by adhering to the requirements of the Planning & Sustainability Customer Charter.

In this instance the application was acceptable as submitted and no further assistance was required. The application was referred to the Local Member to consider whether the application should be determined by the Planning Committee.

2 Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over adjoining property.

3 The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health Section of the Environment Service on 01494 421737 at the Council Offices.