



Report to Wycombe Area Planning Committee

Application Number:	20/06436/FUL
Proposal:	Householder application for conversion of existing garage to residential annexe ancillary to the main dwelling, roof alterations to garage including replacement roof and insertion of 3 x conservation roof lights and associated external alterations
Applicant:	Mr & Mrs A Wallas
Case Officer:	Miss Shama Hafiz
Ward(s) affected:	Chiltern Villages
Parish-Town Council:	Hambleden Parish Council
Date valid application received:	16th June 2020
Statutory determination date:	11th August 2020
Recommendation	Permit

1 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Permission is sought for the conversion of an existing garage to residential annexe, ancillary to the main dwelling. The proposal will include roof alterations to the garage building consisting of a replacement roof, insertion of 3 x conservation roof lights and associated external alterations.
- 1.2 This application is before Committee as the local Member, Councillor Whitehead raises concerns given the public interest.
- 1.3 Recommendation – approval.

2 Description of Proposed Development

- 2.1 This application seeks permission for the conversion of an existing garage to residential annexe, ancillary to the main dwelling. The proposal will include roof alterations to the garage building consisting of a replacement roof, insertion of 3 x conservation roof lights and associated external alterations.
- 2.2 The application relates to a building associated with the former village school, an Arts and Crafts building constructed by the second Viscount Hambleden. The property is built to a very high quality in terms of detailing and materials, comprising red brick with decorative banding and timber detailing, stone mullions and ornate chimneys with clay tile roof. Following the closure of the school, consent was granted for the building's conversion to a single dwelling in 1994. The Old Village School is located in an elevated position to the west of the main village and forms part of an important group of buildings with the Schoolmaster's House and the former

museum off Skirmett Road. The buildings are set apart from main core of the village and this slightly detached position together with common architectural detail adds to their cohesiveness as a group.

- 2.3 The detached garage building dates from the 1970s.
- 2.4 The application site is located within the Hambleden Conservation Area, Chilterns Area of Outstanding Natural Beauty, the open countryside outside of the Green Belt and like many of the properties within this area is covered by the National Trust's Greenlands Estate covenant.
- 2.5 The application is accompanied by:
 - a) Ecology and Trees Checklist
- 2.6 No amendments were requested for this application.

3 Relevant Planning History

90/06951/CAC – Demolition of unlisted buildings in a conservation area – Permitted

91/06058/FUL – Conversion into two self-contained dwelling units – Permitted

94/06286/FUL – Conversion of school building to a single dwellinghouse and erection of double garage – Permitted

4 Policy Considerations and Evaluation

Principle and Location of Development

Adopted Wycombe District Local Plan (August 2019): DM20 (Matters to be determined in accordance with the NPPF), DM30 (Chilterns Area of Outstanding Natural Beauty), DM31 (Development Affecting the Historic Environment), DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM35 (Placemaking and Design Quality), DM36 (Extensions and Alterations to Existing Dwellings), DM44 (Development in the Countryside Outside of the Green Belt)

- 4.1 The application site is situated within the Hambleden Conservation Area, Chilterns Area of Outstanding Natural Beauty and the open countryside outside of the Green Belt.
- 4.2 There is no objection to the principle of conversion of existing garage building in this case to facilitate an ancillary annexe in connection with the residential use of the existing dwelling. This is providing that the development achieves a high quality in detail of the design, respects the character and appearance of the existing property, be sympathetic in scale and ancillary in function to the existing dwelling, respects the character and appearance of the surrounding area and preserves the amenity of neighbouring properties.

Transport matters and parking

Adopted Wycombe District Local Plan (August 2019): DM33 (Managing Carbon Emissions, Transport and Energy Generation), DSA: DM2 (Transport requirements of development sites) Buckinghamshire County Parking Guidance

- 4.3 The application property is situated in residential parking zone C – Hambleden Valley, as identified in the Countywide Parking Guidance.
- 4.4 In line with the Countywide Parking Guidance, parking spaces are determined on the number of habitable rooms. On the basis that the use would continue to be ancillary, then it is considered that the front parking area would be sufficient to serve the future

needs of the overall household.

- 4.5 It is noteworthy that any potential damage to the shared private drive and repair thereof is a civil matter that would be covered by separate legislation.

Raising the quality of place making and design

Adopted Wycombe District Local Plan (August 2019): DM20 (Matters to be determined in accordance with the NPPF), DM30 (Chilterns Area of Outstanding Natural Beauty), DM31 (Development Affecting the Historic Environment), DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM35 (Placemaking and Design Quality), DM36 (Extensions and Alterations to Existing Dwellings), DM44 (Development in the Countryside Outside of the Green Belt)

Householder Planning and Design Guidance SPD (January 2020)

- 4.6 This application follows pre application planning advice for the same scheme whereby Planning and Conservation Officers concluded that the development may be acceptable in principle, subject to the scheme being satisfactorily designed as recommended in the advice and the specific details being in accordance with relevant Adopted Local Plan Policies.
- 4.7 Developments of this nature are not uncommon in rural locations such as this. It is noteworthy that approval was granted for a similar scheme, also a conversion of outbuilding with roof alterations to an ancillary residential use at the directly adjoining property at the Old School Masters House in the early 1990s.
- 4.8 The proposed scheme for the conversion of existing garage to form as ancillary residential annexe to the main dwelling, with roof alterations to the garage building including replacement roof and insertion of 3 x conservation roof lights and associated external alterations has been reviewed in detail by planning and conservation officers.
- 4.9 Indeed, the Conservation Officer has no objections and considers the proposals acceptable in Conservation Area impact terms subject to the use of conservation type roof lights and timber joinery. This is considered to be an appropriate approach and could be secured by condition. With particular regard to the size and nature of the conservation roof lights, the Conservation Officer has advised that these are considered to be of the least overbearing in terms of their appearance and form and therefore are deemed satisfactory for the building and their resultant impact upon the sensitive character and appearance of the surrounding location.
- 4.10 The principle of a garage conversion in this case to facilitate an ancillary annexe in connection with the residential use of the dwellinghouse is considered to be acceptable. The design and materials for the development are considered to be sympathetic of the rural setting of the former village school building and surrounding character of the countryside and Chilterns AONB location.
- 4.11 In order to protect the existing character of this sensitive location, it is considered that the proposed garage conversion/ancillary annexe should not be severed from the main residential use of the site. Therefore a planning condition should be imposed which prevents the severance of the new annexe from the existing planning unit.

Amenity of existing and future residents

Adopted Wycombe District Local Plan (August 2019): DM36 (Extensions and Alterations to Existing Dwellings) and Householder Planning and Design Guidance SPD (January 2020)

- 4.12 The immediate neighbours to the application site are the Old Schoolmasters House and School Cottage.
- 4.13 Whilst the existing garage building is located close to the intervening boundary with the nearest adjoining neighbour at School Cottage, this property is set at an angle some 10 metres from this point.
- 4.14 Moreover, the 3 x conservation roof lights are to be inserted in the north side facing elevation which would be towards the existing dwellinghouse itself. The proposed east side facing elevation nearest to School Cottage does not contain any openings or windows.
- 4.15 Therefore no additional overlooking will occur to that which already exists, and the privacy of adjoining properties will not be adversely affected. In addition there would be no undue loss of light towards any immediate neighbouring property.

Other matters

- 4.16 This proposal is for a householder development. The proposed development works are applied for the creation of a residential annexe to be used ancillary to the use of the dwellinghouse, as per the application description. The resultant building would remain ancillary to the dwellinghouse and therefore not a stand-alone, separate residential unit nor is there any mention of a business use being applied for as part of the planning application.
- 4.17 The National Trust were consulted on the application, however no comments were received from this authority.
- 4.18 In this case, it should be noted and as has been the case with previous applications, the restrictive nature of the Greenlands covenant does not withhold the Local Planning Authority from granting consent rather the applicant is required to notify the National Trust of the proposed works in order to seek separate approval from this authority. This matter can be dealt with by way of an informative.

5 Weighing and balancing of issues / Overall Assessment

- 5.1 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.
- 5.2 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 (such as CIL if applicable), and,
 - c. Any other material considerations

5.3 As set out above it is considered that the proposed development would accord with the development plan policies.

5.4 Local Planning Authorities, when making decisions of a strategic nature, must have due regard, through the Equalities Act, to reducing the inequalities which may result from socio-economic disadvantage. In this instance, it is not considered that this proposal would disadvantage any sector of society to a harmful extent.

6 Working with the applicant / agent

6.1 In accordance with paragraph 38 of the NPPF (2019) the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.

6.2 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.

6.3 In this instance, the applicant:

- was provided with pre-application advice,
- the application was acceptable as submitted and no further assistance was required.

7 Recommendation: Approval. Subject to the following conditions and informatives:

Conditions:

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 1715; 1715. 0/2; SK001; SK002; SK003; SK004; 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. The materials to be used for the external surfaces, including walls, roofs, doors and windows shall be of the same colour, type and texture as those detailed within the application including the use of conservation roof lights and timber joinery, unless the Local Planning Authority otherwise first agrees in writing.
Reason: To secure a satisfactory external appearance.
4. The residential annexe building hereby permitted shall only be used in connection with and ancillary to the occupation of the existing dwelling at The Old Village School, Skirmett Road, Hambleden and shall not at any time be severed or occupied as a separate independent unit.
Reason: To prevent the undesirable establishment of a separate independent unit not in accordance with the policies for the area.

Informatives:

1. In accordance with paragraph 38 of the NPPF (2019) the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.
The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application. In this instance, the applicant was provided with pre-application advice and the application was acceptable as submitted and no further assistance was required.
2. The applicant's attention is drawn to the following: it is advised that the applicant consults with The National Trust before commencing works in relation to the proposed development in case separate consent is indeed required from this authority.