



Report to West Area Planning Committee

Application Number:	21/05264/FUL
Proposal:	Householder application for construction of single storey rear extension
Site Location:	The Dairy Grove Farm Grove Lane Great Kimble Buckinghamshire HP17 9TR
Applicant:	Mr Stephen Davies
Case Officer:	Matthew Jackson
Ward(s) affected:	Ridgeway East
Parish-Town Council:	Gt & Little Kimble Cum Marsh P Council
Date valid application received:	30th January 2021
Statutory determination date:	27th March 2021
Recommendation	Application Refused

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Full planning permission is sought for the erection of a single storey rear extension.
- 1.2 The application is recommended for refusal.
- 1.3 The application dwelling is a barn conversion and is the northern most dwelling within a cluster of 4 converted farm buildings, all of which are constructed from brickwork, timber cladding and clay roof tiles. Grove Farm is located in the Open Countryside.
- 1.4 By virtue of its design and siting the proposed extension fails to respect the character and appearance of the dwelling. Its contemporary design erodes the fabric of the historic farm court yard buildings which would result in contrived and a disjointed footprint for the Dairy. Furthermore, combined with the existing extension it would result in a disproportionate increase in the size of the original barn.
- 1.5 The applicant is the husband of a Buckinghamshire Council Employee, so the application is referred to committee for consideration.

2.0 Description of Proposed Development

2.1 The extension is described as a summer room and is proposed to be attached to the existing rear gable to the right. It is proposed to be constructed with a low brick plinth with 3 quarter height glazing above. The roof is contiguous to the existing roof from the eaves up to the bottom third but is then crowned. A large glass lantern prism is proposed above with a flat lead skirting spanning the cill between the edge of the roof and the base of the lantern.

2.2 The application is accompanied by

- a) Covering letter
- b) Ecology and trees checklist

3.0 Relevant Planning History

Reference	Development	Decision	Decision Date
03/08076/FUL	Retention and conversion of 3 no. farm buildings to form 2 no. x 3-bed detached dwelling and 1 no. x 4-bed dwelling. Demolition of remaining redundant farm buildings	PER	10 June 2004
08/05531/FUL	Demolition of existing stables, conversion and extension of the Old Dairy to provide residential dwelling; and erection of new stables and store.	PER	6 May 2008
11/07825/FUL	Householder application for demolition of existing stable block and construction of two storey extension and extension to residential garden.	PER	16 April 2012

4.0 Policy Considerations and Evaluation

Principle and Location of Development

Wycombe District Local Plan (August 2019): CP1 (Sustainable Development), CP3 (Settlement Strategy), CP4 (Delivering Homes), DM33 (Managing Carbon Emissions, Transport and Energy Generation) and DM44 (Development in the Countryside Outside of the Green Belt).

Great-and-Little-Kimble-cum-Marsh-NDP KIM 1 SETTLEMENT BOUNDARIES

4.1 Grove Farm is located in the open countryside beyond the Green Belt, where extensions to existing buildings are acceptable provided that they comply with DM36. The site is located within the Great Kimble and Smoky Row settlement boundary as defined by the now adopted Neighbourhood Plan. The proposal is therefore acceptable in principle.

Transport matters and parking

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), DM33 (Managing Carbon Emissions, Transport and Energy Generation)
DSA: DM2 (Transport requirements of development sites)

- 4.2 Policy DM33 (Managing Carbon Emissions: Transport and Energy Generation) requires development to “reduce reliance on single occupancy car trips and to increase the use of sustainable transport modes”. Sustainable transport includes high quality public transport and active transport such as walking and cycling.
- 4.3 This is an extension to an existing dwelling so it is unlikely to generate additional vehicle movements over and above those that would have previously occurred. Due to the rural location of the Dairy and its distance from local amenities, a reduction in single occupancy car trips cannot be reasonably achieved. Due to the scale of the development no renewable energy technologies conditions are required to mitigate the absence of sustainable transport forms.

Raising the quality of place making and design

Wycombe District Local Plan (August 2019): CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality) and DM36 (Extensions and Alterations to Existing Dwellings).

Great-and-Little-Kimble-cum-Marsh-NDP KIM2: DESIGN PRINCIPLES

The existing dwelling is a barn conversion, which benefits from having been previously extended. Although it is not within the Chilterns Area of Outstanding Natural Beauty the guidance on extension to vernacular buildings contain within the Chilterns Buildings Design guide is relevant for a barn conversion.

- 4.4 Chapter 5 of the Chilterns Buildings Design Guide cites as poor practice the conversion of such buildings to include alterations and extensions that radically change the appearance of the barn, and which fail to respect the form, scale or materials of the original design of the building as they damage the integrity of the structure. “If a proposal is to be successful the building's appearance should not be radically altered and any extensions should match that of the original building”. This is as true for a modern barn conversion as it is for a more historic building.
- 4.5 The Dairy has already been substantially extended with a two storey side extension. The justification at the time was that the extension replaced a large barn which was in close proximity to the building. As the materials used in the extension matched those in the barn and the proportions were similar, the proposal was not considered to have a detrimental impact upon the original barn. The barn forms part of a cluster of buildings that were originally part of the farm. This extension is located in a position that extends the building out from that cluster and into the more open surroundings out of character with the existing form and footprint.
- 4.6 By way of contrast, the proposed extension has a domestic residential design, its tall windows, crowned roof, hipped design and roof lantern are out of character with the barn style of the original and existing building. This is considered to be in conflict with the neighbourhood plan requirement that ‘Ridge heights and roof designs in any new development should be similar to adjoining properties and maintain and where practical enhance the local architecture.’
- 4.7 On rare occasions, one off innovative and contemporary designed extensions are acceptable on traditional buildings. The design guide states that exceptions are only made where the proposal is of the highest standard “and they enhance the landscape and immediate setting rather than detract from local character. They should also demonstrate the highest principles of sustainability in terms of design, use of materials and renewable energy provision for example and should have the ability to be repaired and renewed when

necessary". This proposal is not considered to be of a high enough standard to be acceptable as an exception.

- 4.8 Furthermore, being a conversion it is unlikely that this dwelling would suit or benefit from a one off design and the dwelling has already been significantly extended. Further additions seek to dilute the pattern of development and erode the fabric of the original barn.
- 4.9 The previous extension increased the size of the originally converted barn by nearly 50 percent but it did retain a rural character to the site. The cumulative effect of the previous extension and the proposed extensions result in disproportionately large additions in comparison to the size of the original barn. As a result, the proposal does not respect the character and appearance of the building and is contrary to the Chilterns Building Design Guide and the Householder Planning and Design Guide.
- 4.10 By virtue of its design, scale and appearance the proposed development, fails to respect the character and appearance of the existing building. It is therefore contrary to policies DM35 and DM36 of the adopted Local Plan.

Amenity of existing and future residents

Wycombe District Local Plan (August 2019): DM35 (Placemaking and Design Quality), DM40 (Internal space standards)
Housing intensification SPD

- 4.11 Due to it being a detached dwelling and its proximity in relation to its neighbours, the proposed extensions is not considered to result in a loss of privacy or create any overlooking concerns to neighbouring dwellings.

Environmental issues

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), DM20 (Matters to be determined in accordance with the NPPF)

- 4.12 The proposal is residential in nature so raises no environmental concerns in terms of noise, pollution, air quality or waste collection.
- 4.13 The site is in a rural location and the proposed extension has extensive glazed areas including in the roof, which is liable to lead to light pollution. This will have a detrimental impact upon the area, but is not in itself considered so detrimental as to be a reason for refusal. It does however show the lack of consideration in the overall design.

Flooding and drainage

Wycombe District Local Plan (August 2019): DM39 (Managing Flood Risk and Sustainable Drainage Systems)

- 4.14 There are no concerns that the proposal will lead to flooding as the dwelling has a large paddock to the rear where surface water drainage egress.

Landscape Issues

Wycombe District Local Plan (August 2019): CP9 (Sense of place), DM32 (Landscape character and Settlement Patterns)

- 4.15 The proposal will have no material impact on the landscape of the area. No trees or hedges are proposed to be removed and it will not be visible from long distances beyond the site as the site is flat and there are no public footpaths across the fields to the rear.

Ecology

Wycombe District Local Plan (August 2019): DM34 (Delivering Green Infrastructure and Biodiversity in Development)

DSA: DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance), DM14 (Biodiversity in development)

4.16 Policy DM34 requires all development to protect and enhance both biodiversity and green infrastructure features and networks both on and off site for the lifetime of the development.

4.17 The extension is proposed to be constructed over the existing patio and will not result a net loss in biodiversity. If the proposal were acceptable biodiversity enhancements could be dealt with via condition.

5.0 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 most of the development plan policies, except for Policies CP9 (Sense of place), DM35 (Placemaking and Design Quality) and Policy DM36 (Extensions and Alterations to Existing Dwellings), DM44 (Development in the Countryside Outside of the Green Belt) and KIM2 (Design Principles).

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.

6.0 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 is married to an employee of Buckinghamshire Council, so the application is referred to the Chair of the planning committee in conjunction with the Head of Planning and Environment and it was decided that the application should be considered by the Committee.

- 6.4 The applicant was advised that the proposal would be referred to the Chairman to be heard at Planning Committee with the recommendation for refusal as it was out of keeping with the appearance of the existing dwelling.
- 6.5 On the 15th June 2021, the Council was notified by the Planning Inspectorate that an appeal against the non-determination of this application had been received.

Recommendation: Application Refused

By virtue of its design and siting the proposed extension fails to respect the character and appearance of the existing barn conversion. The contemporary roof design with glass lantern represents an incongruous addition to the existing building out of character with the traditional barn. Furthermore, the proposal, combined with the existing extension would result in a disproportionate increase in the size of the original barn, giving a contrived and disjointed footprint for the Dairy which would further erode the historic farm courtyard setting. As a result the extension would have a detrimental impact upon the character and appearance of the existing dwelling, its rural setting and the character of the surrounding area.

The development is therefore contrary to Policies CP9 (Sense of place), DM35 (Placemaking and Design Quality) and Policy DM36 (Extensions and Alterations to Existing Dwellings), DM44 (Development in the Countryside Outside of the Green Belt), of the Wycombe District Local Plan (Adopted 2019) and KIM2 (Design Principles) of the Great-and-Little-Kimble-cum-Marsh-NDP (Adopted May 2021) advice in the Chilterns Buildings Design Guide and Householder Planning and Design Guidance.

APPENDIX A: 21/05264/FUL

Consultation Responses and Representations

Councillor Comments

None received

Parish/Town Council Comments

None received

Consultation Responses

None sought

Representations

None received

APPENDIX C: Site photos



Planning & Sustainability

Jerry Unsworth – Head of Planning & Sustainability



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APPLICATION NO: 11/07825/FUL

**TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) (England) Order,
2010**



Agent :

TW-2 Architects
The Old Registry Office
20 Amersham Hill
High Wycombe
Bucks
HP13 6NZ

Applicants Details :

Mr & Mrs Steve Davis
The Dairy
Grove Farm
Grove Lane
Great Kimble
Buckinghamshire
HP17 9TR

In pursuance of its powers under the above-mentioned Act and Orders the Wycombe District Council as Local Planning Authority hereby PERMIT:

Householder application for demolition of existing stable block and construction of two storey extension and extension to residential garden.



**AT: The Dairy
Grove Farm
Grove Lane
Great Kimble
Buckinghamshire
HP17 9TR**

In accordance with your application received on 08.12.2011 and the plans and particulars accompanying it.

It will be subject to the following condition(s):-

- 1 The development hereby permitted shall be begun before the expiration of three₁ years from the date of this permission.

PEFULZ PGLK 11/07825/FUL

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Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission is in respect of the application as amended by the plan 11333 PI01 C received on 13.02.2012.

Reason: For the sake of clarity, and to ensure a more 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 used in the existing building, unless the Local Planning Authority otherwise first agrees in writing.

Reason

To secure a satisfactory external appearance.

- 4 No further windows, doors or openings of any kind shall be inserted in the flank elevations and roof of the extension hereby permitted without the prior, written agreement of the Local Planning Authority.

Reason: To safeguard the privacy of occupiers of the adjoining properties.

- 5 Within 3 months of the date of this decision notice, the vegetable garden and associated structures to the north of the dwelling shall be removed and the land reinstated as agricultural land within the open countryside; unless the garden boundary fence and native species hedgerow hereby approved and as detailed on Drawing No: 11/0333PL01C has been erected and planted, unless otherwise agreed in writing by the Local Planning Authority. Thereafter the fence shall be retained.

Reason: To adequately define the extent of the enlarged garden area and to ensure that the proposed development does not adversely affect visual amenities of the country side.

- 6 No development shall take place before a fully detailed landscaping scheme for the proposed boundary hedge has been submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of amenity and to ensure a satisfactory standard of landscaping.

This information is only intended as a summary of the reasons for grant of permission/consent. For further detail on this decision please see the officers report which is available to view at Planning Reception during normal office hours (01494 421589).

- 2 If at any time during the course of construction of the development hereby approved, a species of animal or plant (which include bats and great crested newt) that is protected under the Conservation (Natural Habitats & c) Regulations 2010 is discovered, all construction or other site work shall cease until the situation has been assessed by a suitably qualified ecologist and a license to disturb any protected species has been granted by Natural England if required. In order to comply with the requirements of the Habitats Regulations and to protect species of conservation concern.
- 3 The hedge shown on the approved Drawing No: 11 333 PL01C shall be planted in accordance with the 'Planting a Native Hedgerow 2008' guidance note.

If you are aggrieved by this decision you may appeal to the Secretary of State. If this is a Householder application (see the description on Page 1) you must appeal within 12 weeks of the date of this Decision Notice. Otherwise for all other applications you must appeal within 6 months of the date of this Decision Notice: The necessary forms may be obtained from Customer Support Unit, The Planning Inspectorate, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. (Phone: 0117 372 6372 or view online at www.planningportal.gov.uk/pcs).

Dated: 16 April 2012



JERRY UNSWORTH
Head of Planning and Sustainability
For and on behalf of the Council

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