



Report to West Area Planning Committee

Application Number:	21/05568/FUL
Proposal:	Change of Use of Agricultural barn to residential (C3) with single storey side extension, alterations & associated parking
Site Location:	Hill View Longwick Road Longwick Buckinghamshire HP27 9RX
Applicant:	Mr & Mrs R Sutton
Case Officer:	Jenny Ion
Ward(s) affected:	The Risboroughs
Parish-Town Council:	Longwick Cum Ilmer Parish Council
Date valid application received:	3rd March 2021
Statutory determination date:	28th April 2021
Recommendation	Refusal

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Permission is sought for the extension and conversion of an existing outbuilding to form an independent 3 bedroom dwelling.
- 1.2 It has already been established that the existing structure could be converted to a two bedroom dwelling without requiring substantial reconstruction. However, this proposal includes additional extensions to create a larger dwelling. This is contrary to policies designed to protect the rural buffer between Longwick and an expanded Princes Risborough and would result in intrusion into the countryside. The extension is not necessary to facilitate the conversion. The application is therefore recommended for refusal.
- 1.3 Cllr A Turner called in the application to be considered by the planning committee for the following reasons:

"Given that the application is for a modest extension to an already permitted barn conversion, roughly on the footprint of a previous outbuilding, I wish to add my support to permission being granted."

2.0 Description of Proposed Development

- 2.1 The building is a detached timber clad outbuilding with a profile sheet roof. It is 5.3 x 12.8 metres in area and has a shallow pitched roof 4.2 metres high. It is sited to the rear of the existing house known as Hill View.
- 2.2 The proposal involves some external alterations to create new door and window openings, making use of existing openings where possible, and the installation of rooflights. It also includes the addition of an L-shaped extension on the south west side of the building, attached to the existing gable. The new wing would measure 8.7 metres wide with a span of 4 metres and a front gabled projection at the south west end projecting forward by 1.59 metres with a span of 4.26m. The new wing would include two bedrooms and two bathrooms.
- 2.3 The existing residential curtilage would be divided into two, to provide a separate garden for the new dwelling. The conversion would share the existing driveway entrance and each dwelling would have their own parking and turning areas. The site is located in Countryside Outside of the Green Belt and is in the strategic buffer between the proposed Princes Risborough expansion area and Longwick village.
- 2.4 The application is accompanied by
 - a) Structural report
 - b) Bat survey / report
 - c) Ecology and Trees Checklist

3.0 Relevant Planning History

- 3.1 WR/1780/61 – Change of use of existing premises to plumbing and heating engineer’s stores and workshop. Permitted 22/9/61.
- 3.2 W/89/6081/FF- Change of use of outbuildings from light industrial to vehicle repair and painting. Refused.
- 3.3 09/06708/FUL - Householder application for the construction of a two storey side and rear extension. Permitted
- 3.4 11/07113/FUL - Householder application for construction of two storey rear extension and verandah on south west elevation and alterations. Permitted
- 3.5 19/07362/FUL - Certificate of Lawfulness for Existing ancillary residential use of the barn at Hill View. Granted
- 3.6 20/06083/FUL - Conversion of barn from Agricultural barn to residential (C3) with alterations & associated parking. Permitted

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), PR5 (Settlement Boundary and Strategic Buffer), DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM45 (Conversion of Existing Buildings in the Green Belt and other Rural Areas)

DSA: DM1 (Presumption in favour of sustainable development)

LNP: Policy A3: Retaining Longwick Village’s Distinct Rural Identity

- 4.1 The proposed development involves the conversion of an existing building into an independent dwelling and its extension to facilitate creation of a larger dwelling than could be achieved through use of the building alone. It was originally built as commercial premises and was a plumbing and heating engineers store and workshop for many years. More recently it has been used ancillary to the existing house, and a certificate of lawfulness was granted earlier this year to confirm that its lawful use is for ancillary residential purposes.
- 4.2 The site is in the strategic buffer between Longwick and the Princes Risborough expansion area. Policies in the Neighbourhood Plan and Local Plan protect that buffer zone. PR5 requires development within the buffer to be of small scale to protect the rural character of the land between settlements. Small scale development may include extensions to building, as long as they are not detrimental to the character, role and function of the buffer area.
- 4.3 Policy A3 of the Neighbourhood Plan, which preceded the Local Plan, identified this area as a rural green gap to be maintained, for similar reasons as the designation of the buffer zone in the Local Plan.
- 4.4 The site is also countryside outside of the Green Belt, covered by Policy DM44. This allows some forms of development in such rural areas. These include extensions to existing dwellings, and conversion of buildings in accordance with Policy DM45. Policy DM45 indicates in the supporting text that building works to facilitate the conversion will normally be acceptable.
- 4.5 Permission was granted last year for the conversion of the building, un-extended, to form a two bedroom dwelling. On the basis that the building would not be enlarged and was within an existing residential curtilage the proposal was considered acceptable as there would not be an intrusion into the buffer zone or any significant impact on its rural character.
- 4.6 Reading the policies together it is clear that the site is in a rural area with a degree of protection from development, both to protect its rural character and to preserve a buffer between the existing village of Longwick and the planned for expansion of Princes Risborough. This is not a location where a new dwelling would normally be permitted, with the exception of conversions of existing buildings or other exceptions (such as essential rural workers dwellings).
- 4.7 The planning permission granted in 2020 demonstrates that a satisfactory scheme of conversion can be achieved which results in a dwelling which meets the technical standards in terms of size, and provides a good quality living environment for future occupiers. Further extension is not, therefore, necessary to achieve a satisfactory living environment.
- 4.8 The purpose of this scheme is therefore to create a larger, three bedroom unit. The existing building has a gross floorspace of just over 67 square metres, and the extension is just under 42 square metres, increasing the footprint by 62%. This is a substantial, rather than modest, addition, which is disproportionate to the original building. Furthermore, the design, with a projecting gable coming forward of the principal elevation, and an architecturally unnecessary gable to the roof to the rear, results in an addition which is not subservient to the existing building. The existing building has a frontage 12.9 metres wide, and the extension to the side would add a wing 8.7 metres wide, well over half the width of the existing building.
- 4.9 It is therefore considered that the proposed extension, due to its size, is not subservient or proportionate to the existing building, and would result in an unacceptable level of intrusion into the buffer zone and the countryside and rural landscape. As such it is not acceptable.
- 4.10 The applicant has suggested that as the extension would be on the site of a former outbuilding, that extensions are justified. The outbuilding appears to have been removed a

number of years ago (at least 5 or 6), and cannot be relied upon now to justify further building. It appears to have been a poor quality blockwork building with shallow monopitch roof. Since its removal the area has been re-landscaped to create a paved patio area with surrounding hedging and planting and grass lawn.

- 4.11 The structural report submitted with this application was submitted with the previous application. It was concluded in that instance that the building could be converted without substantial reconstruction, although some strengthening work would be necessary. The extent of this was dependant on the weight of any replacement covering.
- 4.12 The plans indicated the replacement of the sheet roof with clay tiles, which are substantially heavier. There was concern that that this would necessitate more extensive strengthening work that would amount to re-building. Discussions with the Building Control service indicated that there could be more light weight solutions than clay tiles which would place less loading on the frame, and for this reason a condition was imposed requiring details of the roof covering, which should be light weight, to be agreed.
- 4.13 The applicant has submitted an addendum to the original structural report to address this issue, but this does little more than draw attention to the comments made in the previous structural report. There is no additional evidence, such as calculations and a method statement, to demonstrate that heavier roofing materials could be supported without substantial strengthening work amounting to a new structure.

Transport matters and parking

Wycombe District Local Plan (August 2019): DM33 (Managing Carbon Emissions, Transport and Energy Generation)

- 4.14 The new dwelling would share the existing access. The Highways Officer has confirmed that the access has satisfactory vision splays for the speed of the road and that adequate parking is available on the site. There are therefore no objections on the grounds of highway safety, subject to a condition ensuring that the parking is provided prior to occupation and thereafter retained.

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)

- 4.15 The existing building has a fairly traditional appearance for a rural outbuilding, and the proposed changes to the building itself will largely retain its existing character. The proposal does, however, include more openings in the rear elevation than the previously approved scheme. These are new openings and will give a more domestic appearance to the building.
- 4.16 The proposed extension is more than half the size of the existing building, in both footprint and frontage width. It would also project forward of the principal elevation with a front gable projection. A similar gable is also proposed to the rear although a simple hipped roof would be sufficient.
- 4.17 The building has not yet been converted to a dwelling. Were this application being proposed after conversion it would be subject to the Householder Planning and Design Guidance SPD which indicates that extensions should be subservient and should not be more than half the width of the original dwelling.
- 4.18 The extension is therefore considered to be disproportionately large compared to the parent building and would not achieve a satisfactory degree of subservience, and would therefore detract from the character and appearance of the original building.

- 4.19 The proposed garden would be created from the existing garden to the house, therefore will not result in encroachment of residential use into the countryside.

Amenity of existing and future residents

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

- 4.20 The only residential property likely to be affected is Hill View itself. There is a distance of over 20 metres between the building and the house, therefore an acceptable level of privacy will be provided for both the existing and proposed dwellings. The plans indicate the provision of a hedge along the boundary to provide screening to the garden areas.
- 4.21 The building exceeds the minimum floor space for a 3 bedroom 4 person single storey dwelling in the technical standards and includes sufficient internal storage space. The main bedroom meets the minimum size in the technical standards, but, if in built wardrobes were installed as shown this would reduce it below the minimum width for a double room. However, this alone is not sufficient grounds to refuse the application, given that it could be rectified by moving the storage to the dividing wall with the en-suite. The second bedroom is shown as a double but is below the size standard for a two bedspace room in the technical standards. The dwelling would have an acceptable standard of natural lighting and ventilation from the proposed windows.
- 4.22 Both the existing and proposed dwelling would have generous gardens to provide a good level of amenity for future occupiers. There is sufficient space within the plot to provide refuse storage which would not require the bin to be moved more than the maximum carry distance to a point where it could be placed ready for collection.

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)

- 4.23 The site is in a location where connection to mains foul drainage is possible.
- 4.24 The recently adopted Air Quality SPD requires the provision of car charging points in connection with all minor developments. This is to reduce air pollution within the Council's Air Quality Management Areas. Whilst the site is not within an AQMA it is likely that traffic generated by the development would travel through the AQMA to access higher order services. Were the application acceptable a condition would be imposed to secure the provision of one charging point adjacent to the new parking spaces, or at an alternative location which is first agree with the LPA. This also meets the objectives of Policies CP12 and DM33 to address carbon emissions and climate change.

Flooding and drainage

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

- 4.25 The scheme is for a conversion, not a new build, and will not increase the coverage of the site in buildings. The extension would be on an existing paved patio area, and some of the existing hardstanding which is currently to the east of the barn would be removed. As such the proposal would not increase the impermeable area and is unlikely to increase the risk of surface water flooding on the site or elsewhere.

Landscape and Visual Impact

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

- 4.26 The building is visible in the surrounding landscape from both Longwick Road and Lower Icknield Way. The development addition of an extension will make the building more prominent and visually obtrusive and will therefore have some impact on the landscape and its rural character. The extension would extend the building frontage from 12.9 metres by 8.7 metres.

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)

- 4.27 The application was submitted with an initial bat survey which recommended a further emergence survey. This has also been submitted and confirmed that no bats are using the building.
- 4.28 The report suggests ecological enhancements in the form of providing a bat tube suitable for pipistrelle bats which were observed commuting in the area. This would meet the requirements of Policy DM34 which requires all development to secure enhancements to biodiversity.

Building sustainability

Wycombe District Local Plan (August 2019): DM41 (Optional Technical Standards for Building Regulations Approval)

- 4.29 Were the application recommended for approval it would be necessary to condition water efficiency in accordance with Policy DM41.

Infrastructure and Developer Contributions

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth)

DSA: DM19 (Infrastructure and delivery)

- 4.30 The development is a type of development where CIL may be chargeable.
- 4.31 It is considered that there would not be other types of infrastructure that will be put under unacceptable pressure by the development to justify financial contributions or the direct provision of infrastructure.

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 PR5 (Settlement Boundary and Strategic Buffer), CP9 (Sense of Place), DM35 (Placemaking and Design Quality), DM44 (Development in the Countryside Outside of the Green Belt) and DM45 (Conversion of Existing Buildings in the Green Belt and other Rural Areas) of the adopted Wycombe District Local Plan (2019) and Policy A3 (Retaining Longwick Village's Distinct Rural Identity) of the adopted Longwick cum Ilmer Neighbourhood Plan (2017)
- 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
- was provided with pre-application advice and was advised that the proposal was not acceptable
 - The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

7.0 Recommendation

- 7.1 Refuse permission subject to the following reasons:

The proposed development, by virtue of the addition of the large extension, would result in additions which are disproportionate to the original building and fail to achieve a satisfactory degree of subservience to it, to the detriment of the rural character and appearance of the original building. Furthermore, the extension would result in visual intrusion into the rural landscape and the buffer zone between Longwick village and the planned for expansion area of Prince Risborough, to the detrimental of the rural character of the area.

The proposal is therefore contrary to Policies PR5 (Settlement Boundary and Strategic Buffer), CP9 (Sense of Place), DM35 (Placemaking and Design Quality), DM44 (Development in the Countryside Outside of the Green Belt) and DM45 (Conversion of Existing Buildings in the Green Belt and other Rural Areas) of the adopted Wycombe District Local Plan (2019) and Policy A3 (Retaining Longwick Village's Distinct Rural Identity) of the adopted Longwick cum Ilmer Neighbourhood Plan (2017).

APPENDIX A:

Consultation Responses and Representations

Councillor Comments

Councillor A Turner Given that the application is for a modest extension to an already permitted barn conversion, roughly on the footprint of a previous outbuilding, I wish to add my support to permission being granted. If officers are minded to refuse permission, I request that it is brought to Planning Committee for determination.

Parish/Town Council Comments

Longwick cum Ilmer Parish Council comments

Objection. The Parish Council wish to again note that the description of development is incorrect, this barn is not in agricultural use. This is further evidenced through the granted Certificate of Lawfulness in February 2020 as used for ancillary residential use for the past 10+ years.

The Parish Council welcomes the pre-application advice and agrees with the statement contained within the planning application form. ""The extension in conjunction with the conversion is unlikely to be acceptable due to the impact on the strategic buffer and the character and appearance of the building and surrounding area.""

It is the view of the Parish Council that this extension is not subservient in scale to the permitted conversion, the extension effectively nearly doubles the footprint size. Therefore is contrary to Policy DM36 of the Local Plan. Notwithstanding, the Neighbourhood Plan states that development should be limited in the rural green gap between Longwick and Princes Risborough (Policy A3). This is reflected again at Policy PR5 of the Wycombe District Local Plan. This proposal is considered to be contrary to both these policies.

Consultation Responses

Cadent Gas Ltd Plant Protection Department

Comments: None received

Control of Pollution Environmental Health

Comments: There is no objection to this proposed application

Highways Authority

Comments: The Highway Authority raised no objection to a similar application on this site. Longwick Road forms part of the A4129 and is subject to a 40mph speed restriction in this location. The access can achieve the requisite splays for an access located upon a road subject to a 40mph speed limit (i.e. 2.4m x 79m in both directions). In addition, the specification and width of the access are suitable for the level of development proposed. The proposed hardstanding area can accommodate two spaces and would allow for vehicles to park, turn and exit the site in a forward gear.

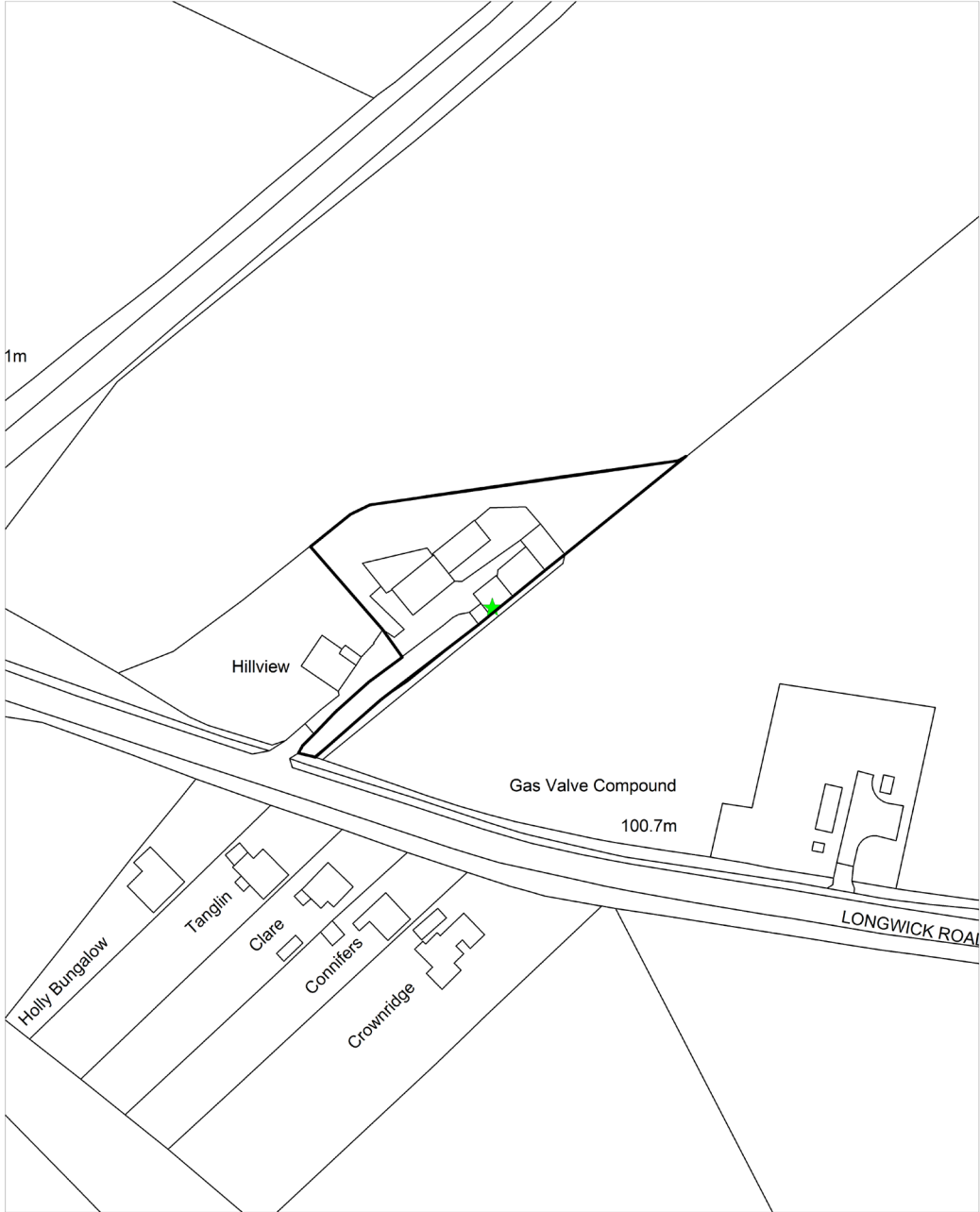
No objection subject to a condition to secure the provision and retention of the parking spaces.

Representations

None received

APPENDIX B: Site Location Plan

21/05568/FUL
Scale 1/1250



Planning Committee
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Ordnance Survey 100062456