



Report to West Area Planning Committee

Application Number:	22/07162/FUL
Proposal:	Conversion of existing barns to form 2 x 2-bed dwellings and 1 x 3-bed dwelling (3 residential units in total) with associated external alterations
Site Location:	Little Farm London Road Loudwater Buckinghamshire HP10 9RF
Applicant:	Mr & Mrs A Hussain
Case Officer:	Victoria Burdett
Ward(s) affected:	Tylers Green and Loudwater
Parish-Town Council:	Chepping Wycombe Parish Council
Date valid application received:	5th August 2022
Statutory determination date:	30th September 2022
Recommendation	Approval

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application seeks full planning permission for the conversion of existing barns to form 2 x 2-bed dwellings and 1 x 3-bed dwelling (3 residential units in total) with associated external alterations.
- 1.2 The application site comprises 'Little Farm' which is located to the north of London Road, running east to west through Loudwater. The site contains 3 barns: 1 being single storey accommodating a storage room and 9 stables. Barn 2 comprises a two-storey building containing 5 stables, a kitchen area and upstairs storage. Barn 3 is of single storey construction containing 2 large storage rooms.
- 1.3 The application site is located within the Green Belt, but within an area of Previously Developed Land (PDL) by virtue of its equestrian use, and existing coverage of buildings across the site.
- 1.4 A previous planning application was withdrawn (REF: 22/05311/FUL) due to Officers concerns relating to a lack of information submitted to justify the impact of the development on the Green Belt and the amenity impacts on future occupiers. It was considered that any amendments made to the proposed development, should be submitted as part of a fresh planning application.

- 1.5 The concerns previously raised have now been addressed, through the submission of a more detailed method statement on the conversion of the barns in accordance with Local Plan Policy DM45, and amendments to the layout of the development in order to protect the amenities of future occupiers.
- 1.6 The proposal is considered to be an appropriate form of development in the Green Belt which would not have an adverse effect upon the character and appearance of the area, neighbouring and future amenities, highway safety, landscaping, ecology and flooding.
- 1.7 The application is to be determined by the West Area Planning Committee due to the applicant being an elected Member of the Council, in accordance with the Council's constitution.
- 1.8 The proposal is therefore considered to comply with the policies of the Development Plan and is therefore recommended for approval.

2.0 Description of Proposed Development

- 2.1 Planning permission is sought for the conversion of existing barns to form 2 x 2-bed dwellings and 1 x 3-bed dwelling (3 residential units in total) with associated external alterations.
- 2.2 The application site is located on the northern side of London Road and is accessed by a long drive which passes in between two existing dwellings already located in Little Farm, which front London Road. To the north of the site is a contained area of equestrian buildings (totalling 3 barns).
- 2.3 'Barn 1' comprises of an 'L' shaped single storey building which is situated within the south-western corner of the site. This barn contains 9 stables, two stores and a small conservatory. 'Barn 1' is proposed to be converted into a 3-bedroom dwelling. The existing conservatory and store would be retained as part of the proposed conversion. New floor to ceiling length windows are proposed within the front, side and rear elevations, which would replace the siting of existing openings. A garden area would be located to the south of the building, with an additional area designated for two parking spaces to the north. No other external alterations are proposed to the building in order to carry out the proposed conversion.
- 2.4 'Barn 2' comprises of a two-storey rectangular shaped building which is situated centrally within the site, and adjoins to 'Barn 3' at its rear elevation. 'Barn 2' contains 5 stables and a kitchen area, with storage above. This barn is proposed to be converted into a 2-bed dwelling, with an open-plan lounge and kitchen at ground floor, alongside a study, utility and family bathroom, with 2 bedrooms and an en-suite at first-floor level. New openings are proposed within the side elevations of the barn. To the east and south of the barn an area of amenity space is proposed, with a further area to the south designated for two parking spaces. No other external alterations are proposed to the building in order to carry out the proposed conversion.
- 2.5 'Barn 3' comprises of a single storey building which is attached to the rear elevation of 'Barn 2' towards the rear proportion of the site. 'Barn 3' is used for storage. The barn is proposed to be converted into a 2-bed dwelling. New openings are proposed within the front and side elevations of the barn. To the north and east an area of amenity space is proposed, with a further area to the north designated for two parking spaces.

No other external alterations are proposed to the building in order to carry out the proposed conversion.

2.6 The existing access into the site is to be utilised as part of the proposed development and no trees are proposed to be removed. A condition is considered necessary for details of materials.

2.7 The application is accompanied by:

- a) Covering Letter
- b) Method Statement
- c) Structural Report
- d) Ecology and Tree Checklist
- e) PEA and Bat Roost Assessment

3.0 Relevant Planning History

Reference	Development	Decision	Decision Date
02/05828/FUL	Conversion of garage to living accommodation	PER	10 May 2002
88/06915/FUL	TWO STOREY SIDE EXTENSION	PER	30 August 1988
89/06997/FUL	CONVERSION OF EXISTING BARN INTO TRIPLE GARAGE AND GAMES ROOMS	REF	27 September 1989
95/05609/FUL	ERECTION OF CONSERVATORY AND CONVERSION OF GARAGE TO LIVING ACCOMMODATION	WD	6 June 1995
95/07082/FUL	Conversion of garage to living accommodation	PER	15 January 1996
22/05311/FUL	Conversion of existing barns to form 1 x 2-bed dwelling and 2 x 2-bed dwellings (3 residential units in total) with associated external alterations	WDN	14 June 2022

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), DM45 (Conversion of existing buildings in the Green Belt and other rural areas)

DSA: DM1 (Presumption in favour of sustainable development), DM6 (Mixed-use development)

4.1 The application site lies within the Green Belt. Policy DM45 of the adopted Local Plan allows for the conversion of existing buildings to new uses in the Green Belt where the

building to be converted is of sound and permanent construction suitable for the proposed use, the building is not a building which has been constructed within the preceding 10 years and the proposed use will support the vitality and sustainability of the local rural community, the rural economy, or local services.

- 4.2 The conversion of buildings is a form of development that is considered acceptable in terms of both national and local plan policy.
- 4.3 In this case, a submitted Structural Survey Report prepared by 'R & J Austin Associates' concludes that the barns are of good condition which would be possible to convert to habitable dwellings with little to no changes to the main structural elements and only minor maintenance work involved. The foundations for each barn were seen to be satisfactory for a domestic dwelling.
- 4.4 The buildings have been in situ on the application site since 1984 as evident under REF: W/84/6628, are of sound and permanent construction suitable for the proposed use and will support the vitality and sustainability of local services.
- 4.5 As such, the proposed development is considered to be in accordance with Policy DM45 and constitutes an acceptable form of development in the Green Belt. It is however considered appropriate to remove permitted development rights for the resultant buildings to ensure the LPA have control over any future development. This will be imposed by a planning condition.

Affordable Housing and Housing Mix

Wycombe District Local Plan (August 2019): DM22 (Housing Mix), DM24 (Affordable Housing), DM41 (Optional Technical Standards for Building Regulations Approval)

- 4.6 This application falls below the Council's threshold for affordable housing.
- 4.7 The conversion of equestrian/agricultural buildings is common within the area and therefore no objections are raised in terms of the impact on the housing mix within the locality.

Employment issues

Wycombe District Local Plan (August 2019): CP5 (Delivering Land for Business), DM28 (Employment Areas)

- 4.8 The current owner is looking to re-locate to a larger site which is able to accommodate a larger livery. The existing use is equestrian, with stables and associated storage. As such, the proposed re-development of the site is not considered to result in any loss of employment.

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)

- 4.9 The Highway Authority has been consulted as part of this application, and has made the following comments:
- 4.10 "London Road is an A-class road subject to a speed restriction of 40mph, parking and waiting restrictions are not in place within the vicinity of the site. The road benefits from pedestrian footways and street lighting.
- 4.11 The Highway Authority commented upon a similar previous application at this site (22/05311/FUL) dated 22nd February 2022. The comments from the Highway Authority ultimately recommended conditions accordingly in the event that planning

permission was to be granted. After assessing the proposed plans for the current application, it seems the access and parking arrangements are the same as previously proposed, therefore I reiterate previous Highways comments:

- 4.12 When considering trip generation, I would expect a dwelling in this location to generate approximately 4-6 vehicular movements (two-way) per day. Therefore in terms of trip generation from the site, the 3(no) dwellings would have the potential to generate approximately 12-18 daily vehicular movements (two-way). I am satisfied these movements can be accommodated on the local highway network. Nonetheless, the access arrangements will need to be assessed in order to determine its suitability to accommodate the vehicular movements anticipated.
- 4.13 The existing vehicular access onto London Road will be utilised. In accordance with guidance contained within Manual for Streets, visibility splays of 2.4m x 82m are required in both directions commensurate with a speed limit of 40mph. Having reviewed the submitted plans, I am satisfied that sufficient visibility splays can be achieved within the publicly maintained highway or land owned by the applicant. As well as this, the site access and driveway affords sufficient width to permit safe simultaneous two-way vehicle movements.
- 4.14 Having assessed the development using the Buckinghamshire Countywide Parking Guidance policy document, I am satisfied that the proposed parking provision is sufficient to accommodate the required level of parking, when taking into account the level of habitable accommodation featured for each dwelling. This ensures that the development would not result in displaced parking on London Road due to inadequate off-street provision.
- 4.15 Proposals for residential development generally need to be well connected to non-car modes of travel in order to meet the overarching sustainable development principles set out in the National Planning Policy Framework. The development site is located less than 100m walking distance from bus stops on London Road providing regular services to High Wycombe.
- 4.16 Mindful of the above, I do not have any objections to the proposed application subject to the following conditions:".
- 4.17 As such, the Highway Authority do not consider that the proposed development would have a detrimental impact on the local highway network, or have any parking implications, subject to a planning condition securing the layout of the parking arrangements which will be imposed accordingly.

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)
DSA: DM11 (Green networks and infrastructure), DM16 (Open space in new development)

- 4.18 No objections were previously raised on the previous scheme which was withdrawn in terms of the impact of the development on the character and appearance of the area.
- 4.19 The proposal is largely the same as the previously withdrawn in terms of the proposed appearance of the resultant buildings following conversion whereby limited external alterations are proposed in order to retain the buildings' rural appearance.
- 4.20 Views of the application site will be similar to the existing given the nature of the proposed development being for conversion, albeit the formation of private amenity

spaces and parking. Private amenity spaces will be enclosed by post and rail fencing in order to integrate with the established rural character of the site, and details of surface materials will be secured by planning condition to ensure they are suitable in terms of their impact on the character and appearance of the site and wider locality.

- 4.21 Overall, the proposed development is not considered to detrimentally harm the character and appearance of the locality and is therefore acceptable from a character and appearance perspective.

Amenity of existing and future residents

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

- 4.22 The proposed resultant dwellings following the conversions would be of an acceptable size which comply with Policy DM40 in regard to the Technical housing standards – nationally described space standards.
- 4.23 Furthermore, the level of amenity space proposed for each dwelling is considered to be sufficient.
- 4.24 The application site is located a significant distance from other neighbouring properties and therefore it is not considered that the development would have any impact on neighbouring amenities.
- 4.25 Concerns were previously raised by Officer's in terms of potential overlooking from Dwelling 1 to the private amenity space of Dwelling 2 given their close relationship. However, the nearest window of Dwelling 1 (Bedroom 1) which faces towards the private amenity space of Dwelling 2 is proposed to be obscurely glazed. Whilst this is considered to be acceptable, the eastern elevation of Dwelling 1 features a total of 4 windows which would all face in the direction of the private amenity space of Dwelling 2. Given the proposed 4 windows are to accommodate a hall area, it is considered necessary to impose a condition for them all to be obscurely glazed to prevent any overlooking or loss of privacy. The hallway would benefit from adequate light provision, and given they do not serve habitable rooms, this arrangement is considered to be acceptable in aid of protecting the amenities of Dwelling 2.
- 4.26 It is therefore considered that the proposed development would not adversely affect the amenities of neighbouring properties or future occupiers.

Environmental issues

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

- 4.27 The Environmental Health Team has been consulted on the application and has raised no objections, subject to a condition being imposed for the installation of 3 electrical vehicle charging points (1 per dwelling). This will be conditioned accordingly.

Flooding and drainage

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

- 4.28 The application site is located in Fluvial Flood Zone 1 and is within an area which is at very low risk of surface water flooding.
- 4.29 Furthermore, the site is not in an area of ground or surface water flooding and there is no watercourse within the site boundary. It is therefore considered that the site is

probably not in an area at risk of flooding. As such, the runoff from additional impermeable surfaces due to the proposal can be stored within the site and either reused or released into the ground through infiltration.

- 4.30 Provided re-use, infiltration or a combination of both is used, then the development would not result in the increase in flood risk elsewhere. If re-use or on-site infiltration methods are subsequently shown not to be possible then the developer would need to demonstrate why this is not possible and how they intend to ensure that the risk of flooding elsewhere would not be increased due to the development. This will be conditioned accordingly.

Green networks and infrastructure

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth, CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development)

- 4.31 The Council's Tree Officer has been consulted and has raised no objections to the proposed development, subject to a informative advising the applicant to the guidance set out in BS5837:2012 'Trees in Relation to Design, Demolition and Construction'.
- 4.32 Furthermore, no details of landscaping have been submitted with the application and it is therefore considered necessary to impose a planning condition for the submission and approval of these details.

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)

- 4.33 The Council's Ecologist has been consulted on the application and has raised no objections, subject to planning conditions. These will be conditioned accordingly.

Building sustainability

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

- 4.34 It is considered necessary to condition water efficiency in accordance with Policy DM41.

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 relevant development plan policies.

6.0 Working with the applicant / agent

6.1 In accordance with paragraph 38 of the NPPF 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/agent was updated of any issues after the initial site visit,
- the application was acceptable as submitted and no further assistance was required.
- The applicant was provided the opportunity to submit amendments to the scheme/address issues.
- 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 Application Permitted

Subject to the following conditions and reasons:

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 1805 P1A, 1805 P2, 1805 P3 and 1805SP1A 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 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. Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of all surfacing materials shall be submitted to and approved in writing by the Local Planning Authority before any work to the finished surfaces 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 appearance.

5. A fully detailed landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before prior to the commencement of any works. The development shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees, plants or areas of turfing or seeding which, within a period of 3 years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.

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

7. Prior to commencement of works to building 3 it must be confirmed by the applicant that either:
 - No works will be done to the roof of building 3 (including insulation and installation of windows/rooflights),
 - Works to the roof will only be done in the months November to March inclusive (to avoid the time when bats could be present),
 - at least two emergence/re-entry surveys will be undertaken on building 3 and any further necessary steps (e.g. production and following of mitigation measures and or making application for a licence to disturb bats from Natural England) will be undertaken and submitted to the Local Planning Authority.

Reason: To clarify the works which will be done to the roof of building 3 and ensure that any works which could impact upon potential bat roosting features will not result in offence or impact upon priority species.

8. The Mitigation measures contained within the Updated Preliminary Ecological Appraisal and Roost Assessment must be followed throughout the course of the development.

Reason: To ensure that protected and priority species are not harmed as a result of the proposals.

9. Prior to occupation, a short report including a plan and photographs, shall be submitted to and approved in writing by the Local Planning Authority, which shows the ecological enhancement features contained within the Updated Preliminary Ecological Appraisal and Roost Assessment.

There shall be at least three bat boxes and at least three bird boxes included, and at least two new hibernacula and two new hedgehog houses as many gaps in fences to create uninterrupted movement corridors for hedgehogs.

The ecological enhancements shall thereafter be retained for the life of the development.

Reason: To ensure that a biodiversity net gain is achieved in line with local plan policy DM34.

- 10 Notwithstanding the approved details, no further windows, doors or openings of any kind shall be inserted in the east flank elevation of Building 1 hereby permitted.

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

- 11 Notwithstanding any other details shown on the plans hereby approved, the windows in the eastern elevation of Building 1 shall be fixed shut (without any opening mechanism) and glazed in obscure glass. The window(s) shall thereafter be retained as such.

Reason: In the interests of the amenity of neighbouring properties.

- 12 The development, hereby permitted, shall be designed and constructed to meet a water efficiency standard of 110 litres per head per day.

Reason: In the interests of water efficiency as required by Policy DM41 (Optional Technical Standards for Building Regulations Approval) of the Local Plan.

- 13 Prior to the occupation of the development hereby permitted, three electric vehicle charging points with a minimum rating of 32amp must be installed in a location suitable to its use.

Reason: To comply with the air quality SPD and, to reduce the carbon emissions and the impact on the health of Nitrogen Dioxide emissions from the development.

- 14 The development hereby approved shall store all additional runoff within the site and either reuse it or release it into the ground through infiltration. Where the additional runoff is not to be re-used or on-site infiltration methods are not proposed, details of how the risk of flooding elsewhere will not be increased shall be submitted to and approved by the local planning authority prior to any development taking place. The approved details shall thereafter be implemented prior to the development being brought into use and thereafter managed and maintained for the lifetime of the development.

Reason: To ensure that the development does not increase the risk of flooding elsewhere.

- 15 The scheme for parking indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

- 16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), no development falling within Classes A-E of Part 1 of Schedule 2 shall be carried out without the prior, express planning permission of the Local Planning Authority.

Reason: In order that the Local Planning Authority can properly consider the effect of any future proposals on the character and amenity of the locality.

INFORMATIVE(S)

- 1 In accordance with paragraph 38 of the NPPF 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 preapplication 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/agent was updated of any issues after the initial site visit,
 - the application was acceptable as submitted and no further assistance was required.
 - The applicant was provided the opportunity to submit amendments to the scheme / address issues.
 - The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.
- 2 No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.

It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.

- 3 To protect the off-site trees during construction, the applicant should refer to the guidance set out in BS5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'

APPENDIX A: Consultation Responses and Representations

Councillor Comments

None received.

Parish/Town Council Comments

No comment.

Consultation Responses

Environmental Health – No objection subject to condition for 3 Electrical Vehicle Charging Points.

Highway Authority – No objections subject to a condition for the laying out of the parking prior to the occupation of development.

Ecology Officer – No objections subject to conditions relating to the building work of Building 3, carrying out of ecological mitigation and ecological enhancements.

Tree Officer – No objections subject to an informative regarding tree protection measures.

Representations

None received.

APPENDIX B: Site Location Plan

22/07162/FUL
Scale 1/2500



Planning Committee
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Ordnance Survey 100062456