



## Report to West Area Planning Committee

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<b>Application Number:</b>	22/08204/FUL
<b>Proposal:</b>	Erection of single storey linked extension to existing buildings to create a single storey detached dwelling
<b>Site Location:</b>	Orchard View Farm Stockwell Lane Little Meadle Buckinghamshire HP17 9UG
<b>Applicant:</b>	Mackellar
<b>Case Officer:</b>	Jenny Ion
<b>Ward(s) affected:</b>	The Risboroughs
<b>Parish-Town Council:</b>	Longwick Cum Ilmer Parish Council
<b>Date valid application received:</b>	1st December 2022
<b>Statutory determination date:</b>	26th January 2023
<b>Recommendation</b>	Application Refused

### 1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The proposal seeks permission for a rural workers dwelling. Although there is not an objection in principle to the provision of a permanent dwelling on the site the proposed dwelling far exceeds the maximum size stipulated in Policy DM27 (Housing for Rural Workers) and the application is therefore recommended for refusal.
- 1.2 Cllrs Walsh, Hall and Alan Turner called in the application for consideration by the planning committee if officers were minded to refuse permission.

### 2.0 Description of Proposed Development

- 2.1 The proposal seeks permission for the creation of a rural workers dwelling in association with Orchard View Farm. Orchard View Farm is a rural business comprising a mix of livestock farm, café and farm shop, and camping and caravanning site. There is an existing mobile home on the site, which has temporary permission until January 2025, which currently provides residential accommodation for the enterprise.
- 2.2 The proposal would create a new dwelling by incorporating two open fronted storage buildings into the house, which would be linked by a new extension. The dwelling would have three “wings” connected by a central entrance hall. It would be single storey with mono-pitched roofs for each of the wings. The house would have a garden area to the rear and parking space at the front.

- 2.3 The application is accompanied by
- a) Ecology and Trees Checklist
  - b) Planning, Design and Access Statement
- 2.4 Following requests for further information during the course of the application further documents have been provided including:
- a) Animal stocking document
  - b) Financial and staffing information
  - c) Statement regarding dwelling size
  - d) Waste water plan
  - e) Flood Risk Assessment

### 3.0 Relevant Planning History

Reference	Development	Decision	Decision Date
09/06518/FUL	Creation of new access and erection of 6 bar metal field gate & post and rail fencing	PER	30 September 2009
10/06185/FUL	Erection of two buildings to house livestock, serve as temporary workshop and store animal feed	PER	4 August 2010
10/06641/FUL	Erection of agricultural glass house	PER	7 October 2010
13/05526/AGI	Agricultural Notification for the construction of a steel framed agricultural barn with closed sides	DNSUB	2 April 2013
13/07250/FUL	Change of use of Agricultural barn to a mixed use as farm shop A1 (Retail) with associated butchery and kitchen facilities and ancillary cafe area including lean to extension to provide toilet facilities.	PER	21 November 2013
17/06743/FUL	Siting of static caravan to rear of existing farm shop to provide living accommodation and office space	WDN	8 November 2017
18/08220/FUL	Siting of a temporary mobile home for residential use and the change of use of land from a yard and over flow car park to	REF	20 May 2020

also include motor home storage area (Retrospective). Allowed on appeal for a temporary period of 3 years.

19/05840/FUL	Change of use of existing pasture land to accommodate 50 x camping and caravanning pitches including laying of hardstanding for new internal access, construction of 2 x detached buildings to provide toilets and washing facilities and associated alterations	PER	29 January 2020
20/05712/VCDN	Variation of condition 12 (Electric charging points) attached to PP 19/05840/FUL (Change of use of existing pasture land to accommodate 50 x camping and caravanning pitches including laying of hardstanding for new internal access, construction of 2 x detached buildings to provide toilets and washing facilities and associated alterations)	PER	11 May 2020
21/07983/FUL	Change of use of existing pasture land to accommodate further 8 glamping pods surrounded with stock fence and mixed native hedging, creation of access path and additional car parking area	PER	30 December 2021
22/05797/PNP6A	Prior approval application (Part 6, Class A) for construction of agricultural barn for storage of machinery, trailers and materials for the use of Orchard View Farm	DNSUB	20 April 2022
22/06167/VCDN	Variation of condition 3 (No Use November to February) attached to 21/07983/FUL (Change of use of existing pasture land to accommodate further 8 glamping pods surrounded with stock fence	PER	12 December 2022

	and mixed native hedging, creation of access path and additional car parking area)	
23/06112/FUL	Extension to the campsite and alterations to allow for an additional 48 Touring and Camping Pitches; additional car parking; relocation of glamping pods; and additional shower and WC facilities	PCO

## 4.0 Policy Considerations and Evaluation

### Principle and Location of Development

Wycombe District Local Plan (August 2019): CP2 (Overall Spatial Strategy), CP3 (Settlement Strategy), DM27 (Housing for Rural Workers), DM44 (Development in the Countryside Outside of the Green Belt)

- 4.1 The site is located in Countryside Outside of the Green Belt and is not within an identified settlement. It is not, therefore, a location where residential development would normally be permitted except where it falls within one of the criteria set out in Policy DM44. This policy allows for housing for rural workers where this is in accordance with Policy DM27 (Housing for Rural Workers).
- 4.2 Policy DM27 sets out a number of criteria which permanent rural workers accommodation must meet. Permanent accommodation is required to be:
  - a) Essential to sustain the functioning of an established agricultural, forestry or other appropriate rural enterprise;
  - b) Related to a functional need for a full-time worker or one who is primarily employed by the business to be resident at the location proposed;
  - c) Supported by evidence that demonstrates that all alternative accommodation options have been explored and no satisfactory means of providing accommodation has been identified;
  - d) Of a size and cost commensurate with the established functional requirement of the enterprise and not exceeding 120sqm in gross external floor area.
- 4.3 The policy also states that for new rural enterprises only temporary accommodation (such as a mobile home) will be permitted.
- 4.4 Orchard View Farm is a diversified business which comprises a smallholding (12 hectares in size) with a variety of livestock including deer, pigs and sheep, a farm shop and café / restaurant, and a campsite. The business has gradually evolved over time, beginning with livestock farming in 2009, with deer introduced in 2013. The shop / café / butcher was permitted in 2013. The campsite was permitted in 2020 with glamping pods permitted in 2021.
- 4.5 There is currently a mobile home on the site. This was brought onto the site in 2018 and was the subject of a retrospective application which was refused. The Council was not satisfied at that time that the level of agricultural activity on the holding was sufficient to demonstrate an essential need for a rural worker to live permanently on the site or that it had been demonstrated that the enterprise was capable of achieving

financial viability and sustainability in the long term, to meet the economic role of sustainable development. Permission was refused in May 2020. An appeal was lodged against the refusal, and this was dealt with by way of an informal hearing in June 2021, with the decision being made to allow the appeal in January 2022. The appeal decision is attached as an appendix to this report.

- 4.6 In deciding to allow that appeal the Inspector set out her findings in some detail. Attention is drawn to the following observations and statements in the Inspector's conclusions, with the most pertinent points emphasised in italics.

Paragraph 34 – although the café and butchery were established the livestock levels had reduced, although there was an intention to increase them again, and the campsite had not been operating long enough to become established.

Paragraph 39 – “In my view, *the diversified business at the holding are evolving* with the introduction of the campsite, and while various elements have been established for some time ... *the businesses in their current form are not fully established.* I therefore consider it is realistic to *consider the mobile home as a temporary residential use to enable the “bedding in” of the various businesses to establish and thrive.*”

Paragraph 40 – “... I consider that for it to thrive and the employment opportunities to be maintained at the appeal site, that an onsite presence has been essential to date, albeit *it has not been demonstrated that that need is a permanent need as the businesses are still evolving.* Whether or not it is essential has not, at the time of the Hearing, been adequately demonstrated as the campsite is in its infancy and stock levels have been run down due to illness.”

Paragraph 42 – “In terms of financial profitability, the evidence indicates, subject to the campsite thriving, that *it could possibly be profitable in the foreseeable future.* ... the estimated profit in 2021/2022 indicates the business increasing in profit such that *temporary accommodation is justified to establish if the mixed use will be profitable and demonstrate a sound financial footing for the foreseeable future as required by LP Policy DM27.*”

Paragraph 43 – “... it is the mix of diversified uses which cumulatively indicate that an onsite residential unit is *likely to be essential in the longer term* and *that temporary accommodation is justified to establish whether the business as it is evolving can demonstrate ongoing profitability and a sound financial footing for the future.*”

Paragraph 44 – “the residential use of the mobile home *for a temporary period of 3 years is justified* to support the running of the diversified businesses at the holding and *to establish whether, when stocking levels are increased and the campsite business is established that, the composite of businesses are likely to become profitable within three years.*”

- 4.7 Of particular note is paragraph 40, where the Inspector stated that it had not been established whether there was a permanent need and whether or not it was essential. The reason for the temporary permission was to allow the evolving businesses to establish and to demonstrate ongoing profitability and a sound financial footing, within the three year period.

When this application was initially submitted it was approximately one year after the temporary permission was granted and the information submitted was not sufficient to address the areas of uncertainty identified by the Inspector.

- 4.8 The applicant was therefore asked to provide additional information, including details about stocking levels, staffing numbers, the development of the camp site business, and financial information. Accounts information for the years 2020/21, 2021/22 and 2022/23 was requested along with projections for the next two years to demonstrate that, if the business had achieved profitability it is likely to remain so. The applicant was also advised that the size of dwelling being proposed exceeded the maximum size set out in Policy DM27 and that it should be reduced.
- 4.9 The applicant has responded by providing information about livestock numbers, staffing and profitability.
- 4.10 With regard to livestock, numbers had decreased due to the Covid pandemic, illness, and uncertainty about on-site accommodation. Rare breed pigs were kept at Orchard View Farm since it started in 2009 but were sold in 2020. There are currently a small number of non-breeding pigs at the farm. Due to poor economics of re-starting pig production the future of pig farming is being kept under review.
- 4.11 The flock of chickens ranges from 12 – 20 depending on the time of year. Eggs are sold in the shop but high feed prices has impacted profitability and there are no plans to expand the flock.
- 4.12 There are 3 bee hives with two in production.
- 4.13 The deer flock is said to be fairly constant. 15 deer were culled in 2021/22, 18 in 2022/23 and is projected that 22 would be culled in 2023/4.
- 4.14 The sheep flock was sold due to temporary ill health but is now being re-stocked. A foundation flock of non rare-breed sheep was purchase in 2023 comprising 18 breeding ewes and 10 lambs. Numbers are projected to increase to 26 ewes in 2024 and 32 in 2025. Some additional grazing land is let from a third party with negotiations taking place to secure the use of further land for winter grazing.
- 4.15 The camp site started operating on October 2020 with 36 tent pitches and 7 touring pitches. In the 2021 season 7 glamping pitches were added bringing the total number of pitches to 50. The campsite has now been established for three seasons. Eight glamping pods have been permitted and a current application is under consideration for additional pitches.
- 4.16 The financial information provided clarifies that Orchard View Farm transitioned to limited company status in June 2023. Profit and loss summaries have been provided for the years ending 31 March 2021 and 31 March 2022 and for the year ending 30 June 2023 for Orchard View Farm Limited.
- 4.17 The submitted information shows that the business has been profitable across this period, with profits increasing year on year. The campsite makes a significant contribution to the profitability of the business. The forecasts for the years ending 30 June 2024 and 2025 indicate that the business will remain profitable, and increasingly so.
- 4.18 With regard to staffing levels, these vary across the seasons. The farm element requires 0.5 FTE, and the campsite 1 full time worker in summer and 0.5 FTE in winter, with additional part time staff. Overall the business employs 12 full time and 25 part time staff in summer and 8 full time and 13 part time staff in winter.
- 4.19 From the information provide the applicant has now demonstrated that the various elements of the business are well established and profitable, albeit that the agricultural

side of the business has declined from the pre-2020 position. The areas of uncertainty identified by the planning inspector have now been addressed and officers are satisfied that there is an essential functional need for a full time rural worker to be present on site and that the business is financially sustainable. The provision of a permanent dwelling on the site is therefore acceptable in principle, subject to an appropriate condition restricting occupancy to a rural worker.

- 4.20 However, although the first three tests of part 1 of Policy DM27 have been met, the proposal does not comply with the fourth test, that the dwelling be of “a size and cost commensurate with the established functional requirement for the enterprise and not exceed 120 sqm in gross floor area.” The proposed dwelling has a gross external floor area of 190 square metres, which is nearly 60% greater than the maximum set out in the policy.
- 4.21 The dwelling proposed is a 4 bedroom 5 person dwelling (when assessed against the nationally described space standards) and includes a large farm office, substantial plant room and large areas of corridor and central circulation space. A supporting statement has been submitted to justify why a larger dwelling should be permitted in this instance. These include the incorporation of existing buildings into the dwelling, the requirement for a plant room to accommodate renewables / sustainability measures such as battery storage, that the office will provide not just for home working but also for the farm business office and the requirements of the family, to accommodate two school age children (a boy and a girl) and the applicant’s partner’s adult daughter. The supporting information suggests that the farm office, plant and wet room should not be included in the calculation of floorspace.
- 4.22 There is no support in the policy to exclude certain parts of the dwelling from calculation of floorspace. The floorspace figure would have been set taking into account likely requirements for inclusion of elements such as a small home office, shower room and utility area. It would also be difficult to justify a condition preventing the re-ordering of internal space within the dwelling for example.
- 4.23 Although not explicitly set out in the policy, the limit on the size of dwelling permissible under the policy is designed to ensure that a dwelling of adequate size can be provided to ensure the on-site supervision required, without it being excessively large, and to ensure long term affordability for the rural worker population.
- 4.24 The third part of policy DM27 sets out the circumstances in which the removal of agricultural occupancy conditions will be considered. These include it being surplus to the current and foreseeable future employment needs of the holding or business that the dwelling is currently associated with and that there is no foreseeable need to house persons employed or last employed in agriculture or rural enterprise in the locality. The supporting text indicates that to demonstrate the latter it would be necessary to market the dwelling appropriately to demonstrate no interest in occupation. The potential interest in such dwellings is influenced by the cost of the property in relation to affordability for a rural worker. The larger the dwelling the less likely it is to remain affordable for a rural worker.
- 4.25 Although the applicant is of the view that it would be difficult to occupy the dwelling separately from the business, the policy is designed to take a long term approach and recognises that the current business requirements may change in future, or cease to exist altogether.

4.26 It is your officer's view that a smaller dwelling with more compact layout could accommodate the majority of the elements sought by the applicant. The nationally described space standards indicate that a 5b 6p single storey dwelling should have a minimum internal floor area of 103 square metres, a 5b 7p dwelling 112 sqm and a 6b7p dwelling 116 sqm. This suggests that it should be possible to achieve the required level of accommodation within a much smaller footprint.

The proposed dwelling does not comply with the requirements of Policy DM27 in terms of size and as such the application is recommended for refusal.

#### **Transport matters and parking**

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

4.27 The application site would share the access which serves the farm, campsite and farm shop / café. The proposal would not significantly increase the number of trips generated on the site and would not have an adverse impact on the operation of the highway network. Sufficient parking space would be provided at the front of the dwelling. There is therefore no objection on highway grounds.

#### **Raising the quality of place making and design**

Wycombe District Local Plan (August 2019): CP9 (Sense of Place), DM32 (Landscape Character and Settlement Patterns), DM35 (Placemaking and Design Quality)

4.28 The proposed dwelling would comprise three rectangular wings, arranged in a T-shape, with mono-pitched roofs, connected by a central flat roofed section. Two of the wings would use the existing storage buildings which are concrete blockwork buildings with timber posts supporting the profile sheet roof.

4.29 The open fronts of the existing barns would be infilled with masonry and glazing. The window openings would for the most part be large full length windows, some of which would have external shutter style doors.

4.30 The proposed building elements reflect modern style barns and the design of the dwelling is therefore considered to reflect its rural location. There are no other dwellings immediately close by for design reference. Other nearby buildings are the farm shop building and the wash buildings for the camp site. In this context the design approach is considered to be acceptable.

4.31 The site would be accessed from the main farm access track and parking area and the frontage would address this area. The main amenity space would be to the rear, enclosed by two wings of the building. This creates a satisfactory layout in relation to the rest of the wider site.

#### **Amenity of existing and future residents**

Wycombe District Local Plan (August 2019): DM35 (Placemaking and Design Quality), DM40 (Internal Space Standards), DM41 (Optional Technical Standards for Building Regulation Approval)

4.32 The proposal complies the nationally described internal space standards. The house would have sufficient natural light and ventilation and private amenity space and would create a satisfactory living environment for future occupiers.

4.33 The proposal is not close to any other neighbouring dwellings and would not, therefore, have any impact on the amenities of neighbouring properties.



### **Environmental issues**

Wycombe District Local Plan (August 2019): CP12 (Climate Change), DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM35 (Placemaking and Design Quality)

- 4.34 Sufficient space is available for refuse storage within the site and the access is suitable for a refuse lorry to enter the site for collection. The site is not on mains drainage and it is proposed to connect to the existing foul drainage system used by the camp site. The supporting information advises that this is a modular system which can be upgraded to increase capacity if required.
- 4.35 The 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. A condition could be imposed to secure the provision of one charging point adjacent to the new parking spaces, or at an alternative location which is first agreed 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)

- 4.36 The site is located in Flood Zone 1 and is not therefore at risk from fluvial flooding. Part of the site is at risk from surface water flooding (notably the front corner of the eastern building) and a flood risk assessment was therefore required to be submitted with the application.
- 4.37 The majority of the building is outside the area of risk. The FRA indicates that the proposal is to incorporate flood resilience measures into the building and that surface water would be managed by implementing a rainwater harvesting system, with a tank located to the east of the dwelling. Rainwater would be used for things such as toilet flushing within the house. Any exceedance would be piped to the nearby drainage ditch.
- 4.38 The proposal would therefore not be at undue risk of flooding and would not increase the risk of flooding elsewhere, subject to details of the rainwater harvesting system and its implementation being secured by condition.

### **Landscape Issues / Landscape and visual Impact**

Wycombe District Local Plan (August 2019): DM32 (Landscape Character and Settlement Patterns), DM44 (Development in the Countryside Outside of the Green Belt)

- 4.39 The site is in Countryside Beyond the Green Belt and is not within the AONB. The proposal would partly utilise existing buildings and would be grouped together with the farm shop / café building. It would not, therefore, appear unduly prominent in the landscape or have an adverse impact on the rural setting or the rural character of the area.

### **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)

- 4.40 The proposed site for the dwelling is partly occupied by the existing buildings and areas of hardstanding. The buildings are not suitable as habitat for protected species. The Council's ecologist has reviewed the proposals and concluded that there are therefore no objections in terms of the impact on protected species.
- 4.41 The proposal would be expected to deliver biodiversity net gain / ecological enhancements. The Council's ecologist is satisfied that in this instance this could be secured via conditions to incorporate measures such as bird and bat boxes. Habitat gains could be secured by requiring the provision of hedging to demarcate the garden boundary and this could also be secured by way of conditions.

#### **Building sustainability**

Wycombe District Local Plan (August 2019): CP12 (Climate Change), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

- 4.42 Policy CP12 promotes mitigation and adaptation to climate change and supports the integration of renewable technologies into residential and commercial developments of all sizes. Policy DM33 also requires the integration of renewable technologies into developments.
- 4.43 The applicant intends to incorporate various measures to make improve the sustainability of the building, including using a ground source heat pump and a mechanical ventilation and heat recovery system. Details of these could be secured by condition.
- 4.44 The applicant also proposes to put solar panels on the farm shop roof, however this is not part of the application (the farm shop building is not within the red edge of the application site) and an application for prior approval would be required to add solar panels to the farm shop roof.

#### **Infrastructure and Developer Contributions**

DSA: DM19 (Infrastructure and delivery)

- 4.45 The development is a type of development where CIL may be chargeable.
- 4.46 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 Policy DM27. The dwelling exceeds the maximum size of dwelling permitted by this policy and the information put forward by the applicant is not considered to justify departing from this policy, as set out in the foregoing section of this report.
- 5.4 In line with the Public Sector Equality Duty, the LPA must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in Section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief sex, and sexual orientation). In this instance, it is not considered that this proposal would disadvantage any sector or society to a harmful extent.
- 5.5 The Human Rights Act 1998 Article 1 the protection of property and the peaceful enjoyment of possessions and Article 8 the right to respect for private and family life, have been taken into account in considering any impact of refusing the application.

## **6.0 Working with the applicant / agent**

- 6.1 Insert any relevant communication with the applicant/agent regarding the site.
- 6.2 In accordance with paragraph 38 of the NPPF (2023) 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.
- 6.3 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicant/agents of any issues that may arise in the processing of their application.
- 6.4 In this instance
- The applicant did not seek pre-application advice,
  - the applicant/agent was updated of issues and given the opportunity to submit additional information and to amend the plans to reduce the size of the building.
  - the applicant/ agent responded by submitting additional information but declined to amend the plans to reduce the dwelling, instead providing a statement to justify why a larger dwelling should be permitted
  - The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.
  - The applicant was informed that the submitted information did not address the Council's concerns.

## **7.0 Recommendation**

### **7.1 Application Refused**

Subject to the following reasons:-

The proposed dwelling is considered to be of excessive size to meet the functional need for a rural worker to live on site and exceeds the maximum size of dwelling permitted by Policy DM27 (Housing for Rural Workers) of the adopted Wycombe District Local Plan (2019). As such it would be contrary to the objectives of the policy to restrict the

size of dwellings to no larger than necessary to meet the functional needs of the holdings and to ensure the long term provision and retention of dwellings to meet the needs of rural workers. The proposal is therefore contrary to Policies DM27 (Housing for Rural Workers) and DM44 (Development in the Countryside Outside of the Green Belt) of the adopted Wycombe District Local Plan (2019).

## **APPENDIX A: Consultation Responses and Representations**

### Councillor Comments

**Clr Alan Turner** – I support this application and as such should officers be minded to refuse it then I request that it be called in to Planning Committee for determination.

**Clr Hall** – If officers are minded to refuse then please bring before the Planning Committee.

**Clr Walsh** – I support this application and as such should officers be minded to refuse it then I request that it be called in to planning committee for determination.

### Parish/Town Council Comments

#### **Longwick cum Ilmer Parish Council**

Longwick cum Ilmer Parish Council has no comments to make on this application.

### Consultation Responses

#### **Environmental Health Officer**

There are no objections to this application.

#### **Highway Officer**

I note that the Highway Authority has previously provided comments upon similar applications at the application site (Ref: 17/06743/FUL & 18/08220/FUL). No objections were raised by the Highway Authority, and no conditions were recommended, mindful of the nature of the development proposed in association with the on-site employment uses.

The current application proposes the erection of a single storey linked extension to existing buildings to create a single storey detached dwelling. Having assessed the proposed development from the remit of the Highway Authority, I consider this application to result in a like-for-like impact upon the local highway network to the two prior applications (Ref: 17/06743/FUL & 18/08220/FUL).

Mindful of the above I have no objections to, or conditions to recommend for, the proposed development.

#### **Ecology**

No Objection - Informatives for bats and nesting birds provided. Condition required to secure biodiversity enhancement.

Documents submitted to inform the application, aerial and street photography and site and species records held by the Buckinghamshire & Milton Keynes Environmental Records Centre (BMERC) have been reviewed.

The proposals involve the construction of a single storey linked extension to join to existing outbuildings to create a single dwelling. Given the openness of the two structures and the lack of foraging habitat in the vicinity, it is considered that there is not a reasonable likelihood of protected species including bats, being present and/or affected by the proposed development. Therefore, no supporting ecological information is required.

The applicant should be reminded of the legislation that protects bats and nesting birds.

Opportunities to improve biodiversity in and around developments should be integrated as part of their design in line with recognised good practice and national policy on biodiversity and sustainability (National Planning Policy Framework 2021). One bird box should be integrated into

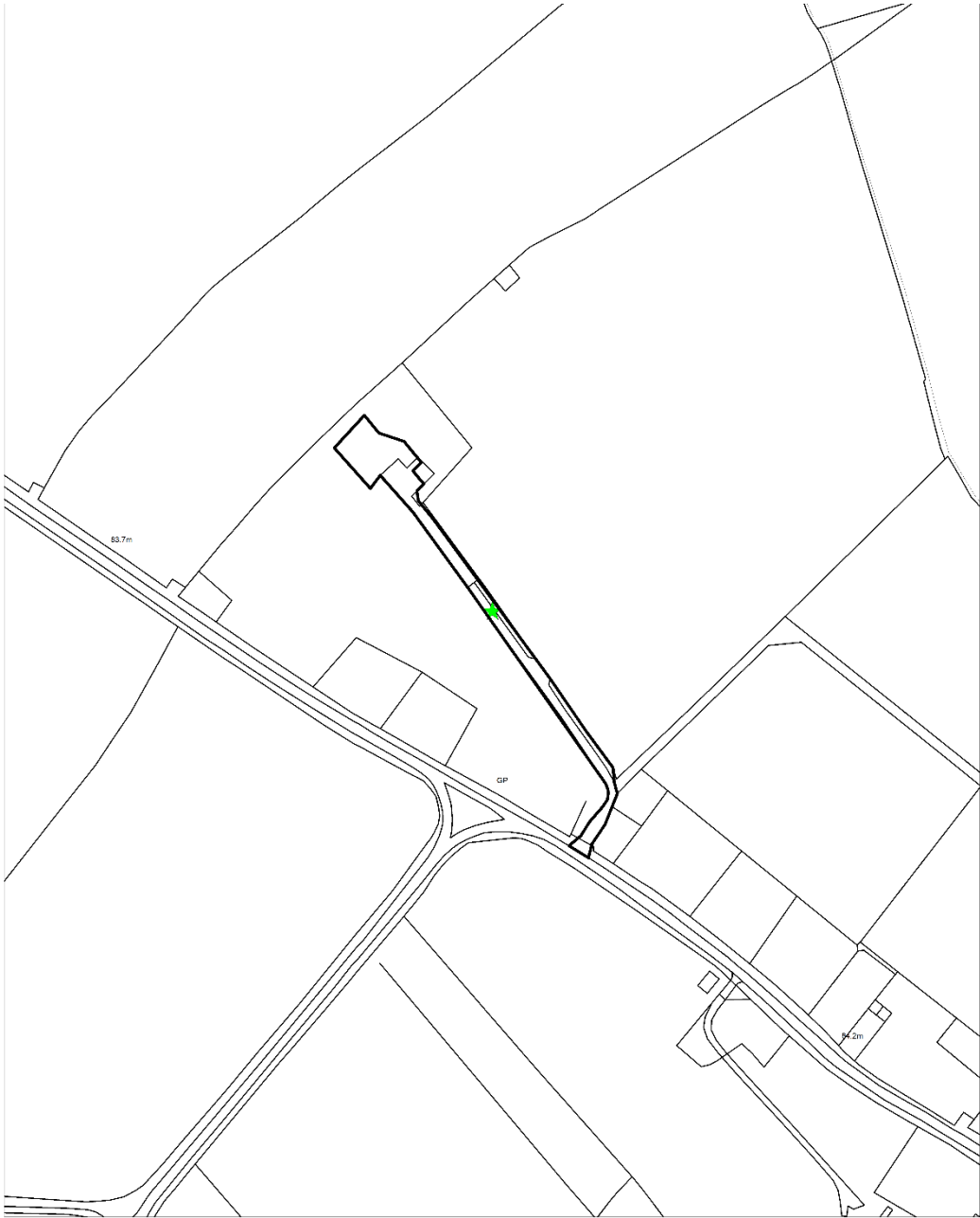
the building on a northerly aspect/orientation (north, north-east and north-west). Example specification includes the Schwegler Brick Box Type 24, Woodstone Sparrow Nest Box or an equivalent suitable for tits, sparrows or starlings. The boxes should be located between two to four metres high, ideally at the gable apex or at eaves. The box can be installed flush with the outside wall and can be rendered or covered so that only the entrance hole is visible. Should this application be granted, a planning condition should be applied to secure the provision of biodiversity enhancement within the proposed development.

#### Representations

None received

# APPENDIX B: Site Location Plan

22/08204/FUL  
Scale 1/2500



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# APPENDIX C: APPEAL DECISION

See following pages.