

SCHEDULE A

APPLICATION NUMBER	CB/11/00823/FULL
LOCATION	Chiltern End Barn, Willow Farm, Barton Road, Harlington, Dunstable, LU5 6LJ
PROPOSAL	Two Storey Side extension.
PARISH	Harlington
WARD	Woburn & Harlington
WARD COUNCILLORS	Cllr Fiona Chapman & Cllr Budge Wells
CASE OFFICER	Sarah Fortune
DATE REGISTERED	09 March 2011
EXPIRY DATE	04 May 2011
APPLICANT	Mr & Mrs Ayres
AGENT	Vincent and Associates
REASON FOR COMMITTEE TO DETERMINE	Councillor F Chapman called in. Requests that Councillors visit the site. Concerned that there may be a too rigid interpretation in reason for refusal and other considerations be taken into account
RECOMMENDED DECISION	Full Application - Refused

Site Location:

This application lies in an isolated location to the east of the built up area of Harlington. The site is in the South Beds Green Belt and in an Area of Outstanding Natural Beauty and Area of Great Landscape Value.

The Application:

This application is for the erection of a two storey side extension to this barn dwelling - which is Known as 'Chiltern End Barn' and is one of two barn dwellings at this site adjacent to Willow End Farm.

RELEVANT POLICIES:

National Policies (PPG & PPS)

PPS1	Delivering Sustainable development
PPS3	Housing
PPG2	Green Belt
PPG7	Sustainable development in rural areas.

Regional Spatial Strategy East of England Plan (May 2008)

ENV7	Quality in the Built Environment
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Core Strategy and Development Management Policy Document dated November 2009.

DM3	Amenity
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DM4	Development within and beyond Settlement Envelopes
DM12	Horticultural and redundant agricultural sites.
DM14	Protection of AONB's
CS11	Rural Economy and Tourism
CS16	Landscape and Woodland

Supplementary Planning Guidance

Design in Central Bedfordshire: A Guide for Development: Residential Alterations and Extensions: November 2009.

Planning History of application barn and the neighbouring barn conversion.

MB/02/01021	Full: Change of use from commercial buildings to two self contained residential units. Granted: 22/10/2002
MB/04/00171	Single storey front extension to Plot 1 (application barn). Refused: 13/04/2004 on grounds that disproportionate and incongruous form of development out of keeping with the linear form of development and detrimental to the Green Belt, AONB and AGLV in conflict with planning policies - National and local.
MB/04/01374	Extension to south east of the barn. Refused: 7/09/2004 for similar reasons to those given for 04/00171.

Planning History of neighbouring barn

MB/08/00887/FULL	Installation of two windows in south west elevation. Refused: July 2008 on grounds that would have a detrimental impact on the appearance of the barn to the detriment of the visual amenities of the area.
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Representations: (Parish & Neighbours)

Harlington Parish Council	No objections. Very strict conditions were placed originally on these barns with regards to windows and doors to restrict light spillage across the countryside in the AONB thus the properties still look like barns. If there is appropriate soft landscaping then any light spillage for this extension could be limited. This should be in a condition if consent is granted. The neighbour has raised concerns regarding drainage.
Neighbours	1. In support in principle but have concerns about the sharing of the same drainage system and that part of the new information will be a party wall and foundations may undermine the neighbours property thus need various points to be clarified regarding the safeguarding of the structure of the neighbouring property.

Consultations/Publicity responses

Natural England	No comments received.
Chilterns Conservation Board	No comments. The principles detailed in the Chilterns AONB Management Plan, the Chilterns Buildings Design Guide, Supplementary Technical Notes on Chilterns Building materials (Flint, Brick and Roofing materials) and the Environmental Guidelines for the Management of Highways in the Chilterns should be applied.
Rights of Way Officer	No comments.

Determining Issues

The main considerations of the application are;

1. Policy and Background
2. Visual Impact
3. Residential amenity and other considerations

Considerations

1. Policy and Background

The application building was previously used for commercial purposes - retail and storage - following the benefit of planning permissions and a Lawful Development Certificate. Planning permission was granted in October 2002 to convert the three outbuildings to two residential dwellings and this permission has been implemented. Both Central Government policies in PPS3 and PPS7 and those in the former Mid Beds Local Plan encourage the re use of agricultural barns as long as various criteria are satisfied.

In this case, the buildings were felt to be of sound condition and capable of re use without significant extension or rebuilding - no external alterations were proposed under planning consent 02/01021 for the conversion of Plot 1 - the subject of this application - and only a small extension and fenestration and door alterations to link plots 2 and 3 were allowed. In determining that application it was recognised that the impact on views gained along the valley looking towards the site were crucial in any residential conversion scheme. Following revisions, the scheme was considered to look like a traditional outbuilding and farm courtyard complex which would not have an adverse affect on the Green Belt or the character and appearance of the AONB. Permitted Development rights were removed in respect of both of the barn dwellings to protect the visual appearance of the buildings and the surrounding area.

In 2002, planning permission was sought for the erection of a single storey front extension to Plot 1. The applicant failed to demonstrate why a departure should be made to the general presumption against granting planning permission for such an extension which was clearly in conflict with planning polices for both barn conversions and for many developments in the Green Belt. The single storey extension was felt to be incongruous and disproportionate to the existing

linear form of development which has a traditional farm courtyard appearance. As such, it was felt that the proposal would result in visual harm to the character of the farm complex and the surrounding countryside - which is protected for its own sake - as well as having a harmful impact on the openness of the Green Belt and the character of the AONB and AGLV.

2. Visual Impact

The applicant now wishes to construct a new wing to the south west of and parallel to the existing building - and linked to the existing building by a partly glazed structure i.e. to carry out a two storey side extension to this barn conversion. This is to provide for a utility, study, office and living room at ground floor level with two bedrooms and a bathroom above.

The main part of the extension is to have a depth of 4.5 metres (approx) and a width of 10 metres with a ridge height of 5 metres. It is to extend very close to the south west curtilage boundary of the dwelling. The link between this extension and the main barn is to be 1.5m. The footprint will be increased by 73%.

Clearly this is a very large extension to the barn conversion dwelling. The Core Strategy and Development Management Policy Document dated November 2009 states that this council will support the conversion of barns in the countryside outside of settlement envelopes to residential use in some locations and for some types of building (Policy CS11). This authority's barn Conversion Design Guide adopted in 1999 (and still current policy) provides advice as to this council's approach to barn conversions and states that it is a guidance to ensure that any conversion is sympathetic to the existing agricultural character of the building and its setting. In this case, the applicant is proposing a very large extension to this barn conversion which is in no way subservient to the original barn and is in complete conflict with both the design guide on Barn conversions as well as policies in the Core Strategy and Development Management Policy Document dated November 2009.

It also changes the linear form of the dwelling to create a 'fatter' L shaped building. PPG2 states that the extension or alteration of a dwelling will be acceptable in a Green Belt as long as this does not result in a disproportionate addition over and above the size of the original building. The proposed large two storey addition will clearly be a disproportionate and very large addition to the original barn and will have a seriously adverse impact on the character and appearance of the Green Belt, AONB and AGLV in complete conflict with policies in both the Core Strategy and development Management policy Document dated November 2009 as well as National ones in PPG2, PPS3 and PPS7.

The applicant advises that the ridge height of the new wing is to be similar to the existing structure as it is to be set at a lower level than the existing building. They also advise that since it is to be built of similar materials to the existing barn dwelling the views from the west will not be materially affected. This is strongly disputed.

3. Residential Amenity

There is a barn conversion dwelling to the immediate north west of the application site known as 'Valleyfields Barn' and then there is Willow farm house to the further north west.

With regard to the impact on the nearest dwelling the extension will result in some loss of light and outlook to the occupiers of the barn conversion next door but not sufficient as to withhold planning permission, The applicant has been advised of the concerns raised by the neighbour regarding drainage, the party Wall Act and potential damage to his foundations - which are Building Regulation matters and not planning ones.

There will be adequate garden area left for the property. The rights of way officer has advised that he has no objections to raise.

Recommendation

That Planning Permission be refused.

- 1 The proposed extension by reason of its excessive size and scale would result in a disproportionate and incongruous form of development at odds with the existing linear form of development. This would be to the detriment of the character and appearance of the area which is within the South Bedfordshire Green Belt, an Area of Outstanding Natural Beauty and Area of Great Landscape Value where restrictive policies apply. The applicant has not demonstrated very special circumstances. As such, the proposal is contrary to PPG2, PPG3 and PPS7 as well as policies DM3, DM4, DM12, DM14, CS11 and CS16 in the Core Strategy and Development Management Policy Document dated November 2009.
- 2 The proposal represents a large and non subservient addition to this barn conversion which is harmful to the character of the building and in conflict with the Council's design guide on Barn Conversions and Policy DM3 of the Core Strategy and Development Management Policy Document dated November 2009 which seeks to ensure that any conversion is sympathetic to the existing character of the building and its setting. The development is also contrary to this councils' guidance entitled Design in Central Bedfordshire; A Guide of Development: Residential Alterations and Extensions: dated November 2009 which seek to ensure that extensions to houses are subservient to the existing property to retain their character.

DECISION

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