

SUBJECT DEVELOPMENT APPLICATION REPORTS ITEM 7

REPORT OF Head of Planning & Building Control

APPLICATION NO.	P09/E0171 & P09/E0172/LB
APPLICATION TYPE	Full & LBC
REGISTERED	18 th May 2009
PARISH	Britwell Salome
WARD MEMBER(S)	Rodney Mann and Angie Paterson
APPLICANT	Mr S Barrowcliff
SITE	Home Farm, Britwell Salome
PROPOSAL	Conversion of barn to swimming pool including single storey lean-to extension.
AMENDMENTS	Amended plans and tree report.
GRID REFERENCE	467046/192940
OFFICER	Paul Lucas

1.0 INTRODUCTION

1.1 This application is reported to the Planning Committee as a result of a conflict between Officers' recommendation and the views of Britwell Salome Parish Council.

1.2 The application site is shown on the OS extract **attached** as Appendix 1. The application site comprises a late C18 barn located within a former farm complex, now used as a private residence at the western edge of the small settlement of Britwell Salome. The barn is finished in mainly C20 dark-stained weatherboarding, over timber framing on a brick and flint base with a gabled corrugated iron roof. The barn and an attached section of wall to the rear is a Grade II listed building in its own right, in addition to five other independently Grade II listed buildings within the farm complex, including the farmhouse, a barn and wall, stables, granary and section of wall. The barn measures 17 metres long by 7 metres deep and has a ridge height of 8.3 metres and is used for storage. It is positioned adjacent to the eastern boundary of the site, close to the access onto the main road. There are several mature trees in between the barn and the boundary. The land rises towards the eastern boundary and the land on the neighbouring garden belonging to Orchard Close, a large detached property in a spacious plot, is higher adjacent to the boundary, but then falls away towards the neighbouring house. The site is bordered to the south and west by a cricket ground, which also lies on the opposite side of the road. It lies within the Britwell Salome Conservation Area and the Chilterns AONB.

2.0 PROPOSAL

2.1 Application P09/E0171 seeks full planning permission for the conversion of the barn in order to accommodate an indoor swimming pool, for use for domestic purposes, ancillary to the host dwelling, incorporating a lean-to extension for pool plant equipment. Application P09/E0172/LB seeks listed building consent for the internal and external alterations to facilitate the above change of use. The amended plans have relocated the lean-to from the eastern side elevation onto the rear elevation. It would measure 2.5 metres wide, 2 metres deep and 3.3 metres high. The barn would

have four main openings. The wooden doors on the front elevation would remain, but would be kept shut. The western side elevation would see the wall panel in an original opening removed and replaced with folding doors and high level glazing in oak frame. A new 'hay door' window would be formed in the south elevation and a high level window in the eastern side elevation in the position of an original opening that was blocked up. Timber boarding and roof sheeting would be repaired or replaced with similar. An oil tank would be located alongside the east elevation.

- 2.2 Internally, the swimming pool would be dug to a maximum depth of 2.2 metres and would measure 10 metres long by 4.2 metres wide. A new concrete floor would be laid to fall as existing. The walls would be generally lined and insulated with main structural timbers left exposed. The brick plinth would be plastered on the inside. The main studs and braces would be left exposed where possible. The trusses and purlins would be left exposed.
- 2.3 The applications were accompanied by a Design and Access Statement, Pool Pump, Heating and Ventilation Specification, Structural Report Statement, Bat Survey and Mitigation and Arboricultural Report. All of these can be viewed on the Council's website www.southoxon.gov.uk. The plans of the proposed development are **attached** as Appendix 2.

3.0 **CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Britwell Salome Parish Council** – The applications should be refused. We feel that the window on the east elevation is unnecessary and intrusive to neighbours.
- 3.2 **OCC Archaeology** – No objection subject to archaeological watching brief condition.
- 3.3 **Environmental Services (Environmental Health)** – No objection subject to standard condition to ensure that the rating noise level from the pool equipment would not exceed background noise level on the boundary in accordance with BS4142 (1997) 'Method for rating industrial noise affecting mixed residential and industrial areas'.
- 3.4 **Conservation Officer** – Amended plans have addressed earlier concerns, acceptable subject to conditions.
- 3.5 **Countryside Officer** – No objection subject to standard condition.
- 3.6 **Tree Officer** – No objection on basis of amended plans and tree survey.
- 3.7 **Monson** – Foul drainage comments: The environment agency should comment on the disposal of backwash and emptied pool water. No observations on surface water drainage.
- 3.8 **Environment Agency** – Low environmental risk.
- 3.9 **Thames Water** – No objection subject to conditions to control when pool is emptied and to limit discharge rate.
- 3.10 **Environmental Services (Contamination)** – No objection subject to standard condition requiring investigation and remediation as necessary.

- 3.11 **Neighbours** – One representation of objection to the original plans, which was sustained for the amended plans, summarised as follows:
- Fence panel or wattle hurdle should be used to screen the oil tank.
 - There have been no windows in east elevation in excess of 80 years and those proposed will overlook garden of Orchard Close, impacting upon privacy and integrity of the property.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 Numerous applications for planning permission and listed building consent for extensions and alterations to the listed farmhouse, submitted during the 1990's and 2000's. No planning history directly related to the barn.

5.0 **POLICY & GUIDANCE**

- 5.1 South Oxfordshire Local Plan 2011 Policies:
- G2 – Protection and Enhancement of the Environment
 - G4 – Development in the Countryside and on the Edge of Settlements
 - G6 – Promoting Good Design
 - C1 – Landscape Character
 - C2 – Areas of Outstanding Natural Beauty
 - C4 – Landscape setting of Settlements
 - C6 – Biodiversity Conservation
 - C8 – Species Protection
 - C9 – Landscape Features
 - CON2 – Alterations and Extensions to Listed Buildings
 - CON3 – Alterations and Extensions to Listed Buildings
 - CON5 – The Setting of Listed Buildings
 - CON7 – Proposals Affecting a Conservation Area
 - CON11-14 – Archaeology and Historic Building Analysis and Recording
 - EP2 – Noise and Vibrations
 - EP8 – Contamination
 - D1 – Good Design and Local Distinctiveness
 - D4 – Privacy and Daylight
 - H13 – Extensions to Dwellings

- 5.2 Supplementary Planning Guidance:
South Oxfordshire Design Guide 2008 – Section 7.
Chilterns Buildings Design Guide – Chapter 3.
South Oxfordshire Landscape Assessment – Character Area 5.

- 5.3 Government Guidance:
- PPS1 – Delivering Sustainable Development
 - PPS7 – Sustainable Development in Rural Areas
 - PPS9 – Biodiversity and Geological Conservation
 - PPG15 – Planning and the Historic Environment
 - PPG16 – Archaeology and Planning
 - PPG24 – Planning and Noise

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The site is located within the small settlement of Britwell Salome. The issues that are relevant to the planning application are whether:
- The development would have an adverse impact upon the special architectural and historic qualities of the Grade II listed building or its setting or the setting of the other listed buildings in the vicinity;
 - It would preserve or enhance the character and appearance of the Britwell

Salome Conservation Area and the landscape setting of the village within the Chilterns AONB, including its impact on important trees;

- The living conditions of neighbouring residential occupiers would be compromised through the physical impact of the development or from the levels of activity associated with it; and
- Any other material planning considerations.

The only issue relevant to the listed building consent application is whether:

- The works would have an adverse impact upon the special architectural and historic qualities of the Grade II listed building or its setting.

Listed Building Issues

- 6.2 Policies CON2 and CON3 of the SOLP 2011 state that extensions and alterations to a listed building must respect its established character and not diminish its special historical or architectural qualities. Policy CON5 explains that proposals for development which would adversely affect the setting of a listed building will be refused. Officers are satisfied that the proposal would result in minimal changes to the external appearance of the building. Internally, the alterations would be more evident, but the important original features would be largely retained. The methodology of the proposed works would be acceptable and further detail could be agreed through appropriate conditions. The proposal would ensure that the building is kept in use and would not fall into disrepair. As such, the proposed development would safeguard the historic fabric of this Grade II listed building and would preserve its setting and the setting of the group of listed buildings, in accordance with the above Policies.

Conservation Area and Landscape Character

- 6.3 Policy CON7 seeks to ensure that development preserves or enhances the character and appearance of conservation areas. Policy C2 seeks to safeguard the natural beauty and landscape quality of AONBs. The building, along with the other listed buildings, makes a positive contribution to the character of the Britwell Salome Conservation Area. There would be no changes to the front elevation and the new openings would not be readily visible in public views. The character and appearance of the Conservation Area would therefore be preserved. The barn is well screened by the surrounding mature trees and the external alterations would be difficult to appreciate in the landscape. The arboricultural survey has demonstrated that the adjacent mature trees would not be harmed by the proposal. Additional landscaping could ensure that the oil tank would be adequately screened. Consequently, the landscape setting of the settlement would not be harmed as a result of the proposal. In the light of the above assessment, the proposed development would comply with the above Policies.

Living Conditions of Nearby Residents

- 6.4 Criterion (iii) of Policy H13 of the adopted SOLP 2011 requires proposed extensions and alterations to ancillary buildings do not harm the residential amenity of occupants of nearby properties. The only extension to the building would be on the southern side of the building, which would be away from the boundary with Orchard Close. As a result, the development would not result in any loss of light or outlook to the adjoining residential property. The Council's Environmental Health Officer is satisfied with this relationship, subject to the imposition of an appropriate planning condition to prevent noise nuisance from the pool equipment. The only change to the eastern elevation facing Orchard Close would be the insertion of a high level window. Concern has been expressed about loss of privacy to the residents of Orchard Close. The plans demonstrate that the sill of this window would be about 2 metres above the internal

floor level and consequently above eye level. The window would be set in approximately 4 metres from the boundary fence and at a distance of around 25 metres from Orchard Close itself. The window would be partially screened by foliage associated with the mature trees within the site and shrubs on Orchard Close's side of the boundary. Under these circumstances, it is considered that the proposal would not result in any significant loss of privacy to the adjoining dwelling.

- 6.5 Clear glazing would be preferable to frosted glass for the appearance of the listed building and the latter would not be necessary due to the height of the window. However, a condition could be applied to ensure that the window remains fixed shut to help keep noise associated with the use of the pool within the building. The Environmental Health Officer is not concerned about noise nuisance from the use itself. On the basis of the above assessment, the proposal would comply with the policy H13.

Other Material Planning Considerations

- 6.6 Officers consider matters relating to bat conservation, archaeology, disposal of pool backwash and contamination could all be dealt with by the imposition of standard conditions.

7.0 **CONCLUSION**

- 7.1 The planning application proposal would comply with the relevant Development Plan Policies, Supplementary Planning Guidance and Government Guidance. Subject to the attached conditions, the planning application for the proposed development would safeguard the special architectural and historical qualities of the Grade II listed building and its setting, would preserve the character and appearance of the Britwell Salome Conservation Area and the landscape setting and would not materially harm the living conditions of nearby residents.

- 7.2 The listed building consent application would safeguard the special architectural and historical qualities of the Grade II listed building and its setting.

8.0 **RECOMMENDATION**

8.1 **Grant Planning Permission**

Subject to the following conditions:

1. **Standard 3 Year Time Limit**
2. **Window in east elevation to be fixed shut**
3. **Details of screening of oil tank to be submitted**
4. **Bat mitigation measures to be implemented as approved**
5. **Swimming pool to be used incidentally to main house only**
6. **Materials to match adjacent material and make good the listed building**
7. **Details of joinery at 1:10 scale**
8. **Details of method statement for excavation and carrying out works**
9. **Details of archaeological watching brief**
10. **Plant machinery and equipment to be in accordance with BS4142 (1997)**
11. **Details of contamination investigation and remediation as necessary**
12. **Pool to be emptied overnight and in dry periods and discharge rate to not exceed 5 litres/second**

8.2 Grant Listed Building Consent

Subject to the following conditions:

1. **Standard 3 Year Time Limit**
2. **Swimming pool to be used incidentally to the main house only**
3. **Materials to match adjacent material and make good the listed building**
4. **Details of the joinery at 1:10 scale**
5. **Lime plaster to be used on internal plinth walls**

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