

APPLICATION NO.	P18/S0967/FUL and P18/S0992/LB
APPLICATION TYPE	Full application and listed building
REGISTERED	23.4.2018
PARISH	Sydenham
WARD MEMBERS	Lynn Lloyd Ian White
APPLICANT	Mr and Mrs J Quesnel
SITE	Manor Farm, Brookstones, Sydenham, OX39 4LZ
PROPOSAL	Demolition, extension, alteration and conversion of existing buildings to form four dwellings with parking and amenity space. (Amended plans received on 5 June 2018 in response to the Conservation Officer's comments).
OFFICER	Davina Sarac

1.0 **INTRODUCTION**

1.1 This application is referred to planning committee because the views of Sydenham Parish Council differ from the officer's recommendation.

1.2 Manor Farm is a grade II listed C17 house, which is located on the north-western edge of Sydenham and comprises listed farmhouse, together with a range of traditional and modern agricultural buildings that are used for a combination of residential, equestrian and storage purposes. The existing traditional outbuildings are curtilage listed. There is a public bridleway that runs along the front of the site and around the north-west of the site. To the north of the site, on the opposite side of Brookstones, are a range of utilitarian farm buildings. To the south of the site on the western side of Brookstones lie a pair of semi-detached cottages.

1.3 A plan identifying the site is **attached** as Appendix 1 to this report.

2.0 **PROPOSAL**

2.1 These applications seek planning permission and listed building consent for the demolition, extension, alteration and conversion of the existing outbuildings into four separate dwellings with parking and amenity space.

2.2 The buildings to be converted are all single storey barns and range from more modern utilitarian farm buildings to simple timber framed and clad barn-style buildings. Full details of the proposed works are detailed within the Planning Statement that accompanied the application and are as shown on the submitted plans.

2.3 Copies of the plans accompanying the application are **attached** as Appendix 2 to this report. All other documentation associated with the application can be viewed on the council's website www.southoxon.gov.uk under the application reference numbers.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Sydenham Parish Council** – Conversions of unit 2 and 3 are supported and conversions of units 1 and 4 should be refused on the grounds:

- Scale of development;
- Some of the buildings have already been extended previously therefore contravene policy E8;

- Brookstones is narrow and cars often speed, there is a blind bend, concerns for walkers, cyclists and horse riders;
 - Proposal would double traffic;
- 3.2 **Countryside Access** - No strong views, subject to informatives added to any permission to ensure the public right of way remains available and convenient for public use.
- 3.3 **Waste Management Officer (District Council)** - No strong views
- 3.4 **Contaminated Land** – A preliminary risk assessment should be carried out.
- 3.5 **Highways Liaison Officer (Oxfordshire County Council)** - No objection subject to conditions.
- 3.6 **Countryside Officer (South Oxfordshire & Vale of White Horse)** - No objections subject to a monitored condition.
- 3.7 **Neighbour representations** – 11 Letters received in total. 8 objecting and 3 in support:
Concerns raised:
- Scale and density;
 - Increased traffic;
 - Highway danger; no pavements
 - Harmful to character of Listed Building
 - Sewage issues
- 4.0 **RELEVANT PLANNING HISTORY**
- 4.1 [P16/S1046/LB](#) - Approved (17/05/2016)
Rebuilding of existing external walls, stabilisation and enhancement of existing structural frame, and retention of principal roof structure (with repair as necessary)
- [P16/S1045/HH](#) - Approved (17/05/2016)
Rebuilding of existing external walls, stabilisation and enhancement of existing structural frame, and retention of principal roof structure (with repair as necessary)
- [P12/S2916/LB](#) - Approved (30/01/2013)
Conversion of dairy building into ancillary accommodation
- [P12/S2915/FUL](#) - Approved (30/01/2013)
Conversion of dairy building into ancillary accommodation
- [P07/E0986/LB](#) - Approved (11/12/2007)
Alteration & extension of farmhouse and construction of new link. Conversion of farm building to ancillary residential accommodation and demolition of modern agricultural buildings. (As amended by drawing numbers 07/382 10A; 12; 13A; 16A; 19A; 20; MFS/12; MFS/14 and other revised drawings accompanying letters dated 5th November 2007 and 'Plan S' and 'Plan T' accompanying letter from Agent dated 7 November 2007).
- [P07/E0985](#) - Approved (13/11/2007)
Alteration & extension of farmhouse and construction of new link. Conversion of farm building to ancillary residential accommodation and demolition of modern agricultural buildings (as clarified by Bat Survey Report dated September 2007 and amended by drawing nos.07/382/10A, 12, 13A, 16A, 19A. 20 and other revised drawings

accompanying letter from Agent dated 5 November 2007 and drawings accompanying letter from Agent dated 7 November).

5.0 POLICY & GUIDANCE

**5.1 National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)**

5.2 South Oxfordshire Core Strategy (SOCS) Policies:

- CS1 - Presumption in favour of sustainable development
- CSB1 - Conservation and improvement of biodiversity
- CSEN3 - Historic environment
- CSQ3 - Design
- CSR1 - Housing in villages
- CSS1 - The Overall Strategy

5.3 South Oxfordshire Local Plan 2011 (SOLP 2011) policies:

- C8 - Adverse affect on protected species
- CON2 – Extensions to listed buildings
- CON3 – Alterations to listed buildings
- CON4 – Change of use of listed buildings
- CON5 - Setting of listed buildings
- D1 - Principles of good design
- D2 - Safe and secure parking for vehicles and cycles
- D3 - Outdoor amenity area
- D4 - Reasonable level of privacy for occupiers
- D10 - Waste Management
- E8 - Re-use or adaptation of rural buildings outside built up areas
- EP8 - Contaminated land
- G2 - Protect district from adverse development
- T1 - Safe, convenient and adequate highway network for all users
- T2 - Unloading, turning and parking for all highway users

5.4 South Oxfordshire Design Guide 2016 (SODG 2016)

6.0 PLANNING CONSIDERATIONS

6.1 The main planning considerations in the determination of this proposal are:

- Principle of conversion
- The impact on the character and appearance of the site and surrounding area
- Impact on the historic interest of the site and setting of Manor Farm
- Impact on the amenity of neighbours
- Parking provisions and impact on highways
- Other matters

Principle of development

6.2 Criteria (i) of Policy E8 of the South Oxfordshire Local Plan (SOLP) states that proposals for the re-use of rural buildings will be permitted provided that (i) buildings are of permanent and substantial construction and are capable of conversion without major or complete reconstruction. The existing buildings fall within the curtilage of Manor Farm. They are considered to be buildings of permanent form and would not require a major or complete reconstruction. Officers are satisfied that the buildings are suitable to be repaired for conversion, in both structural and conservation terms. In this regards I consider the proposals comply with criterion (i) of E8 of the SOLP, and therefore the principle of the development is acceptable.

Impact upon the character and appearance of the site and surrounding area

- 6.3 Criterion (ii) of Policy E8 states that their form, bulk and general design should be in keeping with their surroundings; and criterion (iii) states that the fabric and essential character of the buildings should be maintained. The existing buildings are not considered to make a significant contribution to the local landscape but are visually prominent when looking into the site from adjacent public vantage points. Amended plans were submitted to address the conservation officers' concern that the original proposed east (roadside) elevation of Unit 3 had too much of a domestic character. The development would retain the agricultural character and appearance of the existing building. No overly domesticated features are proposed to the exterior of the buildings other than windows and rooflights to facilitate light and ventilation and some doors. These additions are not considered to be excessive or harmful to the appearance or character of the existing buildings. The existing exterior materials would be retained and where necessary improved. External boundary and access interventions are low key and in keeping with the rural character of the area. The removal of permitted development rights for alterations or additions to the buildings, including outbuildings and boundary treatments, are considered necessary in order to retain the character and appearance of the existing buildings.

Impact upon the historic interests of the listed building and setting of Manor Farm

- 6.4 No works are proposed to the main listed farmhouse. The Conservation Officer supports the principle of the conversion of the existing buildings and considers that the development would have a minimal impact to the character of the site and the contribution it makes to the setting of the listed farmhouse. Throughout the site, post and rail fencing is proposed to subdivide the plots which will serve to ensure that the openness of the yard remains legible. There is just one area where a high brick wall is proposed but this part of the site is to the rear and is less open and would not harm the setting of the listed building.

Impact on neighbour amenity

- 6.5 Given the location of the site away from neighbouring properties, it is not anticipated that the conversion of the buildings would result in any adverse impact on the amenity of those living nearby.

Parking provision and impact on highway

- 6.6 The local highway authority has raised no concerns relating to the development but recognises that the accessibility of the development is poor and future residents would be highly dependent on the private motor car to access essential services, employment and shops. The site is located close to the centre of the village and within a short walking distance along a quiet road. Units 1 & 2 will have cart ports and Units 3 and 4 would have a shared parking and turning area. The parking provision is considered acceptable. Officers consider that the development would not be detrimental to highway safety or users of the Bridleway. Therefore, officers are satisfied that criterion (v) of Policy E8 has been met.

Other Matters

- 6.7 Criterion (vii) of policy E8 states that in the case of proposals for residential use, other uses have been explored and found to be unacceptable in planning terms. Although alternative uses have not been considered in this proposal, officers accept that the

principle of residential conversion accords with the guiding principles of the new permitted development allowances which apply to existing agricultural buildings. This is supported by national guidance in the NPPF, which places a strong emphasis on the provision of sustainable forms of development and the importance of re-using redundant rural buildings.

6.8 Taking into account the above points, the current condition of some of the buildings and the sustainability of the location, it is my opinion that the principle of a scheme which seeks to re-use the buildings for residential purposes is acceptable.

6.9 **Community Infrastructure Levy (CIL)**

This development is liable for CIL.

7.0 **CONCLUSIONS**

7.1 **P18/S0967/FUL**

The application proposal is in accordance with the relevant development plan policies and national planning policy as, subject to conditions, the development is acceptable in principle, would respect the character and appearance of the site and the surrounding area, and would not cause any harm to the amenities of neighbouring occupiers or the local highway network.

7.2 **P18/S0992/LB**

The proposal complies with the relevant development plan policies and national planning policy as, subject to the attached conditions, the works would not be harmful to the special historical or architectural qualities of the listed buildings.

8.0 **RECOMMENDATION**

8.1 **To grant planning permission for application P18/S0967/FUL subject to the following conditions:**

- 1 : Commencement of development within three years.
- 2 : Development to be carried out in accordance with the approved plans.
- 3 : Schedule of materials to be agreed prior to the commencement of development.
- 4 : Hard and soft landscaping to be agreed prior to the commencement of development.
- 5 : Protected species licence to be submitted prior to the commencement of development.
- 6 : Plan of car parking provision to be agreed prior to the commencement of development.
- 7 : A preliminary risk assessment to be carried out for contaminated land.
- 8 : The garages shall not be converted into accommodation.
- 9 : Withdrawal of permitted development rights for extensions and outbuildings.
- 10 : Withdrawal of permitted development rights for means of enclosure.

8.2 **To grant listed building consent for application P18/S0992/LB subject to the following conditions:**

- 1 : Commencement of works within three years.
- 2 : Works to be carried out in accordance with the approved plans.
- 3 : Schedule of materials to be agreed prior to the commencement of works.

Author: Davina Sarac

Email: Planning@southoxon.gov.uk

Tel: 01235 422600

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