

APPLICATION NO.	P18/S2377/FUL & P18/S2378/LB
APPLICATION TYPE	FULL APPLICATION & LISTED BLDG. CONSENT
REGISTERED	13.8.2018
PARISH	Binfield Heath
WARD MEMBERS	Will Hall & Paul Harrison
APPLICANT	Phillimore Successors Settlement
SITE	Annexe, Crowsley Park Farm, Crowsley, RG9 4JN
PROPOSAL	Retention of Crowsley Park Farmhouse Annexe as an independent residential dwelling and for associated alterations to the building.
OFFICER	Marc Pullen

1.0 INTRODUCTION

1.1 These applications are referred to Planning Committee as the views of Binfield Heath Parish Council conflicts with the view of officers.

1.2 The application site (which is shown on the OS extract **attached** as Appendix A) contains a single storey building which has been converted into residential use without planning consent or listed building consent. The site is served by private amenity space to the rear and an area for parking and turning to the front. The site lies within the Chilterns Area of Outstanding Natural Beauty (AONB).

2.0 PROPOSAL

2.1 These applications seek retrospective planning permission and listed building consent for the conversion of the building into residential use, as a separate dwelling.

2.2 A copy of all the current plans accompanying the application is **attached** as Appendix B. Other documentation associated with the application can be viewed on the council's website, www.southoxon.gov.uk

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Binfield Heath Parish Council – Object

- Would normally support conversion of old barns into houses, however the tiny, ancient hamlet of Crowsley is in our view a special case, in which circumstances dictate otherwise.
- As many as half the houses are grade 2 listed and their individual settings, together with the heritage importance of the hamlet as a whole, are of great historical value and must be protected.
- Viewed externally the Annexe in question belongs intrinsically to the curtilage of Crowsley Park Farm. It appears as an additional outbuilding to that house, which is its current legal planning status (despite the recent illegal works and current use).
- To allow it to remain as anything other than ancillary accommodation to the farmhouse, with shared access from the track serving other properties thereby causing continuing intrusive noise, would adversely affect the setting of a number of nearby similarly listed houses.
- Its setting and peaceful environment would be compromised if the Annexe were to be permanently occupied.
- We would also be concerned that new garaging might be proposed both for this Annexe and for the farmhouse in the future.
- We consider that the fine houses in this hamlet, of so much architectural

interest, should be protected from further unnecessary change and that this old barn should be contained within the original curtilage to which it naturally belongs.

Conservation Officer – No objections

Neighbour – 5 representations of objection:

- Harm caused by traffic and noise from extra vehicles driving down lane
- Precedent has been set that a building can be converted without consent
- Property is now too close to neighbours in Harvest House
- The proposed development would diminish parking for Crowsley Park Farm
- Harm caused by overlooking to Harvest House
- Inadequate garden sizes
- By converting the annexe into a separate dwelling from the Farmhouse it would damage the historic link between the two buildings and its value as a Grade II heritage asset

4.0 **RELEVANT PLANNING HISTORY**

4.1 [SE17/201](#) - (Ongoing)

Without planning permission the change of use of a games room to a dwelling.

[P15/S1993/DIS](#) - Approved (15/07/2015)

Discharge condition 4 of listed building consent P14/S2986/LB.

Refurbishment of existing Grade II Listed outbuilding to become a car port, external store and games room.

[P14/S2986/LB](#) & [P14/S2985/HH](#) - Approved (08/12/2014)

Refurbishment of existing Grade II Listed outbuilding to become a car port, external store and games room.

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework & National Planning Practice Guidance**

5.2 **South Oxfordshire Core Strategy 2012 policies;**

- CS1 - Presumption in favour of sustainable development
- CSEN1 - Landscape protection
- CSEN3 - Historic Environment
- CSQ3 - Design
- CSS1 - The Overall Strategy

5.3 **South Oxfordshire Local Plan 2011 policies;**

- CON3 - Alterations to listed buildings
- CON4 - Change of use of listed buildings
- CON5 - Setting of listed building
- D1 - Principles of good design
- E8 - Re-use or adaptation of rural buildings outside built up areas
- G2 - Protect district from adverse development
- G4 - Protection of Countryside
- H4 - Housing sites in towns and larger villages outside Green Belt
- 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**

6.0 **PLANNING CONSIDERATIONS**

- 6.1
- Principle of development
 - Impact on character and appearance
 - Impact on listed building
 - Impact on amenity of neighbours
 - Other matters

Principle of development

- 6.2 Works to convert the building have already been carried out. Planning permission and listed building consent were granted in December 2014 for the refurbishment of the existing grade II listed outbuilding to become a car port, external store and games room. This building has subsequently been converted into a separate dwelling house without planning permission or listed building consent. These applications seek to regularise this.
- 6.3 The principle of new-build residential development would not be supported in this location. However, Policy E8 of the South Oxfordshire Local Plan (SOLP) is a permissive policy for the re-use of rural buildings provided that certain criteria are met to ensure that the proposal is suitable. The outbuilding itself is curtilage listed to the main listed building but has previously been used for agricultural use. An assessment under Policy E8 (SOLP) was made in the determination of application P14/S2985/HH and was found to adhere to the requirements of this policy. Officers consider that the principle of converting the building into residential use is also acceptable given the same assessment (see **attached** as Appendix C for previous delegated report).

Impact on character and appearance

- 6.4 Council policies seek to ensure that development within the District responds positively to and respects the character of a site and its surroundings and adopts good quality design and the use of appropriate materials. As the site falls within the Chilterns Area of Outstanding Natural Beauty the development falls to be considered by policy CSEN1 of the SOCS which seeks to ensure that measures are sought to integrate development into the landscape character of the area.
- 6.5 The proposed development has retained the existing form of the previous disused agricultural building with some alterations to accommodate its new use. These alterations appear to be minor in scale and have not introduced any overly domestic features or any substantial physical interruptions in the elevations or roof slope; which give the building its rural character. The converted building is to be served by more than the advised 50sqm of private amenity space as advised by the South Oxfordshire Design Guide. Indeed, the private amenity space is not considered inadequate and does not result in a cramped form of development and does not diminish the open rural character of the area.
- 6.6 Officers are satisfied that these changes have not harmed the overall agricultural character and form of the building and that the conversion has not resulted in any significant or substantial structural alterations to the building. As such the conversion of the building has adhered to Policy E8, D1 and G2 (SOLP) and Policy CSEN1 (SOCS).

Impact on listed building

- 6.7 As the outbuilding is curtilage listed, any alterations to the building must be considered against Policy CON3 (SOLP) and Policy CSEN3 (SOCS). These policies seek to ensure that any alterations to the outbuilding respect its established character and do

not diminish the special historical or architectural qualities of the building which make it worthy of listing and that these assets are conserved and enhanced for their historic significance.

- 6.8 As part of the consented scheme, the approved plans and discharged conditions were specifically agreed to ensure the fabric was appropriately conserved. In consultation with the Conservation Officer, officers are satisfied that the proposed conversion has not diminished the special historic or architectural qualities of the building and the impact is regarded as acceptable. In addition, the setting of the listed building; Crowsley Park Farm would not be adversely harmed.

Impact on neighbour amenity

- 6.9 Council policies and guidance seek to ensure that all development is sympathetic to neighbours and does not amount to any significant harm to the amenity of neighbours by reason of harming outlook, privacy or access to daylight. Policy E8 and H4 (SOLP) support new housing and the conversion of agricultural buildings into houses where there is no overriding amenity harm to the area.
- 6.10 Upon an assessment of the development on site, it is clear that sufficient distance exists between the building and neighbouring properties (approximately 24 metres). In addition, the internal layout of the building avoids any immediate opportunities to look towards neighbouring properties at a short distance. I do not consider that the development has resulted in any adverse harm to neighbours by reason of overlooking or loss of privacy.
- 6.11 The building lies a sufficient distance away from neighbours and the shallow and modest size of the building certainly does not have an adverse overbearing or oppressive impact on neighbours. Officers note the issues of concern relating to car movements and noise as a result, by travelling over gravel. This is a very typical occurrence for such a development and is a momentary noise generation. The noise generated is not considered to be severe, to the effect of harming the enjoyment and habitation of neighbour's properties.

Access and impact on parking

- 6.12 The Council's policies and guidance seek to ensure that in determining planning applications, the Council should, in consultation with the local highway authority, ensure that new developments are designed to a standard that ensures a safe and attractive environment and does not result in an unacceptable level of traffic on the local highway network or have a detrimental impact on the amenities and environment of the area.
- 6.13 The access to the new dwelling is not considered to be inadequate or dangerous. The parking provision is adequate and allows for the parking of at least two parking spaces. The development has not resulted in inadequate provision of land for parking for neighbouring Crowsley Park Farm. As such, the development is considered to comply with the provisions of Policy T1 and T2 (SOLP).

Other matters

- 6.14 Community Infrastructure Levy - In this instance, a CIL charge would be applicable to the conversion of the building as the building has not been occupied for its lawful use for 6 continuous months of the 36 previous months. Since the development has already been implemented the full charge would need to be paid and exemption cannot be claimed.

7.0 **CONCLUSIONS**

7.1 **P18/S2377/FUL**

Planning permission should be granted. The principle to convert the building is considered to be compliant with policy and subject to the attached conditions, the proposal would not be harmful to the character and appearance of the site and surrounding area or the amenity of neighbours.

7.2 **P18/S2378/LB**

Listed building consent should be granted as the proposal complies with the relevant Development Plan Policies and, subject to the attached conditions would not be harmful to the character and the architectural and historic interest of the listed building.

8.0 **RECOMMENDATIONS**

8.1 **To grant planning permission for application P18/S2377/FUL, subject to the following conditions:**

1. **Approved plans.**
2. **Withdrawal of permitted development rights (Part 1 Class A) - no extensions etc.**
3. **Withdrawal of permitted development rights (Part 1 Class E) - no buildings etc.**
4. **Withdrawal of permitted development rights (Part 2 Class A) - no walls, fences etc.**

8.2 **To grant listed building consent for application P18/S2378/LB, subject to the following condition:**

1. **Approved plans (listed building).**

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