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| <b>APPLICATION NO.</b>  | <a href="#">P18/S1830/FUL</a>  |
| <b>APPLICATION TYPE</b> | FULL APPLICATION   |
| <b>REGISTERED</b>       | 29.5.2018  |
| <b>PARISH</b>           | SYDENHAM   |
| <b>WARD MEMBER(S)</b>   | Lynn Lloyd<br>Ian White  |
| <b>APPLICANT</b>        | Mr Philip House  |
| <b>SITE</b>             | Croxford's Orchard Sydenham Road Sydenham,<br>OX39 4NE   |
| <b>PROPOSAL</b>         | Construction of a new barn (as amended by plans received 4 September 2018 re-siting the barn a metre to the south, reducing its length by two metres, reducing its height and altering the design and materials to a feather edged boarding over a brick plinth wall and plain clay roof tiles). |
| <b>OFFICER</b>          | Victoria Clarke  |

1.0 **INTRODUCTION**

- 1.1 The application is referred to the Planning Committee because the views of Sydenham Parish Council differ from the case officer's recommend for approval.
- 1.2 The application site is shown on the map **attached** at Appendix A. The site consists of a 0.18 hectare plot of agricultural land set behind a row of residential dwellings that front onto Sydenham Road. The site forms an independent agricultural unit that has historically been a small holding.
- 1.3 The site is accessed via a narrow driveway that also serves a residential property (April Cottage) that is unconnected with the application site.
- 1.4 Within the site there are two sheds and a greenhouse which are located towards the eastern end of the site near to the site's access and part of the site is used for open storage of garden / farming equipment. The site is bounded to the north and south primarily by fields. There is a stream along the western boundary of the site and the very western edge of the site falls within Flood Zones 2 and 3 and forms part of the functional flood plain. Beyond the stream to the west are allotments and open fields. Public footpaths run along the western boundary and close to part of the northern boundaries of the site.
- 1.5 The site falls within Sydenham conservation area. Part of the southern boundary of the site abuts the residential curtilage of Vicarage End an early seventeenth century grade II listed house.

2.0 **PROPOSAL**

- 2.1 The application seeks planning permission for the erection of a barn, which would be finished with stone and brick walls and some timber weather-boarding and a plain clay tiled roof. At the request of officers, the proposal has been amended to reduce the scale of the proposed barn.
- 2.2 The barn would be located at the eastern end of the site. The plans are **attached** at Appendix B.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Sydenham Parish Council – Object**

- Increase in traffic using inadequate access that is of limited width and visibility onto Sydenham Road which lacks verge and footways.
- Substantial building that could be converted to a dwelling in an unsuitable backland location of the village that would be out of keeping with Sydenham and harmful to the conservation area and would extend the built-up limits of the village.
- Harm to privacy of nearby dwellings.

3.2 **Conservation Officer - No strong views**

- Proposal would not harm the significance of neighbouring listed building or the character and appearance of the conservation area.

3.3 **Forestry Officer - No strong views, subject to condition:**

- Trees within the site are protected because they are located within the conservation area. Amended plan has been submitted that overcomes concerns.
- General tree protection condition recommended to protect the hedgerow and the trees within it.

3.4 **County Archaeological Services (Oxfordshire County Council) - No strong views**

- No archaeological constraints.

3.5 **SGN Plant Protection Team (Southern Gas Network) - No strong views**

- Pipeline located on Sydenham Road outside of application site.
- Dig safely advice provided

3.6 **Neighbours – Object**

Five neighbours have objected to the proposal. Raising the following issues:

- Increase to highway safety risk - very narrow drive for cars let alone tractors and combine harvesters etc., visibility from access extremely poor
- Use of access will cause noise / disturbance to adjoining properties
- Substantial barn building that may change to a backland dwelling that would be out of character with village
- Large building that would be out of keeping with an enclosed agricultural area
- Additional construction, agricultural and residential vehicular use of the access would be dangerous
- Backfill development out of keeping with character of Sydenham
- The orchard sits within the conservation area, which is justified by the delicate balance of existing buildings and open space. Development would upset the balance of existing buildings and open space
- Extension of built up area of village into the countryside
- Current semi-industrial use of the land is already inappropriate

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P75/N0342/O](#) - Refused (29/07/1975) - Appeal dismissed (28/06/1976)  
ONE DWELLINGHOUSE

[P72/M1227](#) - Refused (16/01/1973)  
Erection of one dwelling.

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework (NPPF)**

**National Planning Policy Framework Planning Practice Guidance**

5.2 **South Oxfordshire Core Strategy (SOCS) 2027**

CS1 - Presumption in favour of sustainable development

CSS1 - The Overall Strategy

CSEN3 - Historic environment

CSQ3 - Design

5.3 **South Oxfordshire Local Plan (SOLP) 2011 saved policies**

A1 - Erection of agricultural building

CON5 - Setting of listed building

CON7 - Proposals in a conservation area

C9 - Loss of landscape features

D1 - Principles of good design

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 (SODG) 2016**

5.6 **Draft Sydenham Neighbourhood Plan**

The initial consultation period for the Sydenham Neighbourhood Pre-Submission Plan finished on 15th March 2019. Feedback from the consultation is now being reviewed by the Sydenham Neighbourhood Plan Group, prior to the final version of the Plan being submitted to South Oxfordshire District Council for a further six-week publicity period. It will then be submitted for independent examination in the summer.

SYD1- Village Boundary and Infill

SYD3- Design

SYD4- Local Heritage Assets

SYD5- Local Green Space

SYD6- Local Gap

SYD7- Important views

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to be considered are:

1. The acceptability of the principle of the development / the need for the building
2. The impact on the character and appearance of the site and the surrounding area, including the conservation area and nearby listed building
3. The impact on the occupiers of neighbouring properties
4. Impact on the highway

**The acceptability of the principle of the development / the need for the building**

6.2 The key policy for assessing this application is SOLP Policy A1 which relates to agricultural buildings.

6.3 Policy A1 states that planning permission will normally be granted for agricultural buildings provided there is a need for the building which cannot satisfactorily be met by existing buildings or structures on the farm or nearby. Proposals for agricultural buildings and structures, or alterations and extensions to existing buildings and structures, will be permitted provided that:

- (i) the siting of the building or structure would not be prominent in the landscape and would not damage the environment or the amenities of the occupants of nearby properties;
- (ii) the design and materials to be used are in keeping with its surroundings, bearing in mind the particular needs of the farming industry, and that satisfactory landscaping is proposed; and
- (iii) wherever possible or acceptable, the development should be located close to existing buildings rather than in open countryside.

- 6.4 The policy states: Where existing buildings or structures can no longer be used and replacement buildings or structures are required, then the redundant building or structure should be demolished and replaced by the new building in the same location, unless it can be demonstrated that this is impractical or inappropriate in a particular instance.
- 6.5 The applicant has submitted information stating that the existing sheds are not fit for his required use and the proposed building will be used to accommodate machinery and equipment used in connection with the maintenance of the land. The equipment includes a couple of Allen Scythes, three rotavators and a ride-on mower with trailer. Presently these are stored in rudimentary storage facilities – mainly outside because of their size – and the applicant is concerned about the levels of deterioration they are experiencing and the threat of theft. In addition, the proposed building would be used for the storage of a horse-drawn wagon/caravan from 1900 and hay wain which the applicant wishes to restore.
- 6.6 The proposed restoration of the hay wain and horse-drawn wagon constitute a hobby rather than being strictly related to the maintenance of the land but both can be used in connection with agriculture. Officers are satisfied that the proposed building is of a size and scale that is reasonably necessary for the other equipment that is used in connection for maintaining the land and that the existing buildings on the site cannot satisfactorily accommodate this equipment and machinery.
- 6.7 The proposal initially involved the removal of one shed but the re-siting of the building has made it possible to retain the shed. It is recommended that a condition be attached to ensure the two sheds on the site are removed from the site once the proposed building has been erected.

**The impact on the character and appearance of the site and the surrounding area, including the conservation area and nearby listed building**

- 6.8 The proposed building would be positioned towards the north eastern corner of the site and would not be prominent in the landscape. It would be positioned close to existing residential properties so that it would not encroach too far into open countryside. The vast majority of the site would remain undeveloped and therefore the contribution that the site makes to open space within the conservation area would be retained. The building would also be largely screened by existing hedgerow and boundary trees. A hedgerow and tree protection condition is recommended (the trees within the site are protected because they fall within the conservation area).
- 6.9 The proposed building would be simple and functional in terms of its scale and design and it would be in keeping with the character of the surrounding area. The building would be finished in materials used on other buildings in the local area. Its walls would be finished with timber weatherboarding on top of brick plinths and the roof would be covered with plain clay tiles.

- 6.10 In the opinion of officers, the proposed scale, siting, design and materials would be sensitive, and would not harm the character and appearance of the conservation area nor the setting the listed building nearby (Vicarage End).

**The impact on the occupiers of neighbouring properties**

- 6.11 The proposed development would not damage the environment or the amenities of the occupants of nearby properties. The site will continue to be used for the purposes of agriculture and the building primarily for storage of equipment in connection with the maintenance of the land. The proposed building will be positioned sufficiently far from neighbouring properties to ensure it is not overbearing on them.
- 6.12 A high window is proposed on the eastern elevation facing towards April Cottage and Vicarage end but given its position and lack of first floor it would not result in overlooking. Officers recommend a condition preventing the insertion of a first floor.
- 6.13 Consultees raised concerns that the building will be converted into a dwelling. Such a change of use would require planning permission. Given the site's location just outside of the built-up limits of Sydenham, a new dwelling in this location would be contrary to current planning policy and the emerging Sydenham Neighbourhood Plan would not therefore be supported by officers.

**Impact on the highway**

- 6.14 The proposal does not involve any changes to the existing access arrangements to the site. The erection of the agricultural building for storage would not result in significant intensification of the use of the access or the public highway.
- 6.15 Other matters

This type of development is not liable for community infrastructure levy.

**7.0 CONCLUSION**

- 7.1 The proposal complies with the relevant Development Plan Policies and, subject to the attached conditions, would not materially harm the character and appearance of the site or the surrounding area, including the conservation area, would not harm the setting of the listed building, would not be unneighbourly and would not result in severe harm to highway safety. Planning permission is therefore recommended subject to the suggested conditions.

**8.0 RECOMMENDATION**

- 8.1 **Grant planning permission subject to the following conditions:**

- 1 : Commence the development within three years**
- 2 : Development in accordance with the approved plans**
- 3 : Materials as on plan**
- 4 : Tree and hedge protection**
- 5 : Use of the building restricted to agricultural use in connection with the land**
- 6 : Demolish existing two sheds within two months of the first use of the permitted building**

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