

Item No.	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(2)	16/01675/HOUSE and 16/01676/LBC2	11.08.2016	Erection of two storey extension and single storey glazed link. Long Acre Farm Seven Barrows Lambourn Mr and Mrs M Preston

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=16/01675/HOUSE>

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=16/01676/LBC2>

Recommendation Summary: **The Head of Planning and Countryside be authorise to REFUSE planning permission**

Ward Member(s): Councillor Graham Jones
Councillor Gordon Lundie

Reason for Committee Determination: For Members to determine the aesthetics of this proposal and its suitability for the setting

Committee Site Visit: 25th August 2016

Contact Officer Details	
Name:	Mrs Sharon Brentnall
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1. Site History

08/01558/FULD - Extension to Long Acre Farmhouse; Construction of new outbuilding; Construction of new stable block; Demolition of 3 No. C20th farm buildings. External works including extensive landscaping, farm to become a Centre of Excellence for the breeding and training of Polo Ponies. Part Change of Use from Agricultural to Equestrian - APPROVED 17th October 2008

12/00875/FUL - Construction of a new general purpose agricultural barn, within the curtilage of a listed farmhouse - APPROVED 20th June 2012

12/02778/HOUSE - Construction of a swimming pool and pool shed within the curtilage of the listed farmhouse. - REFUSED 4th January 2013

A LBC application was submitted with this application but was not required.

13/01582/FUL - Construction of agricultural storage for fodder, bedding and machinery, a working horticultural greenhouse and leisure facilities - REFUSED 28th June 2013

13/01583/LBC - An LBC application was submitted with the above application but was not required

14/00202 - LBC application for the construction of a swimming pool - NOT REQUIRED

14/00201/FUL - Construction of swimming pool - REFUSED on the 28th March 2014

16/00530/LBC2 - Erection of two storey extension, and single storey glazed link - WITHDRAWN 3rd May 2016

16/00529/HOUSE - Erection of two storey extension, and single storey glazed link. WITHDRAWN 3rd May 2016

2. Publicity of Application

Site Notice Expired: 30.06.2016

3. Consultations and Representations

Parish Council: NO OBJECTION

Conservation: OBJECTION

Long Acre Farmhouse is an C18/19th Grade II listed building, which has been extended to the rear in the C19th and C20th. The original building is a modest, flint and sarsen stone structure, with Gothic detailing. The most recent extension is a linear single storey structure which extends to the rear.

The special architectural and historic interest of the listed building is derived from its modest appearance along with the presence of vernacular building techniques, materials and Gothic revival architectural detailing. Whilst Long Acre Farm has been extended over the years, its historic identity as a modest farmhouse remains apparent and it remains the most impressive building on the site.

The proposal is for a 2 storey structure located at the end of the single storey extension, essentially forming a cross-wing. The proposal is of the same height, scale, materials and architectural language as the original building.

There are serious concerns that the proposed cross-wing would become a dominant element, which would disturb the focal emphasis of the building. It would represent a significant addition which would result in the original dwelling becoming a mere 'bookend', rather than the main focal point.

Highways: NO OBJECTION subject to informatives

Archaeology: NO OBJECTION

No archaeological assessment or programme of investigation and recording will be necessary in relation to the current proposal

Natural England: NO OBJECTION

Natural England has assessed this application using the Impact Risk Zones data (IRZs) and is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which Seven Barrows and Crokers Hole SSSI's have been notified. The proposed development is for a site within or close to a nationally designated landscape namely North Wessex AONB.

Your decision should be guided by paragraph 115 of the National Planning Policy Framework which gives the highest status of protection for the 'landscape and scenic beauty' of AONBs and National Parks. For major development proposals paragraph 116 sets out criteria to determine whether the development should exceptionally be permitted within the designated landscape. Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

Subject to standing advice in regard of protected species and biodiversity enhancements.

No further consultation responses received

Correspondence: None received

4. Policy Considerations

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the development plan unless material considerations indicate otherwise.

The statutory development plan comprises:-

- The West Berkshire Core Strategy 2006-2026
 - The West Berkshire District Local Plan Saved Policies 2007
 - The South East Plan 2009 Policy in so far as Policy NRM6 applies
 - The Replacement Minerals Local Plan for Berkshire 2001
 - The Waste Local Plan for Berkshire 1998
- 4.2 The West Berkshire Core Strategy carries full weight in decision making. The following policies are relevant to this application:
- National Planning Policy Framework Policy
 - Area Delivery Plan Policy 1: Spatial Strategy
 - Area Delivery Plan Policy 5: North Wessex Downs Area of Outstanding Natural Beauty
 - CS 13: Transport
 - CS 14: Design Principles
 - CS 18: Green Infrastructure
 - CS 19: Historic Environment and Landscape Character
- 4.3 The saved policies of the West Berkshire District Plan carry due weight according to their degree of conformity with the National Planning Policy Framework. The following saved policies are relevant to this application:
- ENV.24: Extensions to Dwellings in the Countryside
 - HSG.1: The Identification of Settlements for Planning Purposes
 - TRANS.1: Meeting the Transport Needs of New Development
- 4.4 The Council has submitted the proposed Housing Site Allocations Development Plan Document which is currently undergoing Public Examination. The document will form part of the Local Plan and contains proposed housing and parking standards policies which would replace those of the Local Plan Saved Policies. These policies are now to be afforded significant weight at this advanced stage or preparation having regard to the National Planning Policy Framework. The following policies are relevant to this application:
- C 3: Design of Housing in the Countryside
 - C 6: Extension of Existing Dwellings within the Countryside
 - P 1: Residential Parking for New Development
- 4.5 Other material considerations include government guidance, in particular:
- National Planning Policy Framework 2012
 - National Planning Practice Guidance 2014
- 4.6 In addition the following locally and regionally adopted policy documents are material considerations relevant to this application:
- The North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2014-2019
 - Supplementary Planning Guidance: Replacement Dwellings and Extensions to Dwellings in the Countryside
 - Supplementary Planning Guidance 4/02: House Extensions 2004
 - Supplementary Planning Document: Quality Design

5. Description of Development

- 5.1 The site lies outside any defined settlement boundary and within the North Wessex Downs Area of Outstanding Natural Beauty to the north of Upper Lambourn. The site contains Long Acre Farmhouse, which is a C18/19th Grade II listed building, which has been extended to the rear in the C19th and C20th. The original building is a modest, flint and sarsen stone structure, with Gothic detailing. The most recent extension is a linear single storey structure which extends to the rear from the previous 2 storey rear extension.

- 5.2 The holding extends to approximately 12 hectares and consists of the main Listed dwelling and staff annexe, gardens, other grounds, a stable complex for the breeding and training of polo ponies and other equestrian and agricultural land.
- 5.3 Access into the site is from a gate off the Seven Barrows Road. The drive sweeps past the stable complex into a main yard. The dwelling house and other associated buildings are accessed off this yard. The site is not in close proximity to any adjacent properties. There are no views of the dwelling available from the access due to the distance between the two. There are however views into the site from the highway, although this is largely screened by the stable building.

6. Consideration of the Proposal

Principle of Development

- 6.1 ENV.24 of the Local Plan Saved Policies allows for the extension of houses in the countryside in principle subject to:
- a) the dwelling is of permanent construction with a reasonable expectation of life;
 - b) the extension or additional building is in keeping with the design of the existing dwelling and uses complementary materials;
 - c) the impact of the proposed development when taken with the existing building or buildings would not be materially greater or more harmful than that of the existing building(s) on the rural character of the area;
 - d) the proposed development would not result in an extended dwelling disproportionate in size to the original.
- 6.2 The existing dwelling is considered to be of permanent construction with a reasonable expectation of life. The remaining criteria are to be discussed in greater detail in the relevant sections below.
- 6.3 Policy C6 of the Housing Site Allocations Development Plan Document (HSA DPD) is proposed to replace saved policy ENV.24. This policy also allows for the extensions of houses in the countryside. There is a presumption in favour of proposals for the extension of existing permanent dwellings and will be permitted providing that:
- i. the scale of the enlargement is subservient to the original dwelling and is designed to be in character with the existing dwelling; and
 - ii. it has no adverse impact on the setting, the space occupied within the plot boundary, on local rural character, the historic interest of the building and its setting within the wider landscape; and
 - iii. the use of materials is appropriate within the local architectural context; and
 - iv. there is no significant harm on the living conditions currently enjoyed by residents of neighbouring properties.
- 6.4 Under these policies an extension to the dwelling could in principle be acceptable, subject to the proposal meeting the above detailed criteria. Consideration is also to be given to other development plan policies that relate to design, impact on the character of the area and Area of Outstanding Natural Beauty, impact on the listed building, impact on amenity and highways.

Design and Impact on the Character of the Area

- 6.5 Policy ENV.24 states that extensions and outbuildings within residential curtilages shall be: of permanent construction; in keeping with the design of the existing dwelling and use complementary materials; not materially greater or more harmful in their impact on the rural

character of the area; and not result in an extended dwelling disproportionate in size to the original.

- 6.6 Policy CS14 states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area. It further states that development shall contribute positively to local distinctiveness and sense of place.
- 6.7 Policy CS19 seeks to conserve and enhance the functional components of the landscape character and environment. Particular regard will be given to the sensitivity of the area to change, and ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.
- 6.8 The site lies within the North Wessex Downs Area of Outstanding Natural Beauty Policy where policy ADPP5 also applies. This seeks to preserve local distinctiveness, sense of place and setting of the AONB and the strong sense of remoteness, tranquillity and dark night skies. Development is required to respond positively to the local context. The dwelling is considered to be of permanent construction with a reasonable expectation of life.
- 6.9 The proposed design of the extension closely matches that of the existing dwelling and utilises matching materials.
- 6.10 The impact of the proposed extension when taken with the existing building would result in a substantial dwelling on this plot. Whilst the plot size is relatively large, the proposed dwelling would dominate the residential curtilage. The original rear garden area would be lost to built development, with the front of the dwelling re-sited to the extension. The original listed farmhouse/ farm yard layout will no longer be visible, which is considered to have an adverse impact on the heritage asset and will be discussed in greater detail below. It is therefore considered that the siting of the proposed extension would have an adverse impact which would be greater than that of the existing building and harmful to both the setting of the listed building and on the rural character of the AONB.
- 6.11 There is concern that the character of the rural environment is being eroded by the formal layout of development at the site which could have a detrimental impact on the quality of the AONB. This is of key importance as Areas of Outstanding Natural Beauty have, along side National Parks and the Broads, the highest status of protection in relation to landscape and scenic beauty, as set out in para. 115 of the NPPF.
- 6.12 Supplementary Planning Guidance on Replacement Dwellings and Extensions to Dwellings in the Countryside outlines the factors to consider with regard to proportion and size increases including floor space calculations based on the original dwelling as first constructed or as they existed in 1948 if built before this date. It states that an increase in floor space of less than 50% would likely be acceptable, with anything over 100% normally to be unacceptable. Between 50% and 100% depends on the site characteristics, scale and massing of the proposal.
- 6.13 The proposed extension measures a total of 192 m² GIA with the main dwelling measuring a total of 223 m² GIA. The resulting extended dwelling would have a total footprint of 415 m² GIA. Therefore the extension would represent a 86% increase over the dwelling as presently exists. However the dwelling as currently exists does not represent the original size of the dwelling, which has been extended considerably over time. Due to the amount of changes over time, the actual floorspace of the original dwelling is difficult to calculate. If however the single storey rear extension is removed and the two storey original building and proposed extensions are compared, this would represent a 97% increase. Therefore it is clear from the figures that the proposed development is only marginally smaller than the existing dwelling and thus would be disproportionate to and would cumulatively dominate the original listed dwelling. It is noted that the applicants have questioned the use of the

'disproportionate calculations' in their supporting statement and the emerging policy only requires the proposal to be subservient to the host dwelling. It is clear from the calculations that the proposed would be marginally subservient to the host property in these terms, but visually this would not be apparent. The proposed extension when combined with the existing single storey extension would result in a form of development which would be three times the depth of the original building. The Conservation Officer has been consulted on the application and whilst this is considered in more detail below, the Officer has serious concerns that the proposal will overwhelm the original dwelling due to its scale.

- 6.14 Therefore the proposal as submitted is not considered to be subservient to the host property, would have an adverse impact on the setting of the listed building and detrimentally introduces a greater level of built form into this area of the AONB and would not accord with policies as set out above.

Impact on Residential Amenity

- 6.15 Planning Policies CS 14 and CS 19 of the West Berkshire Core Strategy are of importance with regard to the potential impact upon neighbouring amenity. Policy CS 14 requires new development to make a positive contribution to the quality of life in West Berkshire. The Supplementary Planning Guidance: House Extensions also provides an outline of considerations that may affect neighbouring amenity.
- 6.16 There property is sited away from any other neighbouring dwellings and therefore would represent no adverse impact on residential amenity.

Impact on the Listed Building

- 6.17 An application for Listed Building Consent is also being considered to which Policy CS 19 of the Core Strategy applies which requires heritage assets, including listed buildings, to be conserved by development. As discussed above, the proposal is of the same height, scale, materials and architectural language as the original building.
- 6.18 The Conservation Officer was consulted on the application and considers that the special architectural and historic interest of the listed building is derived from its modest appearance along with the presence of vernacular building techniques, materials and Gothic revival architectural detailing. It is acknowledged that the property has been extended significantly over the years, however the original modest farmhouse remains apparent, particularly when viewed from the original front elevation to the east.
- 6.19 The proposal to construct what amounts to an additional replicated 2 storey farmhouse linked by a glazed element alongside the existing single storey extension, would represent a significant addition which would result in the original dwelling being overwhelmed by modern development rather than the main focal point. Through designing the extension to replicate the existing farmhouse, the ability to read the original farmhouse would be lost and the significance eroded by both this and the extent of the modern development on the site. The proposed cross-wing would become the dominant element, which would be clearly apparent from public vantage points and would disturb the original focal emphasis of the building. The proposal therefore is considered to fail to preserve the building, its setting, or its features of special architectural or historic interest contrary to Policy CS19 and the statutory requirements of the Planning (Listed Buildings and conservation Areas) Act 1990.
- 6.20 Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. The dwelling is listed as Grade II and as identified in the NPPF, the significance

can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Paragraph 134 goes on to state that Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. The application has been accompanied by a Heritage Statement, however it is considered that this does not provide any information which sets out any public benefit to outweigh the harm. Therefore it is considered that the proposal is contrary to the advice set out in the NPPF.

Sustainable Development

6.21 The National Planning Policy Framework places a strong emphasis on sustainable development. All planning applications must result in sustainable development with consideration being given to economic, social and environmental sustainability aspects of the proposal. Being a house extension the scheme has limited economic considerations. The environmental considerations have been assessed and are considered to have an adverse impact in terms of design, scale, siting and impact on the listed building and character of the area. Social considerations overlap those of environmental in terms of amenity. Having assessed the application in these terms the development is not considered to be sustainable development.

7 Conclusion

7.1 Having taken account of all the relevant policy and other material considerations referred to above, it is considered that the application is contrary to the development plan policies, the NPPF and with the statutory requirements of the Planning (Listed Buildings and conservation Areas) Act 1990. It is recommended that the Head of Planning and Countryside refuse planning permission and listed building consent as set out below.

8 Full Recommendation

8.1 **DELEGATE** to the Head of Planning & Countryside to **REFUSE PLANNING PERMISSION** for the reason set out in Section 8.2.

8.2 Reason for Refusal

1. The proposal fails to preserve the building, its setting, or its features of special architectural or historic interest. The proposal would result in harm to this Grade II listed building which would not be outweighed by any public benefits arising from the proposed works. The proposal therefore conflicts with the statutory requirements of the Planning (Listed Buildings and conservation Areas) Act 1990, the NPPF and Policy CS19 of the West Berkshire Core Strategy (2006-2026).
2. The proposed extension would be disproportionate in size and scale and would not be visually subservient to the existing dwelling. The cumulative impact of development would be materially greater and more harmful than that of the modest scale and proportion of the listed dwelling and would be out of keeping with and harmful to the character of the surroundings including the North Wessex Downs Area of Outstanding Natural Beauty. As such the application fails to comply with the aims of the NPPF, Policy ENV24 of the West Berkshire District Local Plan Saved Policies 2007, Policy ADPP1 and ADPP5 of the West Berkshire Core Strategy (2006 - 2026), Policies C3, and C6 of the draft West Berkshire Council Proposed Submission Housing Site Allocations Development Plan Document (November 2015).

DC