

# Planning, Design and Access Statement

## Monkomb Dairy, Winslow Road, East Claydon, Buckinghamshire, MK18 2LF

### Refurbishment and Conversion of Outbuilding to Ancillary Study at Monkomb Dairy



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**May 2022**

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## 1.0 INTRODUCTION

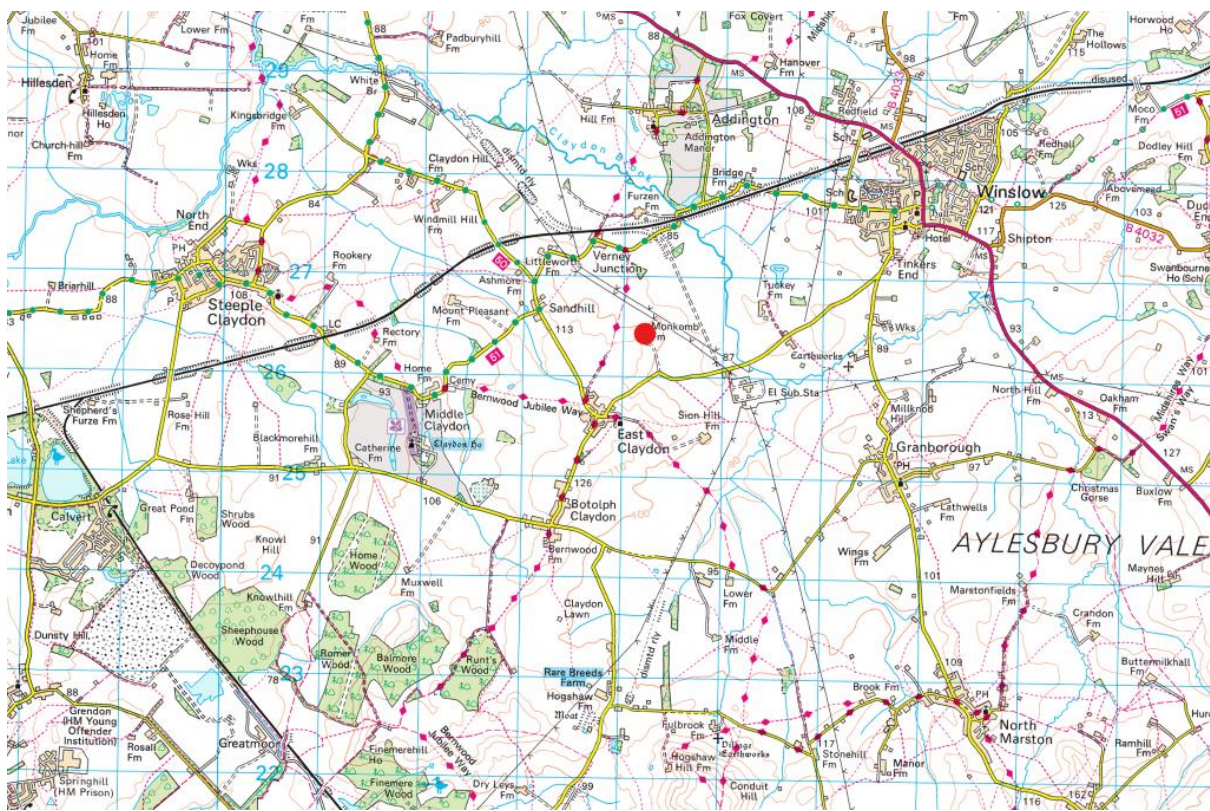
1.1 This Planning, Design and Access Statement has been prepared on behalf of Mr and Mrs Beagent in support of an application for the refurbishment and conversion of outbuilding at Monkomb Dairy, East Claydon.

1.2 The application package comprises the following:

- Application Form
- Planning, Design and Access Statement
- Site and Location Plans as Existing – 49104-1
- Floor Plan, Section and Elevations as Existing – 49104-2A
- Floor Plan, Section and Elevations as Proposed – 49104-3B
- Site and Location Plans as Proposed – 49104-4

## 2.0 THE SITE LOCATION

- 2.1 East Claydon is located within the district of Buckinghamshire Council (Aylesbury Vale area) and is defined as a ‘Smaller Village’ within the Vale of Aylesbury Local Plan. The application site, Monkomb Dairy is situated to the north of East Claydon road to the north east of East Claydon and is outside the settlement boundary.
- 2.2 The application site edged red on drawing reference 49104-1 comprises an outbuilding ancillary to Monkomb Dairy. Monkomb Dairy was granted planning permission in March 2016 for the conversion of barns to a residential dwelling under application reference 16/00154/APP.



Site Location indicated by red circle (Bing Maps)

- 2.3 In terms of planning constraints, the application site is located within Flood Zone 1 and therefore at a low risk from flooding, the site is not located within the Conservation Area and is not within proximity of any Listed Buildings.

## 3.0 THE PROPOSALS

- 3.1 The application is for the refurbishment and conversion of the outbuilding at Monkomb Dairy. The outbuilding currently comprises a bedroom with ensuite, storeroom and open sided storage area. The proposal is to enclose the outbuilding and create an ancillary study to the existing dwelling and reconfigure the floor plan of the outbuilding as shown on drawing reference 49104-3A.
- 3.2 The proposal is to strip the existing plain tile roof and dismantle the catslide roof over the former door to the right-hand side of the eastern elevation and remove existing trusses, replacing with new attic truss rafters. The door shall be replaced by a central door and the roof shall be retiled with salvaged plain tiles (made up where necessary).
- 3.3 Window openings have been proposed as shown on drawing reference 49104-3A.

## 4.0 PLANNING POLICY ASSESSMENT

- 4.1 Planning law requires all applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

### The Development Framework

- 4.2 The site is located within Buckinghamshire Council's (Aylesbury Vale area) administrative area and as such should be assessed against the policies that comprise the adopted development framework for the area, in this case that is the Vale of Aylesbury Local Plan.

### Vale of Aylesbury Local Plan 2013 – 2033 (VALP)

- 4.3 The VALP was adopted in September 2021 and replaces the previously adopted Aylesbury Vale District Local Plan (AVDLP).
- 4.4 The policies contained within the VALP that are relevant to this planning application are as follows:
- Policy BE2: Design of new development
  - Policy BE3: Protection of the amenity of residents
- 4.5 Policy BE2 of the VALP requires all new development proposals to respect and complement the following criteria:
- a. *The physical characteristics of the site and its surroundings including the scale and context of the site and its setting*
  - b. *The local distinctiveness and vernacular character of the locality, in terms of ordering, form, proportions, architectural detailing and materials*
  - c. *The natural qualities and features of the area, and*
  - d. *The effect on important public views and skylines.*
- 4.6 The proposed conversion of the existing outbuilding has been designed to be in keeping with the existing dwelling which is a barn conversion and is commensurate to the context of the site and its setting.
- 4.7 Meanwhile, Policy BE3 focusses on the amenity of residents and states that planning permission will not be granted whereby the amenity of residents will be harmed. The conversion of the outbuilding should not cause the amenity of existing or future residents to be harmed. The proposals are ancillary to the existing dwelling and the window shown as proposed on the western elevation is shown in frosted glass to

ensure privacy for users of the bathroom and also prevent overlooking onto neighbouring dwellings.

### National Planning Policy Framework (2021)

- 4.8 The National Planning Policy Framework (NPPF) sets out national policy and the governments objectives to significantly boost the supply of new homes and represents the most up to date central government planning policy guidance.
- 4.9 A *'presumption in favour of sustainable development'* is at the heart of the NPPF, at Paragraph 8 it is explained that there are three dimensions to sustainable development, namely: economic, social, and environmental.
- 4.10 Paragraph 11 of the NPPF states that: *'Plans and decisions should apply a presumption in favour of sustainable development.'* It states that for decision taking this means *'Approving development proposals that accord with an up-to-date development plan without delay'*.
- 4.11 Paragraph 126 states that *'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'* At Paragraph 130, the NPPF states that planning decisions should ensure that developments:
- a) *Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
  - b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
  - c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
  - d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
  - e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
  - f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>49</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

- 4.12 As outlined above, the proposed conversion has been designed to be in keeping with the existing dwelling. The design is sympathetic to the local character of the surrounding site and Monkomb Dairy whilst being visually attractive.
- 4.13 In addition to the above planning policy assessment, the Officers Report for application reference 16/00154/APP (provided at Appendix A) described the site as forming part of the curtilage of an isolated detached house where 'two of the outbuildings adjoin forming a 'L' shaped building. The 'L' shaped building is the barn that formed the planning application for 'conversion of barns to a residential dwelling.' The Officers Report goes on to state that the single barn (the subject of this planning application) would be retained for use as a car port and open storage ancillary to the new dwelling.
- 4.14 The evaluation of the principle of development for the former planning application (reference 16/00154/APP) concluded that whilst the building proposed to form the dwelling was adjacent to former agricultural buildings, the two barns had been used for ancillary domestic purposes and lay within the residential curtilage of the dwelling at the site. As such, the residential re-use of the barns was deemed acceptable in accordance with former Paragraph 55 of the NPPF (2012), now Paragraph 80 of the NPPF (2021).



## 5.0 DESIGN AND ACCESS STATEMENT

### Use

- 5.1 Monkomb Dairy comprises a detached dwelling but the use of the building forming this planning application is an ancillary outbuilding to the dwelling. It is proposed that the use of this outbuilding shall change from bedroom and storage space to bedroom and study, but it shall remain as ancillary to the residential dwelling.

### Scale

- 5.2 The scale of Monkomb Dairy and the outbuilding forming this application is commensurate with the surrounding character area and setting, the scale of the building shall remain relatively unchanged as part of the proposals with the eastern elevation enclosed.

### Layout

- 5.3 The internal layout of the building shall not be altered extensively, with the existing bedroom and en-suite reconfigured and the study area provided.

### Design and Appearance

- 5.4 The proposed works will involve the enclosing of the eastern elevation and provision of new openings in the form of a replacement door and windows. The proposed works are in keeping and in harmony with the surrounding character and appearance of Monkomb Dairy and neighbouring dwellings.

### Landscaping

- 5.5 Landscaping is not relevant to the proposals.

### Access

- 5.6 Access is not relevant to the proposals.

## 6.0 CONCLUSIONS

- 6.1 This planning application is for the refurbishment and conversion of outbuilding at Monkomb Dairy, Winslow Road, East Claydon, Buckinghamshire, MK18 2LF and this planning, design and access statement has assessed the proposed development against both National and Local Planning Policy.
- 6.2 The proposed refurbishment and conversion of the outbuilding for use as an ancillary study has been designed to be in keeping with the existing site and is commensurate with the surrounding site. The proposal is not considered to cause harm to the amenity of neighbouring dwellings and is in accordance with policies BE2 and BE3 of the Vale of Aylesbury Local Plan.

Should any further information be required we invite the Council to contact Robinson and Hall LLP.

Signed :

*Robinson & Hall*

On behalf of Robinson & Hall LLP

*Neither the whole nor any part of any work produced or any reference thereto may be included in any document, circular or statement or published in any way without our prior written approval of the form and context in which it may appear.*

**Appendix A** – Officers Report for Application Reference 16/00154/APP

## CASE OFFICER REPORT AND RECOMMENDATION

FOR: 16/00154/APP

Barn At Monkomb Farm Winslow Road East Claydon Buckinghamshire MK18 2LF

Conversion of barns to a residential dwelling.

STATUS: PCO

\* If status = HOLD – please check that all is OK before you proceed any further with this application. Please ensure Uniform is amended.

DRAWING NUMBERS: 105-EC-01A  
105-EC-02  
105-EC-03  
LOCATION PLAN

DATE VALID:	TARGET DATE:	DETERMINATION DATE:	DEVELOPMENT TYPE:
14th January 2016	10th March 2016	<b>10th March 2016</b>	Q13 - Minor Dwellings

**The Key Issues in determining this application are:-**

**a) principle of the proposal**

**b) highways**

**c) biodiversity**

The recommendation is that permission be **GRANTED**

**APPROVED** subject to the following conditions:-

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

- 1 Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The walls shall be constructed and repaired where stated in brickwork that is of the same colour, type and texture as the existing brickwork, unless alternative materials have first been submitted to and approved in writing by the Local Planning Authority.
- 2 Reason: To ensure a satisfactory appearance to the development and to comply with policy GP35 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework.
- 3 The materials to be used for the roofs shall be as indicated on the approved plans unless otherwise approved in writing by the Local Planning Authority.
- 3 Reason: To ensure a satisfactory appearance to the development and to comply with policy GP35 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework.

Framework.

- 4 No demolition or alteration of any existing building or any part of any existing building other than the demolitions and alterations shown on the approved drawings shall take place without the prior written consent of the Local Planning Authority.
- 4 Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area and to comply with the National Planning Policy Framework.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement of any dwelling nor the erection of any garage shall be carried out within the curtilage of any dwelling the subject of this permission , other than those expressly authorised by this permission.
- 5 Reason: In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for enlargement of the dwelling or erection of a garage having regard for the restrictive requirements of RA11 of Aylesbury Vale District Local Plan.
6. The development shall be implemented in accordance with the recommendations and mitigation of the Bat Survey Report from the ecological consultant, Phil Irving, September 2015. Any variation to the approved plan shall be agreed in writing with the local planning authority before such change is made. The condition will be considered discharged following a written statement from the ecologist acting for the developer testifying to the plan having been implemented correctly.
6. REASON: To comply with the requirements of the National Planning Policy Framework, ODPM 05/2006, The Conservation of Habitats and Species Regulations 2010, and the Wildlife and Countryside Act 1981 (as amended)

Informative(s)

- 1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Aylesbury Vale District Council (AVDC) takes a positive and proactive approach to development proposals and is focused on seeking solutions where possible and appropriate. AVDC works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions. In this case, the application was considered to be acceptable as submitted and no further assistance was required.

The determination of this application falls within the scope of Officer delegated powers

DATE: 24/3/16

SIGNED: Lynne Hodgins

PROFESSIONAL CHECK:

Agree Recommendation / Officer  
exercising delegated powers\*

DATE: .....

*\*Delete as appropriate*

OFFICER: .....  
Planning Officer / Area Planning Officer / Planning Manager  
(Development Management) Head of Planning

**Full report follows:-**

**SITE DESCRIPTION**

The site comprises part of the curtilage of an isolated detached house which stands in an elevated position accessed by a private access track which also serves some farm buildings in separate ownership. Two of the outbuildings adjoin forming an 'L' shaped building, a taller part which has a clay tile roof and a lower part which is roofed with fibre cement. The buildings are brick built and of traditional appearance. A third building is brick with a hipped roof and stands adjacent to the track.

**PROPOSAL/DESCRIPTION OF DEVELOPMENT**

The application seeks consent for the conversion of the 'L' shaped barn to form a two bedroom dwelling. The single barn would be retained for use as car port and open storage ancillary to the new dwelling.

No extensions are proposed and the existing walls would be retained with modest door and window openings. Insulation would be installed and the open side of the longer building would be enclosed with glass. The roof of the longer barn would be replaced with slate. The western gable wall of the taller building which is currently open would be completed with brickwork to match.

Repointing would be required and additional support to the rafters would be required in the longer barn.

A structural survey has been provided in support of the application along with a protected species survey.

**RELEVANT PLANNING HISTORY**

12/02404/APP - Conversion of outbuilding to create annexe - APPRET  
13/00156/APP - Conversion of outbuilding to create annexe - HHA

**PARISH/TOWN COUNCIL COMMENTS**

No comments received

**CONSULTATION RESPONSES**

Biodiversity - I am satisfied with the survey and mitigation measures contained in the Bat Survey Report from the ecological consultant, Phil Irving, September 2015

**REPRESENTATIONS**

none

**EVALUATION**

*Principle of development*

The starting point for decision making is the Development Plan, the adopted Aylesbury Vale District Local Plan (AVDLP). Although the Development Plan remains the starting point for decision making, AVDLP is time-expired and policies of the Development Plan need to be considered and applied in terms of their degree of consistency with the NPPF and PPG. In this context, paragraph 14 of the NPPF requires that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole.

In rural areas para 55 of the NPPF requires Local authorities to avoid new isolated homes in the countryside unless there are special circumstances such as where the development would re-use redundant or dis-used buildings and lead to an enhancement of the immediate setting.

AVDLP Policy RA11 endorses the conversion for commercial purposes of permanent and substantial buildings in the countryside that are in keeping with their rural surroundings, providing that conversion does not involve major reconstruction or significant extension.

The site lies within a countryside area that is remote from any settlement where special justification is required for new dwellings. The proposal would re-use an existing building that is of traditional appearance and that makes a contribution to the character of the countryside. Whilst the building adjoins a group of former agricultural buildings that have a consent for B1 and B8 use, the application barns have been used for ancillary domestic purposes and lie within the residential curtilage. It is considered that, on balance, and in the light of para 55 of the NPPF, and the proximity of the existing dwelling, that a residential re-use is acceptable.

No extension of the building is proposed, and the degree of reconstruction and new building works is not considered excessive relative to the quantity of building that would be retained.. The proposed new windows are considered to be acceptable and would result in a building that would enhance the rural character of the area. The building would be located within an area which is already enclosed and so the residential curtilage would not encroach into the open countryside.

The development would make a small contribution to the District's housing land supply which, in the context of the Council currently being unable to demonstrate an NPPF-compliant 5 year housing land supply, is a benefit to be attributed weight in the planning balance albeit limited given the small contribution two dwellings would make. In addition, the scheme would bring a minor economic benefit in terms of the construction work, and a benefit associated with the resultant small increase in population. These are benefits to which limited weight should be attached. It is considered that the proposal, in principle, is generally in accordance with the relevant AVDLP policy and with Government policy, including NPPF advice.

#### *Other matters*

The proposed dwelling would utilise an existing access track which has been upgraded with passing places in connection the B1 and B8 consent and the junction with the highway is considered to be acceptable.

The proposed dwelling would have an adequate relationship with the adjacent dwelling.

The ecological report recorded no bats emerging from the barns, though concentrations of droppings and moth wings were found on the mezzanine of the tall barn and on the floor of the enclosed northern section of the barn on the western edge of yard indicating that these locations are used as a feeding perch by brown long-eared bats. It states that the possibility that these barns are also used as roost sites by this species cannot be ruled out, though from the number of droppings present, they would have only occasional use by one or a small number of individual bats.

No evidence of roosting bats was found in the long barn, with only a single bat dropping found, most likely the result of a bat foraging inside the building.

The yard and surrounding land are well used by foraging common pipistrelles, which probably use the hedgerows in the area as foraging and commuting routes across the arable farmland which is predominant in this area.

The report advises that due to the presence of a brown long-eared bat feeding perch and potential low level roost, the conversion of the tall will probably require a licence from Natural England, with the provision of bat boxes and/or bat cavities in the walls of the converted barns or nearby unconverted buildings providing replacement roosting opportunities appropriate to the low level use of this barn by brown long-eared bats. The Council's ecologist is satisfied with the mitigation proposed and recommends a condition is imposed.