



Planning Committee Report

Application Number: 2023/5247/FULL

Location: Dodford Manor London Road Dodford West
Northamptonshire NN7 4SR

Development: Change of use from C3 to C1 and associated works (part retrospective)

Applicant: Unique Venues

Agent: Roger Coy Partnership

Case Officer: Chuong Phillips

Ward: Woodford & Weedon Ward

Reason for Referral: Called in by Councillor Gilford

Committee Date: 15th May 2023

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS AS SET OUT BELOW WITH DELEGATED AUTHORITY TO THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT TO APPROVE ANY AMENDMENTS TO CONDITIONS AS DEEMED NECESSARY.

Proposal

Change of use from C3 to C1 and associated works (part retrospective)

Consultations

The following consultees have raised **no objections** to the application:

- Highways
- Conservation Officer

The following consultees are **in support** of the application:

- Parish Council

0 letters of objection have been received and 0 letters of support have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 4 of the report.

The key issues arising from the application details are:

- Principle of Development
- Impact on Listed Building
- Impact on the highway network

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application property is a two storey C18 Grade II Listed Building with associated outbuildings that lies on the western side of the village.
- 1.2 The application site lies within open countryside, in a prominent position adjoining the parish church which itself is a Grade I Listed Building.
- 1.3 The site does not lie within a Special Landscape Area and there is not a Conservation Area in the village.
- 1.4 There are public rights of way that run through the application site, including a bridleway that uses part of the existing driveway from the A45.
- 1.5 Access into the site is via a private drive from the A45 and the north-west through the village of Dodford.
- 1.6 Planning and Listed Building Consent was granted in 2010 to use some of the outbuildings for a wedding venue whilst the Manor House remained in residential use.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The application seeks the change of use of the Manor House from residential to holiday let. The proposal also includes a small two storey brick barn. The change of use would provide overnight accommodation primarily to use in association with the Wedding and Hospitality Venue
- 2.2 As part of the conversion various internal alterations are to take place these are
 - installation of back staircase from ground to first floor
 - creation of ground floor bathroom in former study (shown as bedroom on survey plans)
 - installation of ensuite bathrooms in 2 no. first floor bedrooms
 - installation of 2 no. ensuite bathrooms in second floor bedrooms.
 - installation of log burner in second floor bedroom

2.3 The outbuilding has been extensively repaired. The accommodation comprises a single open plan room at ground and first floor, each with an ensuite bathroom in the north-west corner. These elements as with those within paragraph 2.2 are subject of listed building consent and not for consideration under this planning application.

2.4 There is a concurrent Listed Building Application for the proposal.

3 CONSTRAINTS

Dodford Manor is a Grade II Listed building.

4 RELEVANT PLANNING HISTORY

4.1 The following planning history is considered relevant to the current proposal:

DA/2010/0591 Change of use of land and buildings to a high quality country hospitality venue with associated works including alterations and extensions to buildings. Demolition of existing portal framed building. New fencing, car parking and new driveway. - Refusal

DA/2010/0592 Listed Building Consent for change of use of brick and stone outbuildings to hospitality venue with associated alterations, extensions and demolitions - Refusal

DA/2010/0997 Change of use of land and buildings to a high quality country hospitality venue with associated works including alterations and extensions to buildings. Demolition of existing portal framed building. New fencing, car parking and new driveway (revised scheme). - Approval

DA/2010/0998 Listed Building Consent for change of use of brick and stone outbuildings to hospitality venue with associated alterations, extensions and demolitions (resubmission) - Approval

DA/2012/0006 Variation of Condition 2 (relating to approved drawings) of planning permission DA/2010/0997 for amended internal timber frame design and amended louvres to the north elevation glazing of the Banqueting Barn - Approval

DA/2012/0007 Variation of Condition 2 (relating to approved drawings) of Listed Building Consent DA/2010/0998/LB for amended internal timber frame design and amended louvres to the north elevation glazing of the Banqueting Barn - Approval

2023/5249/LBC Change of use from C3 to C1 and associated internal works to include additional en suites, window repair, an additional staircase and log burner (part retrospective) - Pending

5 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

5.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

5.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development that affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4.3 Development Plan

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (December 2014)
Policies

- SA Presumption in Favour of Sustainable Development
- S1 The Distributions of Development
- S10 Sustainable Development Principles
- E7 Tourism, Visitor and Cultural Industries
- BN5 The Historic Environment and Landscape
- R1 Spatial Strategy for the Rural Areas
- R2 Rural Economy

Settlements and Countryside Local Plan (Part 2) For Daventry District (February 2020)

- Policies
- SP1 Daventry District Spatial Strategy
 - RA3 Other Villages
 - RA6 Open Countryside
 - ENV7 Historic Environment
 - ENV10 Design

4.4 Material Considerations

West Northamptonshire Emerging Local Plan – Consultation Draft April 2024

National Policies the National Planning Policy Framework (NPPF, 2023)
National Planning Practice Guidance (NPPG) (as revised)
National Design Guide (2019)

Supplementary Planning Guidance (SPG)
Northamptonshire Parking Standards (September 2016)
Local Highway Authority Standing Advice For Planning Authorities (June 2016)

6 RESPONSE TO CONSULTATION

6.1 Below is a summary of the consultation responses received at the time of writing this report.

Consultee Name	Position	Comment
Highways	No Objection	In respect of the above planning application, the local highway authority (LHA) has no objection or requests to make. Whilst part of the access driveway to Dodford Manor shares the route of a Public Right of Way (Footpath), the proposed change of use would not result in an increase in vehicular movements and there would be no impact on users of the Footpath.

Dodford Parish Council		<p>The building itself is not near the route.</p> <p>Support the application, which enhances an already successful and well established local business. Historically, the applicants have consistently engaged with the villagers of Dodford during the establishment and development of their successful business, respecting both the character of our village, and the interests of our parishioners at all times. The applicants have issued specific directions to their clients to enter the establishment from the A45, and under no circumstances to enter via Dodford village, due to the narrow lanes into, and through the village. This would be the only condition of our support, however we have every confidence that nothing in this application would fundamentally change that policy. A significant investment has also been made recently by the applicants to upgrade the sewage treatment plant at Dodford Manor to meet both the existing and anticipated increase in output arising from this application.</p> <p>-</p>
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7 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

- 7.1 There have 0 number of objections/letters of support:

8 APPRAISAL

Principle of Development

- 8.1 Policy SA of the Joint Core Strategy (JCS) states that when considering development proposals, a positive approach will be taken on development that reflects the presumption in favour of sustainable development and to secure development that improves the economic, social and environmental conditions in the area.
- 8.2 This is reflected in Section 2 of the NPPF which states that when considering development proposals, the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development.
- 8.3 Policy S1 relates to the distribution of development and sets out a hierarchy specifying where development should be sited, especially primarily in and adjoining Northampton,

and to a lesser scale the sub-regional town of Daventry, then rural service centres of Towcester and Brackley.

- 8.4 Policy R1 of the JCS is concerned with a spatial strategy for the rural areas and refers to how development outside the existing confines will be permitted where it involves the re-use of buildings or, in exceptional circumstances, where it would enhance or maintain the vitality of rural communities or would contribute towards and improve the local economy
- 8.5 Policy R2 supports proposals which sustain and enhance the rural economy and businesses where they are of an appropriate scale for their location and respect the environmental quality and character of the rural area. Policy S10 (i) requires development to protect, conserve and enhance the natural and built environment and heritage assets and their settings.
- 8.6 Policy BN5 seeks to conserve and enhance designated and non-designated assets and their settings in recognition of the individual and cumulative significance and their contribution to local distinctiveness and sense of place.
- 8.7 Policy RA6 of the LPP2 states at criteria viii) supports development for leisure, community or tourism use(s) in the open countryside that is justified and of an appropriate scale for its location with no significant adverse impacts on character, beauty and tranquillity of the open countryside.
- 8.8 Policy ENV7 is consistent with the guidance set out in the NPPF, the Council will conserve and enhance the historic environment of the District by supporting proposals that
- (i) “demonstrate a clear understanding of the significance of the asset and its setting”;
 - (ii) “respond positively to their context by reinforcing local distinctiveness including street pattern, siting, form, scale, mass, use, materials and architectural features...”;
 - (iii) “preserve and enhance key views of heritage assets and key views into and out of conservation areas identified in conservation area appraisals, neighbourhood development plans and village design statements”; and
 - (v) “make a positive contribution to, or which better reveal the significance of designated heritage assets”; and consistent with the NPPF, where proposals would result in harm or loss to a designated asset (that cannot be avoided, or avoidable adverse impacts mitigated), clear and convincing justification for the harm would be required.
- 8.9 Policy ENV10 supports development that is of a high quality and which “reflects and integrate with the surrounding area and create a strong sense of place”. This sets out a criteria for achieving high quality development and seeks to “Promote or reinforce local distinctiveness and enhance its surroundings” (i); “Ensure that the scale, density, massing, height, layout and access of the proposal combine to ensure development blends well within the site and with its surroundings” (iii); and “respond to the wider landscape context”(vii).
- 8.10 Paragraph 84 a) of the NPPF advises that planning policies and decisions should enable the sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well-designed new buildings.

Paragraph 130 states that planning decisions should ensure that developments “will function well and add to the overall quality of the area, not just for the short term but over the life time of the development” (a) and “are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change” (c).

- 8.11 Paragraph 195 requires Local Planning Authorities to give consideration to the effect of an application on the significance of a heritage asset.
- 8.12 Therefore, the principle of the conversion of the farmhouse to holiday lets in association with the existing wedding venue is considered to be acceptable in this instance, providing other material considerations could be satisfied.

Impact on the Listed Building and the Character of Area

- 8.13 Policies BN5 of the JCS states that development proposals should sustain and enhance the heritage and landscape features that contribute to the character of the area by demonstrating an appreciation and understanding of the impact of development and seeking to minimise harm to those assets. This is echoed in policy ENV7 of the LPP2, which states that, in decision making, great weight should be given to the conservation of heritage assets irrespective of the level of harm. The more important the asset, the greater the weight will be. Any harm to a designated heritage asset requires clear and convincing justification. These policies are consistent with the guidance in paragraphs 190-196 of the NPPF.
- 8.14 The proposed change of use to the farmhouse and outbuilding results in some internal alterations much of which is taken into account with the concurrent Listed Building application. For the purpose of the planning application this work forms part and parcel of the conversion for the change of use.
- 8.15 Some of the internal works has already been carried out and include lightweight additions, which have minimal impact on the historic fabric of the building which are easily reversible and would not prevent the use of the building reverting to its previous residential use. It is considered that the proposal would secure a viable use for the historic buildings and provide a revenue stream, which would aid their ongoing maintenance and long-term retention. The change of use to bed and breakfast accommodation would not cause any intensification of use of the site as it supports the existing visitors to the wedding venue. There would be no changes to the external layout of the site or provision of additional vehicular access or parking provision.
- 8.16 It is therefore considered that the proposed change of use is in accordance with the Policies in the JCS and LPP2 and the NPPF.

9 FINANCIAL CONSIDERATIONS

- 9.1.1 The application is not Liable for CIL.

10 PLANNING BALANCE AND CONCLUSION

- 10.1 It is considered that the proposal accords with aforementioned policies in the Joint Core Strategy and Part 2 Local Plan which are supported by the other relevant Chapters in the NPPF. The principle of the development is considered to be acceptable. The design and appearance of the proposed development is regarded to be acceptable in relation to the site and the immediate locality.

The proposed change of use to holiday let/overnight bed and breakfast accommodation would secure a viable use for the historic buildings and allow the buildings within the Dodford Manor complex to remain as a single entity.

It is recommended that planning permission be APPROVED subject to the following conditions.

Conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town & Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out strictly in accordance with the submitted drawings ref. 4569/02, 4569/03, 4569/04 A, 4569/05 A, 4569/07 A and 4569 20, received by the local planning authority and made valid with the application on 30 March 2023.

Reason: To ensure development is in accordance with the submitted drawings and to enable the Local Planning Authority to consider the impact of any changes to the approved plans.