

<u>Application Number:</u>	WNS/2021/2154/FUL
Location:	Briary Cottage 8 Lumber Lane, Paulerspury, Northamptonshire, NN12 7ND
Proposal:	Proposed conversion of stone barn, new 3-bedroom dwelling to south- west with proposed new access.
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Applicant:	Mr and Mrs Mark and Justine Gill
Agent:	Roger Coy Partnership
Case Officer:	Tom Ansell
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Ward:	Deanshanger
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Reason for Referral:	Called in by local Ward Member over concerns about materials and lack of off-street parking provision
Committee Date:	12 th January 2023
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EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

Proposal

The application seeks permission to subdivide the existing plot containing Briary Cottage, and build a new contemporary dwelling to the west of the curtilage listed barn, which will also be converted and become additional residential accommodation for the benefit of the new dwelling.

The dwelling will have accommodation over three floors, creating three bedrooms (with two of these in a basement) and kitchen/dining and a living room space at ground floor level, and a further master bedroom at first-floor level. The barn will contain generous office space, an additional toilet, a kitchenette and a living/seating area.

There will be no link between the dwelling and barn.

Consultations

The following consultees have raised **objections** to the application.

- Parish Council

The following consultees have raised **no objections** (subject to conditions/clarification) to the application:

- Local Highway Authority, Ecology Officer

Two letters of objection have been received from the same address.

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 8 of the report.

The key issues arising from the application details are:

- Principle of development
- The visual impact of the development & impact on heritage assets
- The impact on residential amenity
- The impact on highway safety
- The impact on protected species
- The impact on archaeology
- Other matters

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 site is a 0.18ha plot containing a Grade II listed building known as Briary Cottage, and an associated traditional limestone barn (which has a part slate/part red corrugated metal roof). Both the dwelling and the barn have close relationships to Lumber Lane; the former's gable sits just behind some domestic hedgerow and the latter's southern elevation provides an enclosing character to the street scene by lying directly alongside the road.
- 1.2 Surrounding the site and buildings is a large residential garden containing small trees and other domestic paraphernalia (i.e. a trampoline). A timber post and rail fence and hedgerow delineate the southern boundary of the site with Lumber Lane, extending from the traditional barn along the site's frontage.
- 1.3 The site is presently accessed in an awkward location through a timber gate, to a parking area located immediately to the front of Briary Cottage.

2. CONSTRAINTS

- 2.1. The application site is within the settlement confines of Paulerspury. Briary Cottage is a Grade II listed building. The limestone barn is not mentioned in the official list entry for Briary Cottage. However, even if it is not afforded any listing status (curtilage or otherwise), given its strong, historic form and relationship with Lumber Lane, it is considered to be a non-designated heritage asset.
- 2.2. Other than the presence of archaeological assets and (within the barn) protected species, there are no other notable constraints.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. The development seeks permission to subdivide the plot into two, with Briary Cottage remaining on its own curtilage, but losing access to the existing barn.
- 3.2. The existing barn will be converted into additional residential accommodation (predominantly offices), with four rooflights in the north-western roof elevation. It will then become associated with a new three-bedroom dwelling located to the south-west.
- 3.3. The new dwelling is contemporary in design, finish and treatment. It will be formed of two elements, a limestone/zinc clad principal aspect which will face directly onto Lumber Lane, and which is intended to echo the form (and partly the finish) of the existing barn. To the rear (north) will be a flat-roofed link to a second, smaller element, which has the appearance of a secondary subservient barn/building.
- 3.4. Apart from the limestone used on the principal, street-facing elevation (and where the building curves into the access), the rest of the building will be finished in zinc cladding. Contemporary, vertical glazing will be integrated into the principal façade, and similar simple glazing elements will be incorporated into the remaining building to complement the building's form
- 3.5. Access into the site will be formed to the immediate south-west of the new house, close to the property's western boundary with its neighbour 10 Fairfield Road. The internal gravel driveway will be regraded to take the level differences between the road and site into account, and a parking/turning area for two vehicles will be provided on the western side of the new plot, in front of an existing garden store.

4. RELEVANT PLANNING HISTORY

- 4.1. In 2011, permission was granted for extensions and a new roof to the listed dwelling, the conversion and extension of the existing barn and the erection of a single detached dwelling (including the creation of a new access/parking area for this). It is understood that the works to Briary Cottage were implemented, thus making this permission extant, and presently implementable.
- 4.2. Pre-application advice was sought in respect of the current scheme under reference P/WNS/2022/0109/PRW. While the principle of development is acknowledged to be acceptable, the discussion revolved around the contemporary design of the new dwelling, including its finish (originally proposed to be corrugated metal cladding).
- 4.3. The amended plans before the Council today result from those discussions; the corrugated cladding has been replaced by more contemporary-looking zinc, and the appearance of the principal elevation, particularly the openings, has been changed to work more positively and cohesively with the verticality of the cladding.

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.

Development Plan

- 5.2. The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted Local Plan (Part 2) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

- 5.3. The relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S10 – Sustainable Development Principles
- BN2 – Biodiversity
- BN5 – The Historic Environment and Landscape
- R1 – Spatial Strategy for the Rural Areas

Local Plan (Part 2) (LPP2)

- 5.4. The relevant policies of the LPP2 are:

- SS1 (Settlement Hierarchy)
- SS2 (General Development Principles)
- LH1 (Residential Development Inside and Outside Settlement Confines)
- GS4 (Backland Development)
- HE1 (Significance of Heritage Assets)
- HE5 (Listed Buildings)
- HE7 (Non-designated Heritage Assets)
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Material Considerations

- 5.5. Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Supplementary Planning Guidance
- Paulerspury Village Design Guide/Statement

6. RESPONSE TO CONSULTATION

Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

Consultee Name	Comment
Local Highway Authority	<p>(to original submission)</p> <p><i>'In regards to the proposed new access the LHA are satisfied that the required standards have been achieved as laid out in the Northamptonshire Standing Advice document.</i></p> <p><i>The applicant must however detail the allocated parking bays on their scaled drawing 5129-22A in line with the Northamptonshire Parking Standards document attached.'</i></p>

	The LHA also queried whether there would be two means of accessing the existing barn following the development; Officers confirm that this wouldn't be the case; the converted barn would fall in the same curtilage as the new house and be ancillary to this.
Ecology	<i>'Based on the findings of the report it is unlikely that the development proposed will have a significant impact on protected species or habitats if the recommendations and mitigation identified the Bat Survey Report, by Cotswold Wildlife Surveys, dated 25th May 2021, are followed fully and successfully.'</i>
Paulerspury Parish Council	(to amended plans) <ul style="list-style-type: none"> • Development is out of keeping with the surrounding area in terms of material choice. • The proposal does not accord with the prerequisite in the Village Design Statement inasmuch that it is not sympathetic to the appearance or character of building in the immediate locality • The office space could put further parking pressures in Lumber Lane.

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 been two objections to the application.

- No objection to the alteration of the barn or to the principle of the new dwelling but feels that the materials are unsuitable for the area. Concerns also raised about vehicular access.
- Concerns about parking, access, use of the barn as offices, the finish of the building not according with those in the vicinity, including the listed building, and those in the wider village (supported by the Village Design Statement). The unusual design makes the dwelling look like two sheds. The new house will be within the curtilage of the listed building.

8. APPRAISAL

Principle of development

8.1. Paulerspury is a Secondary Service Village (A), a settlement with a reasonable number of facilities and services, and the site is well within the confines of this as defined by policy SS1 of the LPP2. New residential development within the settlement confines is generally acceptable in principle in line with policy LH1 of the Local Plan Part 2 (LPP2).

8.2. Policy LH1 requires new development to...

- Provide an appropriate mix of dwellings (where relevant)
- Avoid harming the character of an area or the loss of public/private open spaces that contribute positively to the local character of the area (including residential gardens)

- Avoid requiring substantial new infrastructure or other facilities to support it
 - Avoid displacing existing viable uses such as employment, leisure or a community facility
- 8.3. The scheme proposes a single three-bedroom dwelling. As such, providing an 'appropriate mix' isn't relevant to the scheme.
- 8.4. The second bullet point will be appraised in more detail in the subsequent sections of the report. For reasons set out in this sections, the proposal is not considered to result in harm to the character of the area. Furthermore, the extensive garden to the property is not considered to be a private open space that contributes positively to the local character of the area.
- 8.5. The proposal will not require substantial new infrastructure, and it does not displace any other uses, being a residential garden at present.
- 8.6. Policy GS4 is also relevant, because of the site being a residential garden. GS4 requires development proposing infilling development, or the partial redevelopment of a residential garden, to demonstrate the following...
- Compatibility with the character of that part of the settlement
 - Adequate safeguarding of the amenities of neighbouring residential properties
 - Suitable parking
- 8.7. In terms of amenity and parking, these matters will be attended to later in the report.
- 8.8. With regards to the first bullet point, the site is almost anomalously large relative to the general size and layout of plots in the vicinity. To the west are the more regulated plots of post-war dwellings in Fairfield Road. To the south is a large, rectangular plot which is currently being built out to contain a very large single dwelling. To the east and north there is a little less regularity in plot size, but they are all notable smaller than Briary Cottage's plot.
- 8.9. The plot's subdivision into two results in two relatively comparable plots being created, neither of which look particularly small or overly cramped when considering the development that will either remain and/or be introduced. The site, once subdivided, will still be irregularly sized and both plots will still be larger than nearly all plots in the vicinity.
- 8.10. The dwelling's large plot and irregularity allow it to be subdivided and for its garden to be partially redeveloped without unduly harming the character of that part of the settlement. It should be noted that the extant permission splits the plot into three separate units, rather than two.
- 8.11. This extant permission is a material consideration which weighs significantly in favour of the principle of development. This permits the creation of a single L-shaped three-bedroom dwelling, located in a similar position directly flanking Lumber Lane. The approved dwelling is of a more traditional appearance, although does not really resemble anything within the immediate vicinity. The permission also allowed the extension and conversion of the barn to a further independent dwelling house, as well as the creation of a large parking/turning area to the rear within the existing property's garden, serving all three properties.
- 8.12. Given this permission, approved in 2011, is extant and remains implementable, it should be considered as a very likely fallback position should this application be refused permission. This should be afforded significant positive weight.

- 8.13. As such, on the basis of the current policy position (LH1) and given the material consideration that is the extant permission, Officers are satisfied that the principle of the development before the Council today is acceptable.

The visual impact of the development, & impact on heritage assets

Policy & legislation

- 8.14. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that: In considering whether to grant planning permission for development which affects a listed building or its setting, the local *planning authority...shall 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.* Therefore, significant weight must be given to these matters in the assessment of this planning application.
- 8.15. Listed Buildings are designated heritage assets, and Paragraph 193 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 (and the more important the asset, the greater the weight should be).* This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Policy BN5 of the JCS 2014 echoes this guidance.
- 8.16. Policy SS2 (1.a.) requires new development to maintain the individual identity of towns and villages and their distinct parts. Development should avoid the loss of undeveloped land that is of particular significance to the form and character of the settlement. Policy SS2 (1.b.) requires new development to use a design-led approach to demonstrate compatibility and integration with its surroundings and the distinctive local character of the area.
- 8.17. Briary Cottage is Grade II listed, and the barn, while not curtilage listed, is a non-designated heritage asset due to surviving historic form and fabric. Policy HE1 typically requires developments that impact on the significance of heritage assets to be submitted to the Council with proportionate but thorough heritage assessments; this application is not accompanied by any such statement. However, given the extant permission allows the conversion/extension of the barn (resulting in more significant changes to its appearance than what is being proposed now), and the creation of a two-storey three-bedroom dwelling in a similar position to the three-bed dwelling proposed now, it is felt that a heritage assessment is not a reasonable necessity.
- 8.18. Policy HE5 requires, amongst other things, new development to *'preserve the setting being mindful that the setting may extend beyond the immediate curtilage of the building'*. Policy HE7 advises that alterations, additions and changes of use to non-designated heritage assets should *'respect the character appearance and setting of the asset in terms of design, materials, form, scale and massing'*.
- 8.19. Paragraph 130(c) of the NPPF considers the role that planning policies and decisions should play in shaping and designing new development. It advises that policies and decisions should ensure developments *'are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change'*.
- 8.20. Paragraph 134(b) expands a little on this, advising that significant (positive) weight should be given to *'outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'*.

Assessment – existing barn

- 8.21. The scheme proposed today significantly scales back the proposed changes to the existing barn, which will now have two openings inserted into the south-facing street elevation, and two openings inserted into the wall of the north-facing garden elevation. Four rooflights are also proposed, somewhat regrettably. Its roof, instead of being thatched, will be covered in natural slate, which is a significant improvement over what is presently there (red corrugated metal).
- 8.22. While rooflights are a modern and less sympathetic form of opening to be used in the roof of a traditional agricultural building, considering the changes previously allowed (thatch) and given that slate is a more appropriate finish for such a building's roof, it is felt that there is an overall neutral impact on the significance of the building as a result of having rooflights inserted. It is important to note that these rooflights will not be visible from any vantage point in the public realm, and the building is not within a conservation area.

Assessment – new dwelling

- 8.23. The unusual design, layout and finish of the new three-bedroom dwelling is, arguably, the most controversial aspect of the proposed scheme, and has resulted in local opposition as well as concerns from the Parish Council. This aspect is why the application has been called into committee.
- 8.24. The new dwelling will be formed from two rectangular buildings, both ridged and gabled with steeply pitched roofs, and situated one behind the other. The smaller building to the north of the larger building is rotated slightly so its gable faces slightly more westerly; the larger wing flanks Lumber Lane, providing the same sense of enclosure that the previously approved dwelling did. Small flat-roofed link will join the two; this will have a green roof.
- 8.25. The building's *overall* form is certainly atypical of any other building or development in the vicinity. To the west are linear semi-detached pairs of post-war dwellings. The existing barn and Briary Cottage are both traditional, linear buildings of much older construction. Kingston's Yard is a modern high-quality development of predominantly L-shaped two-storey buildings of generous proportions. It is reasonable to argue, therefore, that the proposed dwelling's layout and overall form will not be in keeping with surrounding development.
- 8.26. Its finish and design approach is also clearly different from other properties around it. The post-war dwellings are the usual dark buff brick, the existing barn and Briary Cottage are limestone, typical of Paulerspury, and the new builds in the area are also limestone/red brick. The new dwelling will feature limestone along its principal façade and around its uniquely curved 'edge' into the site, but will otherwise be covered in zinc cladding. Similarly, rather than traditional casement openings, with lintels/cills etc, the windows on the principal façade (the most visible elevation) are narrow and tall, intended to complement the verticality of the zinc cladding. Again, therefore, neither the dwelling's finish nor overall design approach can be said to be in keeping with surrounding development.
- 8.27. Therefore, the comments made by the Parish and other third parties in respect of the scheme's lack of compliance with the village's own design statement in terms of finish/design are not without merit. However, such a lack of compliance does not necessarily result in automatic harm to the appearance, character and appearance of the settlement.

- 8.28. The dwelling as proposed is designed to be *clearly different* from those around it. It is not deviating from the local vernacular by accident, but intentionally. As set out by Paragraphs 130 and 134 of the NPPF (quoted above), Councils should not automatically resist schemes just because they are trying to be innovative or introduce new design approaches. Both paragraphs suggest that, if a development acknowledges the appearance, finish and layout of surrounding built form, a more innovative, or 'different' design should be encouraged.
- 8.29. Viewing the scheme through that lens, it is clear that the design takes into account the form, layout and finish of buildings in the vicinity. The primary building, directly fronting Lumber Lane, mimics the strong, simple linear form of the existing limestone barn, presently a steeply pitched unblemished roof elevation to the street. It will be stepped slightly back from the façade of the existing barn, and will be slightly lower in overall height, thus ensuring it is subservient to the existing, more historically significant building.
- 8.30. The enclosure of the street scene along the frontage with a limestone wall, which continues to become the material finish of the bottom half of the main wing, provides a suitable nod to the prevalence of limestone in this part of the district. The limestone element continues around the curved wall, the western side, of the dwelling, which will create a visually interesting feature that defines the edge of the house and also the edge of the driveway at the same time.
- 8.31. The main wing of the building is connected to the smaller building to the rear, but the connection is set back, well behind the main wing, such that it will likely be completely hidden from glimpses of the development from Lumber Lane. This means the main wing of the building will, effectively, appear as a standalone structure, mimicking the 'standalone' aspect of the existing barn. The smaller wing will be afforded visibility from Lumber Lane, the site's entrance, but it will appear as a smaller subservient outbuilding to the larger wing. Its relationship and connection to the larger principal element will be difficult to discern.
- 8.32. The materials have caused the most concern amongst respondents to the application. Previously, the applicant wished for the entire building to be clad in black corrugated metal, to mimic the finish of a more functional agricultural building. This was felt to be inappropriate by the Council, given it was taking the form of a more traditional agricultural building, and finding other examples of corrugated metal (other than the old, red roof of the existing barn) was quite difficult.
- 8.33. After some discussion, zinc cladding was considered to be more suitable for use here as it moved away from an 'agricultural' finish and more assertively took the building to a coherent, contemporary place. Dark zinc cladding is considered to complement the mixed yellow, grey and silvery tones of local limestone, and if similarly dark window frames can be sourced (controllable via condition), it will enable the openings to sit very cleanly and unobtrusively within the elevation.
- 8.34. Clearly zinc is not a vernacular material and is not in any way *recommended* by the village's design statement nor, really, the Council's Design Guide. That doesn't, however, automatically preclude its use, particularly if that use is considered to be effective in tying together the contemporary elements of a development into its more traditional aspects. In this instance, the verticality of the cladding will help emphasise the linear form of the building and steeply pitched roof, both of which are modern takes on the otherwise traditional character of the existing limestone barn.
- 8.35. Similarly, the size, shape and style of openings have been designed to work with the zinc cladding, rather than fight it. Initially, it was intended for the building to have openings that were domestic in scale and design, similar to those proposed in the southern

elevation of the existing barn. However, these looked 'lost' in the elevation, and related poorly to the zinc cladding. This is why the Council recommended changing the windows, particularly those on the principal façade, to taller, vertical openings that complement the width and verticality of the zinc cladding sheets. The opening on the western elevation is wider; however, again, is designed to work exactly within the zinc cladding sheets.

- 8.36. Consequently, while it is acknowledged that the materiality of the building and design of the openings both deviate from the established vernacular of surrounding development, particularly the more traditional new builds to the south-east, on this occasion this deviation works well to emphasise the building's strong, linear form and relatively simplistic appearance, both of which are characters shared by the more significant historic built form nearby (the agricultural barn, and to a lesser extent Briary Cottage itself).
- 8.37. It is worth noting that the dwellinghouse that has extant permission is an L-shaped one-and-a-half-storey cottage, finished in limestone and red brick. While those materials are certainly more in keeping with those used on developments in the vicinity, the dwelling's *design*, insomuch of its one-and-a-half storey scale with eave-dormers, isn't really similar to any development in the vicinity. It does not share the same linear, simple roof form that the existing barn does, nor the main house, and eave dormers do not appear to be a feature on any dwelling in the immediate area.
- 8.38. Consequently, in line with Paragraphs 130 and 134 of the NPPF, Officers are unable to identify harm that would arise from approving this uniquely designed and finished dwellinghouse, and do not consider it reasonable to refuse permission. Instead, planning conditions can be used to secure the highest quality materials and finishes, such that the uplift in general architectural quality is recognised and can be encouraged on other projects that are brought forwards in the settlement.

Conclusion

- 8.39. After carefully considering the scope of the extant permission, and after appraising the scheme before the Council on its own individual merits, Officers find that it doesn't result in harm to the appearance, setting or character of the settlement in this locality or on a wider basis. The works to the existing barn are scaled back, and its new slate roof, which remains unblemished by openings on its southern side, will help emphasise its strong, linear form.
- 8.40. The new dwelling successfully introduces contemporary finishes and fenestration to a structure that faithfully replicates the traditional form and layout of the traditional existing barn, masking the somewhat atypical layout behind it by setting its link well behind the main wing, out of easy sight from Lumber Lane. The use of limestone along the principal façade and around the edge ties the dwelling into the vernacular material of Paulerspury, and the complementary use of zinc cladding will add interest and work with the building's form in a positive way.
- 8.41. Consequently, the proposals do not harm the significance or setting of either the Grade II listed dwelling Briary Cottage or the non-designated asset which is the existing agricultural barn.

The impact on residential amenity

- 8.42. The new scheme before the Council separates Briary Cottage's existing substantial plot into two, rather than three separate plots. Briary Cottage retains a private, enclosed frontage with parking, and a large rear garden out of sight and view of the existing barn and new dwelling.

- 8.43. The new dwelling and existing barn then sit on a similarly large plot, with a large rear garden to the north. No new openings are proposed within the existing barn that afford significant or harmful views towards Briary Cottage. The windows in the south-facing wall look out over Lumber Lane and the boundary treatments on the corner, where a new dwelling is being constructed (not directly opposite). These will not overlook any private amenity spaces. Openings on the north elevation face into the barn's new residential curtilage.
- 8.44. The new dwelling features two large windows that face south directly over Lumber Lane. Opposite the dwelling, on a large plot designated 15 Lumber Lane, a substantial new dwelling is in the latter stages of construction. This dwelling is set some distance back from Lumber Lane, around 9m. However, its north-facing principal façade isn't really opposite the two openings within the contemporary dwelling within Briary Cottage's garden. Instead, it lies more opposite the large, detached garage which is to serve 15 Lumber Lane, which sits more or less directly against the northern boundary of this plot. Consequently, the windows will not overlook any private amenity spaces (internally or otherwise), and the garage is sufficiently distant such that the new dwelling's outlook is not harmfully impacted.
- 8.45. Due to its distance from other dwellings, the size of the plot and the locations of other windows, there are no other amenity issues to raise.
- 8.46. The scheme maintains adequate standards of amenity for all existing and future occupiers of the dwelling and surrounding development.

The impact on highway safety

- 8.47. The scheme results in a new access being built in the south-western edge of the plot. This will enable vehicles to turn off Lumber Lane, a very narrow track with limited passing and no parking opportunities, and into the site. A new access was approved in 2011, intended to serve Briary Cottage, the converted barn and the new dwelling allowed by that permission. This was in a slightly different location, but in principle was largely the same as what is being proposed now.
- 8.48. The Local Highway Authority confirms the visibility splays are acceptable and that there are no highway safety concerns in respect of the new access. It should be noted that this access will only serve the new dwelling (and its ancillary barn); it will not be used to serve three individual properties. Therefore, as an access it will be used much less frequently than the one that has permission.
- 8.49. A concern raised by local respondents relates to off-street parking for visitors. As already mentioned, there are no safe opportunities for on-street parking along Lumber Lane; it is too narrow, and any form of parking would be very dangerous, blocking the highway completely.
- 8.50. The new dwelling will have three bedrooms. A three-bedroom dwelling requires two off-road spaces to comply with the Council's Parking Standards SPD. The existing barn will be converted into additional accommodation, shown as offices on the approved drawings. The Council will use planning conditions to ensure this building is not let as an individual planning unit (i.e. employment pods/offices), and remains ancillary/incidental to the new dwelling. Nonetheless, the spaces inside the barn could just as easily be used as bedroom(s) rather than offices.
- 8.51. Assuming the 'worst case scenario' is realised, it is reasonable to consider whether the site is capable of accommodating three vehicles off the road, instead of two. This accounts for visitors who might be sleeping in ancillary accommodation in the barn. While

not drawn explicitly on the plans, it is clear that the area within the site set aside for parking is big enough for three vehicles (with two parked tandemly). Similarly, there is also seems to be room within the site (between the two buildings, where the link is set back) for vehicles to reverse into and manoeuvre so they can exit in a forward gear.

- 8.52. The local concerns about this are well justified, given the limited width of Lumber Lane. While the plan is clear in showing how much space will be allocated for parking and turning, it does not explicitly show spaces dimensioned out on it, nor a typical 'path' that a vehicle might take when reversing out and turning around. As such, Officers consider it reasonable to request that this information is provided as part of a condition, prior to the occupation of the dwelling.
- 8.53. This measure is considered to wholly address the concerns of the local community, insomuch that it gives full control over this to the Council. In the event the submitted drawings are not suitable, it will be reasonably straightforward for the scope and degree of parking area within the site to be increased.
- 8.54. Consequently, the site's access and parking/turning provisions are both considered to be acceptable, subject to conditions imposed in 2011 when the original consent was granted, as well as the condition referred to above in respect of parking/turning.

Ecology Impact

Legislative context

- 8.55. The Conservation of Habitats and Species Regulations 2017 provide for the designation and protection of 'European sites' and 'European protected species' (EPS). Under the Regulations, competent authorities such as the Council have a general duty to have regard to the EC Habitats Directive and Wild Birds Directive.
- 8.56. In terms of EPS, the Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in the Regulations, or pick, collect, cut, uproot, destroy, or trade in the plants listed therein. However, these actions can be made lawful through the granting of licenses by the appropriate authorities by meeting the requirements of 3 strict legal derogation tests:
- a. Is the development needed to preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment?
 - b. That there is no satisfactory alternative.
 - c. That the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

Policy Context

- 8.57. Paragraph 170 of the NPPF states that Planning policies and decisions should contribute to and enhance the natural and local environment by (amongst others): a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and d) minimising impacts on and providing net gains for biodiversity. Paragraph 175 states that planning authorities should refuse planning permission if significant harm to biodiversity cannot be avoided, adequately mitigated, or, as a last resort, compensated for and should support development whose primary objective is to conserve or enhance

biodiversity. Opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

- 8.58. Paragraph 180 of the NPPF states that planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should (amongst others) limit the impact of light pollution from artificial light on nature conservation.
- 8.59. National Planning Practice Guidance (PPG) states that Local Planning Authorities should only require ecological surveys where clearly justified, for example if there is a reasonable likelihood of a protected species being present and affected by development. Assessments should be proportionate to the nature and scale of development proposed and the likely impact on biodiversity.
- 8.60. Policy NE3 of the Part 2 LP seeks to conserve and wherever possible enhance green infrastructure . Policy NE4 seeks to protect and integrate existing trees and hedgerows wherever possible and requires new planting schemes to use native or similar species and varieties to maximise benefits to the local landscape and wildlife. Policy NE5 requires that proposals aim to conserve and enhance biodiversity and geodiversity in order to provide measurable net gains. Development proposals will not be permitted where they would result in significant harm to biodiversity or geodiversity, including protected species and sites of international, national and local significance, ancient woodland, and species and habitats of principal importance identified in the United Kingdom Post-2010 Biodiversity Framework.
- 8.61. Policy BN2 of the JCS 2014 states that development that will maintain and enhance existing designations and assets or deliver a net gain in biodiversity will be supported. Development that has the potential to harm sites of ecological importance will be subject to an ecological assessment and required to demonstrate: 1) the methods used to conserve biodiversity in its design and construction and operation 2) how habitat conservation, enhancement and creation can be achieved through linking habitats 3) how designated sites, protected species and priority habitats will be safeguarded. In cases where it can be shown that there is no reasonable alternative to development that is likely to prejudice the integrity of an existing wildlife site or protected habitat appropriate mitigation measures including compensation will be expected in proportion to the asset that will be lost. Where mitigation or compensation cannot be agreed with the relevant authority development will not be permitted.

Assessment

- 8.62. Natural England's Standing Advice states that an LPA only needs to ask an applicant to carry out a survey if it's likely that protected species are present on or near the proposed site. , The Standing Advice sets out habitats that may have the potential for protected species, and in this regard the site consists of a detached stone walled barn with pitch corrugated sheet roof and a small extension with a slate tiled roof, proposed for conversion. The site has open farmland with hedgerows and trees in the immediate surroundings.
- 8.63. In order to discharge its legal duty under the Conservation of Habitats and Species Regulations 2017 the LPA must firstly assess whether an offence under the Regulations is likely to be committed. If so, the LPA should then consider whether Natural England would be likely to grant a licence for the development. In so doing the authority has to consider itself whether the development meets the 3 derogation tests listed above.

- 8.64. In respect of planning applications and the Council discharging of its legal duties, case law has shown that if it is clear/ very likely that Natural England will not grant a licence then the Council should refuse planning permission; if it is likely or unclear whether Natural England will grant the licence then the Council may grant planning permission.
- 8.65. The application is supported by a detailed protected species survey which concluded that, subject to various mitigation, there would be no harm to any protected species present on site.
- 8.66. Officers are satisfied, on the basis of the advice from the Council's Ecologist, and subject to conditions, that the welfare of any EPS found to be present at the site and surrounding land will continue and be safeguarded notwithstanding the proposed development and that the Council's statutory obligations in relation to protected species and habitats under the Conservation of Habitats & Species Regulations 2017, have been met and discharged.

The impact on archaeology

- 8.67. The archaeologist has not responded to this application, but did recommend standard conditions be imposed on the 2011 permission. As such, it is reasonable to carry these forwards, as there is no reason to suspect that the scheme before the Council today would have any less impact on existing archaeological assets than the previously approved scheme.

Other matters

Outbuilding

- 8.68. The submitted site layout drawings show the outline of a garden store building located on the western edge of the plot. It appears to have a pitched roof, with gable running north/south, although no elevational drawings of it have been submitted. The principle of siting a garden store in this location is generally acceptable, subject to further information being submitted pertaining to its height and finish. Officers will require the submission of this through condition.

Trees

- 8.69. The development and the creation of the parking area as shown on the submitted layout plans will necessitate the removal of a number of small to medium trees which are within the garden. Such trees will have already been appraised and effectively approved for removal by the permission granted in 2011; in fact, this permission would have likely resulted in the loss of *more* trees than what is now proposed, given the extent of the parking area proposed by this earlier permission (it needed to accommodate three dwellings rather than one).
- 8.70. The landscaping condition will require further details of all trees to be retained. However, requiring formal tree protection is not considered to be reasonable given what the extant permission allowed, and considering that Officers at this earlier stage opted not to apply any formal sort of protection on the specimens. They remain unprotected today, meaning they could be removed without any planning-related issues arising at any time.
- 8.71. Officers see no reason to now request retention of any of the specimens affected by the development. The landscaping scheme will provide an opportunity to secure replacement planting if this is considered necessary at the time of submission.

9. FINANCIAL CONSIDERATIONS

- 9.1. Officers are awaiting receipt of an updated CIL Additional Information Form to enable them to calculate the CIL liability. It appears the scheme creates **166sqm** of new floor space, which would attract a CIL liability of **£40,305.54**. This liability would be reduced to £0 on the basis of the submitted self-build exemption being granted.
- 9.2. The exact figures will be calculated upon receipt of the required CIL form.

10. PLANNING BALANCE AND CONCLUSION

- 10.1. The scheme before the Council is an evolution of an original approval granted in 2011. Where three separate dwellings would have occupied the site previously, now only two are proposed. The new dwelling will sit together with the existing barn on a generous plot, with its own access and parking area. The barn will be tied conditionally to the main house as ancillary accommodation, presently shown on the drawings as offices.
- 10.2. The extant permission forms a significant fall-back position that weighs in favour of the scheme before the Council today. The extant permission effectively agrees the principle of altering the existing barn and creating a new, significantly proportioned dwelling within the plot to the west of Briary Cottage.
- 10.3. The scheme presented to the Council is much more experimental and different from what was permitted before. It uses zinc cladding and unusually sized/shaped openings to complement this external material, deviating significantly from the local vernacular, and the recommendations set out in the village's own design statement.
- 10.4. However, having carefully appraised the scheme, and carried out an exercise in planning balance, Officers are unable to find harm that should result in the scheme failing. The scheme has been carefully designed so its principal form and layout (what can be seen from Lumber Lane) faithfully reflects that of the historic barn nearby. The use of limestone ties its external appearance (along the prominent Lumber Lane frontage) into the neighbouring barn, Briary Cottage and surrounding newbuild development.
- 10.5. As such, Officers find that the scheme complies with NPPF guidance contained in Paragraphs 130 and 134, and doesn't conflict with policies in the Local Plan intended to safeguard the visual appearance, setting and context of a site and its immediate environs. Similarly, Officers do not find harm being caused to the setting or significance of the Grade II listed Briary Cottage or the non-designated asset that is the existing barn. In fact, overall, the use of a slate roof on the existing barn will result in a modest uplift, although the insertion of rooflights neutralises this somewhat.
- 10.6. Nevertheless, Officers find the scheme resulting in comparable impact on the area to the extant permission, which could very easily be implemented in the event this application is refused.
- 10.7. Consequently, the application should be approved.

11. RECOMMENDATION / CONDITIONS AND REASONS

- 11.1. Detailed recommendation here and full list of conditions and reasons here

RECOMMENDATION – DELEGATE TO THE HEAD OF PLANNING DELIVERY FOR PLANNING AND ENVIRONMENT TO GRANT PERMISSION, SUBJECT TO THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)

CONDITIONS

Time Limit

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Compliance with Plans

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:

- Drawing 5129 / Map, site location plan 1:1250 received 16th December 2021
- Bat Survey Report, by Cotswold Wildlife Surveys, dated 25th May 2021 and received 16th December 2021
- Drawing 5129-22C Proposed Site Plan received 20th September 2022
- Drawing 5129-21J Proposed Site Layout Plan received 20th September 2022
- Drawing 5129-20J Proposed Floor Plans and Elevations received 20th September 2022
- Document 5129 – Schedule of materials in respect of roofing materials, received 20th September 2022 (samples/details of all other materials are required – see below).

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

Accord with ecology survey

3. The development hereby permitted shall be carried out in accordance with the mitigation, recommendations and enhancements in Bat Survey Report, by Cotswold Wildlife Surveys, dated 25th May 2021, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect habitats and/or species of importance to nature conservation from significant harm in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.

Programme of Archaeological Works

4. No development shall take place within the area of archaeological interest until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by

the local planning authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- i. Approval of a Written Scheme of Investigation;
- ii. Fieldwork in accordance with the agreed Written Scheme of Investigation
- iii. Completion of a Post-Excavation Assessment Report and approval of an approved Updated Project Design; to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;
- iv. Completion of analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, production of an archive report, and submission of a publication report: to be completed within two years of the completion of the fieldwork, unless otherwise agreed in advance with the Planning Authority;

Reason: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 205.

Out of Date Survey

5. If the development hereby approved does not commence by 26th May 2023, a revised protected species survey shall be undertaken prior to the commencement of the development to establish changes in the presence, abundance and impact on protected species. The survey results, together with any necessary changes to the mitigation plan or method statement shall be submitted to and approved in writing the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason : To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

Construction Management Plan

6. Prior to the commencement of any development associated with the new dwelling, including any site clearance (tree removal), groundworks or construction, except for the conversion of the existing barn into ancillary accommodation, a Construction Management Plan (CMP) to manage the impacts of construction during the life of the works shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include:
 - i. the parking of vehicles of site operatives and visitors;
 - ii. loading and unloading of plant and materials, and how larger vehicles using the access with Lumber Lane will be managed (i.e. a routing plan)
 - iii. storage of plant and materials used in constructing the development;
 - iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

- v. wheel washing facilities;
- vi. measures to control fugitive dust from earthworks and construction activities
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
- viii. a noise control plan which details hours of operation and proposed mitigation measures

The details so approved shall be complied with in full and monitored by the applicants to ensure continuing compliance during the construction of the development.

Reason : To protect the amenity of local residents from potential impacts whilst demolition, site clearance, groundworks and construction is underway, in compliance with Policy SS2 of the South Northamptonshire Local Plan.

Levels

- 7. No works whatsoever shall take place in respect of the new dwelling until details of all finished floor levels relative to the adjacent buildings, in particular the existing barn to the east, along with the car parking area and any hard surface areas within the site, have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be constructed in accordance with the approved levels.

Reason : In order to safeguard the visual amenities of the area and the amenities of the adjoining properties in accordance with Policy SS2 and HE7 of the South Northamptonshire Local Plan.

Stone Sample Panel

- 8. The external walls of the dwelling (and boundary walling) where shown on the approved plans, shall be constructed in natural weathered limestone which shall be laid, dressed, coursed and pointed using a lime based mortar with brushed or rubbed joints in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority before the stonework is commenced. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2, HE5 and HE7 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

Roofing Material Samples (existing barn)

- 9. The existing barn's roof shall be covered in 250mm x 500mm Del Prado Spanish slates with concrete blue-angled ridge tiles as per the document '5129 - Schedule of materials' received 20th September 2022 unless, prior to the commencement of those works, alternative samples of the slates to be used in the covering of the roof of the existing barn (including ridge tiles) shall be submitted to and approved in

writing by the Local Planning Authority. The development shall be carried out in accordance with the samples so approved.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy SS2 and HE7 of the South Northamptonshire Local Plan.

Schedule of Materials (walling materials dwelling)

10. Samples of the Eternit corrugated roof sheet (profile 6) as shown in document '5129 - Schedule of materials' received 20th September 2022, or any other cladding subsequently chosen, representative in size of a single piece that would typically be used on the external walls and roof of the dwelling (where shown on the approved plans), shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be completed in accordance with the approved details.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy SS2 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework.

Window Construction and Details [dwelling]

11. Details of the construction of the proposed windows/doors to be inserted into the new dwelling to a scale of not less than 1:5, showing how the windows will sit within the zinc cladding (i.e. reveal, joins etc) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of that work. The development shall be carried out in accordance with the approved details.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan

Window Construction and Details [barn]

12. Details of the construction, including cross sections, cill, lintel, reveal and colour / finish of the proposed windows/doors to be inserted into the barn conversion, to a scale of not less than 1:5 shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of that work. The development shall be carried out in accordance with the approved details.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 and HE7 of the South Northamptonshire Local Plan

Architectural Detailing

13. Notwithstanding the details shown on the approved plans, further details of the architectural detailing of the exterior of the dwelling, specifically the eaves and verge treatment relative to the zinc cladding, shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan.

Meter boxes (details required)

14. Full details of the siting, appearance and colour of any electricity or gas supply meter housings to be located on the external elevations of the buildings shall be submitted to and approved by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details

Reason: In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan.

Unexpected Land Contamination

15. If, during development, contamination is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy G3(E) of the South Northamptonshire Local Plan, Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework.

Submit landscaping scheme

16. No work shall take place above slab level on the construction of the new dwelling, or such alternative time frame as agreed in writing by the developer and the Local Planning Authority, until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping the site which shall include:
 - a) details of any proposed tree, shrub and hedge planting including their species, number, sizes and positions, together with grass seeded/turfed areas,
 - b) details of all existing trees and hedgerows to be retained and how these will be protected from the development (specifically the hedgerow on the eastern boundary with School Lane and the existing mature trees and hedgerows that make up the southern boundary of the site with 'Teacher's House'),
 - c) details of the hard landscaping including hard surface areas, pavements, pedestrian areas and steps, access and parking, with parking spaces shown measured out on a drawing (2.5m x 5m minimum, three spaces), and manoeuvring spaces also indicated.
 - d) details of all boundary treatments

The approved scheme shall be implemented by the end of the first planting season following occupation of the development, with boundary treatments provided before the dwelling is first occupied.

Reason: To ensure that a satisfactory landscape scheme is provided in the interest of well planned development, visual amenity and to provide an adequate parking provision for the dwelling, to accord with policies SS2 of the South Northamptonshire Local Plan.

Green Roofs

17. Full details of the construction and planting of the green roof on the link, together with details of the maintenance programme that ensures the delivery and long-term maintenance of the roof shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the buildings above slab level. Thereafter, the green roofs shall be constructed and maintained in accordance with the approved details.

Reason : To ensure the delivery of green infrastructure and biodiversity gain in accordance with Government guidance contained within the National Planning Policy Framework.

Submit Details of Outbuilding

18. Full elevational and floor plan details of the proposed 'Garden store' as shown on drawing 5129-22C received 20th September 2022, including details of all finishes (with samples of any materials if those materials are different from any that are being approved as part of this permission or its subsequent conditions), shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on that building. Thereafter, the development shall be carried out in accordance with the approved details.

Reason : To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and does not harm the amenities of adjacent neighbouring dwellings, and to comply with Policies SS2 and HE7 of the South Northamptonshire Local Plan, Policy BN5 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 16 of the National Planning Policy Framework.

Refuse Storage

19. No occupation of the development shall take place until details of all refuse storage facilities and locations have been submitted to and approved in writing by the Local Planning Authority. The storage facilities shall thereafter be provided in accordance with the approved details before the building to which they relate is first occupied.

Reason: In order that proper arrangements are made for the storage and disposal of waste in the interests of well planned development and in accordance with Policy SS2 of the South Northamptonshire Local Plan.

Habitat Boxes

20. Full details of a scheme for the location of bat and bird boxes/bricks/tiles shall be

submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the occupation of any building, the bat and bird boxes/bricks/tiles shall be installed on the site in accordance with the approved details.

Reason : To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework.

EV Charging Points

21. The dwelling hereby permitted shall not be occupied until it has been provided with electric charging equipment of AC Level 2 (or equipment providing for no lesser standard of efficiency) to serve that dwelling.

Reason : To comply with Policy S10 of the West Northamptonshire Joint Core Strategy and Policy INF4 of the South Northamptonshire Local Plan Part 2, and to maximise opportunities for sustainable transport modes in accordance with paragraph 110(e) of the National Planning Policy Framework.

Maintenance of Landscaping Scheme

22. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) [or on the completion of the development, whichever is the sooner,] [or in accordance with any other program of landscaping works previously approved in writing by the Local Planning Authority] and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

Reason : To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policy SS2 of the South Northamptonshire Local Plan.

Exclusion of Extension PD Rights

23. Notwithstanding the provisions of Classes [A-D (inc)] of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no further enlargement, alteration or improvement of the dwellinghouse shall be undertaken at any time without the prior planning permission of the Local Planning Authority.

Reason : Taking into account the character of the site and the sensitivity of the site's surroundings and the unique design and finish of the dwellinghouse, and historic significance of the existing barn, it is considered to be in the public interest to ensure the merits of future proposals can be assessed by the Local Planning Authority so that visual amenity is conserved in accordance with Policies SS2, HE5 and HE7 of the Local Plan Part 2

Exclusion of Class E Outbuilding Development PD Rights

24. Notwithstanding the provisions of Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no building or structure [other than oil or LPG storage tanks] shall be erected or placed within the curtilage of the dwelling hereby permitted without the prior planning permission of the Local Planning Authority.

Reason : To enable the Local Planning Authority to retain planning control over the development of this site in order to safeguard the character and appearance of the area and amenities of the neighbouring properties in accordance with Policy SS2, HE5 and HE7 of the South Northamptonshire Local Plan.

Exclusion of Solar Panel PD Rights

25. Notwithstanding the provisions of Schedule 2, Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no solar PV or solar thermal equipment shall be installed on the existing barn or new dwelling without the prior planning permission of the Local Planning Authority.

Reason : To protect the character of the area in accordance with Policies SS2 and HE7 of the South Northamptonshire Local Plan.

Exclusion of boundary treatment PD Rights

26. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no gate, fence, wall or other means of enclosure shall be erected, constructed or placed in any location around the dwellinghouse, at any time, without the prior express planning permission of the Local Planning Authority.

Reason : In order to retain the open, rural character of the area and street scene in accordance with Policy SS2 of the South Northamptonshire Local Plan.