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## Appeal Decision

Site visit made on 15 September 2020

**by Darren Hendley BA(Hons) MA MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 22<sup>nd</sup> September 2020**

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**Appeal Ref: APP/J0405/D/20/3253975**  
**Branoc Barn, Dorton HP18 0NY**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Bland against the decision of Buckinghamshire Council - Aylesbury Area.
  - The application Ref: 20/00699/APP, dated 25 February 2020, was refused by notice dated 20 May 2020.
  - The development is the erection of an outbuilding for ancillary uses.
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### Decision

1. The appeal is allowed and planning permission is granted for the erection of an outbuilding for ancillary uses at Branoc Barn, Dorton HP18 0NY in accordance with the terms of the application, Ref: 20/00699/APP, dated 25 February 2020, and the plans numbered 19 MBBD SL01 Rev C, 19 MBBD 300 and 19 MBBD 301, subject to the following condition:
  - 1) The building hereby permitted shall not be occupied at any time other than for purposes incidental to the use of the dwelling known as Branoc Barn, Dorton HP18 0NY.

### Procedural Matter

2. The development has already been carried out and, therefore, I have dealt with the appeal on a retrospective basis.

### Main Issue

3. The main issue is the effect of the development on the character and appearance of the area.

### Reasons

4. The outbuilding is a single storey structure that is constructed of black timber cladding with a tile roof. It is used for incidental domestic purposes associated with the occupation of the main dwelling, which is a barn conversion. The outbuilding is of very similar construction and height to the barn conversion, and is located in close proximity to it. The barn conversion does, though, have considerably more of an elongated form due to its linear footprint. There are also a number of other smaller outbuildings on the site that are of a similar design.

5. The site lies in open countryside and its immediate surroundings are either agricultural or woodland in nature. Of note is a fairly large area of adjacent woodland, known as Howe Wood. The site is also well enclosed on the boundary of the road by a high hedgerow and a similar form of vegetation also encloses the boundary with adjacent open land. The rural surroundings are visually pleasing, and it is designated as an Area of Attractive Landscape (AAL).
6. The design of the outbuilding is closely in keeping with the barn conversion, both in terms of its overall form and materials. The juxtaposition of the siting, whilst not altering the physical fabric of the barn conversion, results in the distinct impression of a grouping of the 2 buildings on the site. This is by no means uncommon in rural areas with the pattern of development on isolated sites, such as farmsteads with buildings closely arranged around a courtyard. Hence, the outbuilding is not out of place with the rural character in this regard, even if it is not a conversion.
7. The barn conversion remains the dominant building on the site compared to the outbuilding. This is due to its location close to the access, its lengthened appearance and because a circuitous route has to be taken around it before the outbuilding itself is approached. Accordingly, the outbuilding does not constitute a bulky and competing structure, also when its complimentary form and materials are considered.
8. As the barn conversion is a residential use and the site contains outdoor areas, domestic paraphernalia would seem to occur, regardless of the outbuilding. Nor am I persuaded that the number of other buildings that have been constructed on the site makes this outbuilding unacceptable. They are sited more distant and in a looser arrangement and so have a limited bearing on the effects of the outbuilding itself on the character.
9. The Council's Design Guide 2: The Conversion of Traditional Farm Buildings (1990) (Design Guide 2) applies strict controls in order to protect the character of barn conversions, including associated development on curtilage land. When the sympathetic nature of the design, the siting and the size are considered together, it does not have a detrimental impact on the character and appearance of the setting of the wider barn complex in relation to these controls.
10. With regard to the effects on the character of the surrounding countryside, the building is effectively screened by the hedgerows and woodland. Where there are views of the building beyond the site, these are likely of a limited nature from adjoining fields and filtered through boundary treatment and vegetation. Moreover, as I have set out, the building is in keeping with the barn conversion and so, even in glimpsed views, it fits comfortably into these surroundings.
11. Based on the evidence before me, it is not apparent how the building is the subject of longer distance views with the screening that is afforded to it. It is also not in dispute that the views across the AAL are not unduly affected.
12. I conclude that the development does not have an unacceptable effect on the character and appearance of the area. As such, it complies with Saved Policy GP35 of the Aylesbury Vale District Local Plan (2004) (AVDLP) which states that the design of new development proposals should respect and complement the physical characteristics of the site and the surroundings, and the building tradition, amongst other considerations. It also complies with Saved Policy

RA11 of the AVDLP as far as it seeks for development to be in keeping with the rural surroundings, and with Policies BE2 and C1 of the emerging Vale of Aylesbury Local Plan 2013-2033 (as modified, 2019) as regards design and rural buildings.

13. It also complies with the Design Guide 2 as it protects the character of the barn conversion, and with the Design Guide: Residential Extensions (1991, amended 2013) as it respects the character and appearance of the existing building. It also accords with the National Planning Policy Framework where it seeks to achieve well-designed places and to conserve and enhance the natural environment.

### **Conditions**

14. I have imposed a condition concerning the incidental use of the building as it is not suitable as a separate residential unit, based on the details before me. The Council also requested conditions in relation to a soft landscaping scheme. As the building is already well screened and is not out of keeping with its location, such conditions are not reasonable and necessary.

### **Conclusion**

15. For the reasons set out above and having regard to all matters that have been raised, the appeal should be allowed subject to the condition.

*Darren Hendley*

INSPECTOR