
Appeal Decision

Site visit made on 9 November 2021

by J P Longmuir BA(Hons) DipUD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 1 December 2021

Appeal Ref: APP/K0425/W/21/3277070

The Dairy, Grove Farm, Grove Lane, Great Kimble, HP17 9TR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr Stephen Davies against Buckinghamshire Council.
 - The application Ref 21/05264/FUL, is dated 29 January 2021.
 - The development proposed is the addition of a summer room.
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Decision

1. The appeal is allowed and planning permission is granted for the addition of a summer room at Grove Farm, The Dairy, Grove Lane, Great Kimble, HP17 9TR in accordance with the terms of the application, Ref 21/05264/FUL, dated 29 January 2021, subject to the following conditions in the conditions annexe at the end of this decision.

Application for costs

2. An application for costs was made by Mr Stephen Davies against Buckinghamshire Council. This application is the subject of a separate Decision.

Main Issue

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

Reasons

4. The appeal site lies just off Grove Road, a through route linking Great Kimble with more major roads. The appeal site is on the edge of the village, towards open countryside. The edge of the Chiltern Hills is evident rising to the east.
5. The appeal site includes former farm buildings, associated with Grove Farm, which together with its neighbour have been converted to dwellings. The appeal site is accessed off the above road by a gravel drive in between the farmhouse and the neighbour. To the rear of the appeal building is a patio, well-manicured garden and then an orchard and several large outbuildings.
6. There is a glimpse of the appeal building from Grove Lane, along the gravel drive. The appeal site is otherwise not conspicuous from the public domain.

7. The appeal building has a narrow form, over a staggered shape. The proposal would form a gable offshoot to one of the ridges, which would maintain the impetus of the ridge and the narrowness of the building.
8. The extension would not be overly long in comparison with the rest of the building. In particular it would broadly match the form of the element opposite, across the patio.
9. The Council's statement notes the barn has been substantially extended already. However, the extension would be well sited and proportioned to reflect a farm building. The resulting shape, footprint and length would also be characteristic of an agricultural unit.
10. The sides and roof of the proposal would be glazed. However, the existing building has significant glazing: a row of windows on the south west elevation and overtly large openings on the rear elevation. Consequently, the glazing in the proposal would not appear out of place.
11. The proposed glazing would emit light spillage. However, this would be likely to be towards the patio and domestic garden rather than the public realm. Consequently, it would not harm the perception of dark skies.
12. The shape and form would not undermine the character of the building, even with the accumulative effect of the previous extension. The glazing would also reflect that of the existing building. I therefore conclude that the proposal would not harm the character and appearance of the area.
13. Policies CP9 and DM35 of Wycombe District Local Plan promote a sense of place and require a high quality of design, and response to context. DM36 requires an extension to have a high quality in the detail of the design, sympathise with the character and appearance of the existing property, be subservient and respect the surroundings. Policy DM44 allows for extensions in accordance with Policy DM36. The Great and Little Kimble-Cum-Marsh Neighbourhood Plan Policy KIM2 seeks to enhance the area and use appropriate materials. The Chilterns Buildings Design Guide provides detailed analysis of the nature of buildings in the area. Chapter 5 highlights barns and the need for alterations to respect the form, scale and materials of the original design: to maintain the integrity of the structure. The Householder Planning and Design Guidance SPD provides advice on the form and nature of sympathetic extensions. Paragraph 126 of the National Planning Policy Framework (the Framework) requires the creation of high quality, beautiful and sustainable buildings. Similarly, paragraph 130 requires proposals are sympathetic to local character and history, including the surrounding built environment and landscape setting. The proposal would not be in conflict with the above policies and guidance.

Conditions

14. Paragraph 56 of the Framework and the Planning Practice Guidance (PPG) provide the tests for the imposition of conditions. The Council have suggested conditions. The timing and approved plans provide clarity. The requirement for materials to comply with the approved is unnecessary as this is covered by the aforementioned approved plans. Bat and bird boxes are also suggested to offset the loss of garden space, which would link with the nearby countryside and ensure a biodiversity improvement. The requirement for water efficiency of the dwelling is not justifiable for a small summer room.

Conclusion

15. I therefore conclude that the appeal should be allowed subject to the conditions below in the annexe.

John Longmuir

INSPECTOR

Conditions annexe

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2) The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 04A, 05A, 06A.
- 3) Prior to any use of the summer room bat and bird boxes shall be provided in accordance with details submitted and approved by the Local Planning Authority beforehand.

END OF CONDITONS