



Appeal Decision

Site visit made on 14 February 2024

by D Cleary MTCP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 4TH March 2024

Appeal Ref: APP/J0405/D/23/3335687

Beech Cottage, Cane End Lane, Hulcott, Aylesbury HP22 5AX

- 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 & Mrs Arnold against the decision of Buckinghamshire Council.
 - The application Ref: 23/03012/APP, dated 2 October 2023, was refused by notice dated 27 November 2023.
 - The development proposed is described as the proposed erection of single storey extension and associated works.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. Since the decision was made by the Council, a revised version of the National Planning Policy Framework (the Framework) was published (19 December 2023). This does not materially change the planning policy context in respect of the main issue.

Main Issue

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

Reasons

4. The appeal site is a converted agricultural building in use as a dwelling. The dwelling is single storey with brick elevations and slate roof. The dwelling is part of a wider barn conversion complex comprises a narrow and generally simple linear arrangement, with single storey and two storey elements set around four sides of an internal courtyard. The conversion has been carried out respectfully and the character and appearance of its historic agricultural use has not been adversely diminished by the conversion and subsequent residential use.
5. The appeal dwelling has been extended previously with a modest single storey extension which projects away from the main cluster of buildings into its garden. That extension was allowed on appeal¹ in 2009. Due to its limited scale, siting and respectful design, it appears as a modest offshoot from the

¹ Appeal Ref: APP/J0405/D/09/2111521

- building, and has not significantly eroded the linear arrangement or prevailing character of the buildings.
6. The proposals relate to a single storey extension which would be attached to the earlier extension. The extension would result in a greater degree of built form projecting away from the closely confined extent of the barn conversion complex. This would result in an irregular overall form, eroding the simple linear arrangement of buildings, and would not appear as a sympathetic addition to the historic agricultural use of the site. Cumulatively, due to the degree of projection, the extensions would appear as an alien and incongruous addition to the original building.
 7. While the earlier extension projects away from the original grouping, the degree of projection is limited and the additional built form remains closely related to the original arrangement of buildings. That extension was considered to be acceptable, in part, due to its modest scale and its respectful design. The proposed extension is significantly larger than that earlier scheme, and I have concluded that the greater projection into the garden would result in the erosion of the linear arrangement of the converted buildings. Therefore, I do not find the conclusions of the earlier appeal to be directly comparable.
 8. I acknowledge that the design and appearance of the extension, in terms of roof form, design of openings and materials, would be respectful of the existing buildings. Furthermore, I am also mindful that views of the extension from public vantage points would be limited and, therefore, there would be minimal harm to the wider countryside and landscape setting. However, these matters of design are not sufficient to outweigh the harm to the building and traditional barn complex that I have identified.
 9. For the above reasons, the proposed development would have a harmful effect on the character and appearance of the dwelling and surrounding area. Therefore, the proposed development would conflict with Policy BE2 and C1 of the Vale of Aylesbury Local Plan (2021); the Vale of Aylesbury Local Plan Design Supplementary Planning Document; and, the Framework. Together, amongst other things, these seek to achieve high quality design in new developments and require development to respect characteristics of the site and surrounding area, and for extensions to barn conversions to be modest and sensitive to the host building.

Conclusion

10. For the above reasons the appeal is dismissed.

D Cleary

INSPECTOR