

BOROUGH OF KETTERING

Committee	Full Planning Committee - 18/07/2017	Item No: 5.2
Report Originator	Amy Shepherdson Development Officer	Application No: KET/2017/0228
Wards Affected	Welland	
Location	The Hermitage, Desborough Road, Brampton Ash	
Proposal	Full Application: Conversion of 1no. agricultural barn to B1 office including the installation of mezzanine, glazed screen, rooflights and windows; and 1no. agricultural barn to residential annex including private office with associated works including 4no dormer openings, windows and external staircase. Creation of 8.no car parking spaces	
Applicant	Mr S Guinness	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

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

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the amended plan numbers 01-002B, 01-102A, 02-001, 02-002, 02-101A 02-103B, received 17/03/17; 01-001C, 02-102C received 30/03/17; 01-101D received 06/04/14; 00-001D, 00-002B, 00-004, 01-103C, 01-104C, 02-104C received 26/05/17; 01-003E and 01-004E received 22/06/17; 02-003D and 02-004D received 28/06/17 and 00-003D received 10/07/17.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. No development shall commence on site until details of the types and colours of all new external facing and roofing materials (including to the external staircase, window finishing and parking area) together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: Details of materials are necessary prior to the commencement of development in the interests of the visual amenities of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. The conversion hereby permitted of Barn 1 (the extent of which is defined on approved plan 00-003D) shall be used only for purposes incidental to the enjoyment of the dwellinghouse known as Hermitage House.

REASON: In the interests of the visual amenities of the area and protect of the open countryside in accordance with accordance with Policy 8 and Policy 11 of the North Northamptonshire Joint Core Strategy.

5. Barn 2 (the extent of which is defined on approved plan 00-003D) shall be used only for offices and for no other purpose whatsoever (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any statutory instrument revoking and re-enacting that Order with or without modification).

REASON: To safeguard the neighbouring amenity of nearby residential uses and to ensure the appropriateness of the use within the open countryside in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. The windows and doors hereby permitted shall be constructed of timber and built in accordance with approved plans 02-004D and 02-104C. The windows shall be casement in style and permanently retained in that form.

REASON: To protect the visual amenity and rural character of the local area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

7. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes F and G of Part 7 (non-domestic extensions, alterations etc.) of Schedule 2 of the Order shall be constructed on the application site.

REASON: To protect the visual amenity and rural character of the open countryside in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

8. The parking area (including a disabled space, motor cycle parking, and covered cycle spaces) hereby approved shall be provided in accordance with plan 00-003 rev D prior to the first occupation of any part of the development hereby permitted and shall be permanently retained as approved thereafter.

REASON: To ensure adequate on-site parking provision for the approved buildings and to discourage parking on the adjoining highway in the interests of local amenity and highway safety in accordance with Policy 8 of the North Northants Joint Core Strategy.

9. Prior to the first occupation of any part of the development hereby permitted, full details of the secure and covered cycle parking shall be submitted to and be approved in writing by the Local Planning Authority. Such details as may be approved shall thereafter be installed and operational prior to the first occupation of any part of the development and thereafter be permanently retained in that form.

REASON: This information is required prior to the use commencing in the interests encouraging sustainable modes of transport in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy

10. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk

assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

11. The landscaping scheme show on plan ref 00-003D shall be carried out in the first planting and seeding seasons following the first occupation of any part of the development hereby approved; and any trees or plants which, within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: In the interests of the amenities and character of the area in accordance with Policy 8 of the North Northamptonshire Core Spatial Strategy.

12. Prior to first occupation of any part of the development hereby permitted full details of the bin store area as indicated on approved plan 00-003D shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to first occupation of any part of the development hereby permitted and shall be permanently retained as approved thereafter.

REASON: In the interests of the appearance of the site and the visual amenities of the surrounding area in the interests of amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

13. No equipment, materials, products, parts, containers, waste or any other articles shall be stacked or stored on the site at any time except within the building.

REASON: In the interests of the appearance of the site and the visual amenities of the surrounding area in the interests of amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

14. The existing hedge between the residential access of Hermitage House along Harborough Road and the commercial access to the Hermitage along Desborough Road shall be retained in perpetuity.

Reason: in the interest of protecting the rural character of the surrounding area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2017/0228

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

3.0 Information

Relevant Planning History

The Hermitage

KET/2016/0839 – Prior Approval – Conversion of agricultural barn into a two storey office (B1) – Refused 26.01.17

KET/2010/0844 - Change of use and conversion of agricultural buildings into B1 office use, existing barn to B2 use, provision of 24 parking spaces and associated landscaping – Approved 22.07.11

KET/2004/1103 - Change of Use: Conversion of redundant farm buildings to B1 use: offices, research and development, and light industrial – Approved 06.12.04

Hermitage House

KET/2013/0647 - Two storey rear extension – Approved 03.12.13

Site Visit

Officer's site inspection was carried out on 28th April 2017.

Site Description

The application site lies on the northern side of Desborough Road within the open countryside to the north west of Desborough. The site forms part of a complex of historic farm buildings and a domestic farmhouse to the west. The wider site owned by the applicant includes redundant farm buildings which have been converted to office/light industrial uses and agricultural fields which are bounded to the south by Desborough Road and to the west by Hermitage Road.

Both barns subject to this application are constructed of a traditional red brick with Barn 1 having a slate roof and Barn 2 having a corrugated metal roof.

Barn 1 is located to the west of the complex of building and has a ridge height of 6.4m with an eaves height of 4m. It is currently used for storage at ground floor and the northern half of the first floor, whilst the southern part of the first floor is being used as a domestic office/storage area. The barn has a number of large wooden barn doors at ground floor on the east facing elevation with a double casement window and single small 3-paned window at first floor. The western elevation has minimal openings with some small 3 paned windows at both ground and first floor level and 1 access door.

Barn 2 is located in close proximity to and to the north-east of Barn 1 has a ridge height of 7.6m and eaves of 6m. The building is currently vacant and has a single floor level. The north and south elevations each have a single large wooden barn door.

Proposed Development

Conversion of 1no. Agricultural barn to B1 office (Barn 2) including the installation of mezzanine, glazed screen, rooflights and windows; and conversion of 1no. Agricultural barn to residential annex (Barn 1) including private office with associated works including 4no dormer openings, windows and external staircase. It also proposed to create 8.no car parking spaces to the eastern side of the existing vehicular entrance on Desborough Road.

This description has been amended through the application process to address officer and consultation concerns.

Any Constraints Affecting the Site

Classified Road – Desborough Road.

4.0 Consultation and Customer Impact

At the time of writing this report an addition re-consultation process is currently underway on the revised plans. The re-consultation process will finish prior to the planning committee and Members will be provided with an update of any further responses via the Committee Update.

Brampton Ash Parish Council

Original plans

Object – Clarification required on the annex as it is a sizable dwelling on its own. Confirmation required regarding whether the playroom is residential or commercial. Over provision of parking, concern regarding additional traffic movement from 13 new spaces.

Application form is inconsistent with plans.

New plans

Most concerns addressed through revised plans and conditions or amendments but feel there is still an overprovision of parking which should be limited to 6 spaces.

Braybrooke Parish Council

No comments received

Highway Authority

Original plans – Requested additional information/ revisions.

NCC parking requirements for 148 sqm of B1 office space would require 5 car parking spaces, 2 cycle parking spaces, 2 motorcycle spaces and 1 disabled space. Cycle storage should be covered, secure and overlooked.

Intensification of use and as such access should be 6m wide with visibility splays of 2.4 x 215m and meet other current standards

The site is remotely located and although on a bus route, there are no stops for miles. As such additional information is required to ensure the site can proceed in a sustainable manner.

Revised plans – No comments received at the time of writing this report.

Environmental Health

No objections subject to conditions on unexpected contamination, protection from noise and radon.

Environmental Care

No comments received.

Neighbours

There are no neighbours in close proximity which are likely to be affected by the development however a site notice was erected at the site and no responses were received.

5.0 Planning Policy

National Planning Policy Framework

Para 17 – Core planning principles

Policy 1 – Building a strong, competitive economy

Policy 2: Ensuring the vitality of town centres

Policy 3 – Supporting a prosperous rural economy

Policy 4 – Promoting sustainable transport

Policy 7 – Requiring Good Design

Policy 11 - Conserving and Enhancing the Natural Environment

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 1 Presumption in favour of Sustainable Development

Policy 3 Landscape Character

Policy 6 Development on Brownfield Land & Land affected by contamination

Policy 8 North Northamptonshire Place Shaping Principles

Policy 11 Network of Urban and Rural Areas

Policy 12 Town Centres and Town Centre Uses

Policy 13 Rural Exceptions

Policy 22 Delivering Economic Prosperity

Policy 23 Distribution of New Jobs

Policy 25 Rural Economic Development and Diversification

Saved Policies in the Local Plan for Kettering Borough

Policy 7 – Protection of the Open Countryside

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of the development
2. Design and impact on the character of the area
3. Neighbouring amenity
4. Highways and parking

1. Principle of the development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Kettering Borough currently consists of the North Northamptonshire Joint Core Strategy (JCS) adopted in July 2016, and saved policies from the Local Plan for Kettering Borough.

The application is twofold with the conversion of a Barn 1 into ancillary residential accommodation (which includes a private office, playroom, au-pair studio and guest bedroom and conversion of Barn 2 into 148m² of B1 office space over two floors (1 being a proposed mezzanine).

Barn 1 - The application site is located in the open countryside to the north-west of Desborough. Policy 11 of the North Northamptonshire Joint Core Strategy and Policy 7 of the Local Plan for Kettering Borough resists development within the open countryside however the proposed accommodation will make use of a vacant bar which does not appear to have been used for any agricultural purpose for a considerable period. The uses of the building will be solely as ancillary accommodation to the main house on site and new access arrangements are proposed that will provide a direct association between the main dwelling and this annex. On this basis the principle of development for this element is considered to be acceptable.

It is recommended however that a condition is attached that Barn 1 is solely for purposes incidental to the enjoyment of the main farmhouse.

Barn 2 – The site is within open countryside where development is generally resisted unless it falls within a rural exception which is detailed in Policy 13 of the JCS. The development proposed is within an established site and Policy 11(d) of the JCS (which focuses on the distribution of development) states that rural diversification and the appropriate re-use of rural buildings will be supported in accordance with Policy 25 (*Rural Economic Development and Diversification*). Policy 25 of the JCS supports sustainable opportunities to develop and diversify the rural economy when at an appropriate scale and character to its location. Further to this it notes that sustainable rural diversification activities should seek to complement and support the ongoing vitality of the existing business. This policy is also supportive of the reuse of existing buildings.

It is noted that the site is not located on the edge of a town centre and would be accessed by private vehicles predominantly; however the site has good access to the road network and would be within cycling distance of Desborough and other nearby villages. The applicant as detailed within their transport statement will encourage workers to use sustainable modes of transport to access the site through the provision of cycle storage and car sharing which will be put forward to employees through a Green Travel Plan document.

The applicant has stated that the proposed conversion would result in employment opportunities for 3 full time and 2 part time workers. The proposed office space would complement the existing small scale office units which are already present in the other converted outbuilding (given permission through KET/2004/1103 and KET/2010/0844).

Policy 12 (Town Centre and Town Centre Uses) notes that in order to safeguard the vitality and viability of town centres in Northamptonshire that a sequential approach should be taken in the assessment of town centre uses that are proposed outside the defined town centre areas. An exception to this is small scale rural development. It is considered in this case, bearing in mind the size of the proposed office space (148sqm), that the site would fall within this small scale rural exception and as additional information is not required.

It is considered that the conversion would bring back into use a redundant building and would provide an economic use on the site which would result in employment, the use is complimentary to the existing business and the principle of development is therefore considered to be acceptable in accordance with Policy 11, 12, 13, 22 and 25 of the JCS.

2. Design and impact on the character of the area

Paragraph 14 of the NPPF places at the heart of planning a presumption in favour of sustainable development, with good design forming a key element of this. This is further supported by Section 7 of the NPPF and Policy 8 of the JCS. Local Planning Authorities must seek to secure a high quality of design and a good standard of amenity for all existing and future occupants of land and buildings.

Criteria d of Policy 8 notes that development should; (i) respond to the site's immediate and wider context and local character and (ii) respond to the local topography and overall form and character and landscape setting of the settlement. Further to this Policy 3 of the JCS state the importance of protecting the character and intrinsic value of the landscape setting.

The setting of the site is a converted agricultural farm in the open countryside. The buildings subject to this application are currently vacant and it is considered that the sensitive conversion of the buildings and bringing them back into use, and preserving them for the future, would be beneficial to the rural character of the locality. It is evident from viewing the existing conversions that the applicant has completed them to a high standard with sensitive material and good quality workmanship.

Revised elevations have been submitted through the application process following officer's comments.

Barn 1 – The eastern elevation is proposed to remain largely unaltered with the exception of the alteration of 1 centrally located flue to two chimneys. This eastern elevation faces onto the existing parking area in the courtyard of the converted farm buildings. There are significantly more alterations to the western elevation with the insertion of 3 half dormer windows, 1 half dormer door, two ground floor windows, a side hung barn style door and an external staircase.

The introduction of dormer openings is not in keeping with the simple character of this barn which comes partly from its uninterrupted linear eaves and ridge line. This is also the case with the external staircase which breaks up the simple elevation. Through the application process the applicant has significantly reduced the size and number of the dormer openings in order to reduce the impact they have on the character of the building. The applicant has also provided justification for an external staircase with the existing access to the first floor being from an internal staircase leading to an external door on the eastern elevation. The applicant is keen to keep the access away from the commercial element and to be accessible directly from within the residential curtilage. The applicant, with some justification, wishes to retain the internal features such as the staircase without alteration.

The above elements are on the western elevation which faces on the green space around the farm house. This land is bounded to the south and west by dense hedging and trees alongside Harborough Road and Desborough Road. As such this elevation is not visible from the road when the trees and hedgerow are in leaf and bearing in mind their dense nature only very limited views are likely to be present in the winter.

Other alterations made by the applicant include; the reduction in size of the ground floor window and limiting the extension of existing openings. Alterations of the size and heights of dormers and from sash to simple casement window (keeping the simple character rather than a decorative domestic one) have also been made.

Considering the above although some design elements are not in keeping with the simple linear character of the barn, these are limited to an elevation which is not publically visible and when taking into account other positive design elements that are being brought forward their impact is not considered to be of a level that would warrant refusal of permission.

A condition has been recommended to ensure that the existing hedge along Harborough Road and Desborough Road is retained in perpetuity, which was also applied previously with respect to consent KET/2010/0844.

Barn 2 – The proposed alterations include the insertion of 3 windows in the first floor of the south elevation, 2 windows and 1 door in the ground floor, a ground to eaves glazed screen and 4 rooflights in the north facing roof slope. The windows in the front facing (south) elevation have been reduced in scale during the application process to better reflect the existing openings in the surrounding converted unit. The proposed glazed unit would allow views into the interior of the building which better

reveal its agricultural character and features.

A key element to both the conversions in terms of their design is the appropriate use of any new external materials and finishes. As such a condition has been recommended to ensure the new windows are timber and that any new external material, paint finish and parking surface is submitted for approval prior to the commencement of development.

The applicant has put forward a landscaping scheme that includes replacement tree planting around the front parking area to soften the visual impact. A condition has been recommended to ensure this scheme is implementing prior to occupation.

It is therefore considered that the proposal will not have a detrimental impact on the character and appearance of the local area and as such is in accordance with Policy 7 of the NPPF and Policy 8 of the JCS.

3. Neighbouring amenity

Paragraph 17 of the NPPF states that development must secure a good standard of amenity for all existing and future occupants of land and buildings. Policy 8 of the JCS is clear that development must not result in an unacceptable impact on the amenities of neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light, overbearing or overlooking.

Due to the location of the application site surrounded by open countryside the proposal would not have a significant impact upon neighbours. There is a dwelling nearby, however this is within the ownership of the applicant. The proposed uses and alterations are not considered to cause a detrimental impact on neighbouring amenity as such the proposal is considered to be in accordance with Policy 8 of the JCS.

KBC Environmental Health requested a pre-commencement condition be added in regard to the submission of a scheme for noise levels. Considering the residential element is of an ancillary function and the scale of other uses in close proximity to the site, the submission of a full scheme is not considered to be necessary in this case. An informative has been added to recommend the development is carried out in accordance with BS8233:2014 with regards to noise levels for residential dwellings.

4. Highways and parking

Policy 8 (b) of the JCS states that new development should not have an adverse impact on the highway network or prejudice highway safety.

The access is 7m wide with good vehicular visibility due to the straight nature of Desborough Road. The proposal includes 8 parking spaces (1 being disabled) 4 covered bike spaces and 2 motor cycle spaces. These provisions are in accordance with NCC Highways guidance.

Some concerns have been raised by the Brampton Ash Parish Council in relation the impact of additional traffic movement on the highway network based on initial plans.

A transport statement which addresses the impact upon the highway network has been submitted by the application along with a reduction of number of car parking spaces to 8. The applicant has detailed how they will encourage the use of sustainable modes of transport rather than the private motor car.

It is considered that due to the location of the application site on Harborough Road and in very close proximity to the A6, it is likely that most traffic generated by the development will use these main roads. Furthermore, there is good access to the A14 and the wider strategic road network from the A6. Although the site does not lie in the most sustainable of locations i.e. within an existing built up area, it is within close proximity of a number of towns and villages. Given the scale of the proposals, which focuses upon the conversion of existing built form, the additional traffic generated is likely to be very limited and would not be to a scale that would have an adverse impact upon the highway network and would not prejudice highway safety. The proposal therefore accords with Policy 8(b(i)) of the JCS.

Conclusion

The proposal is considered to satisfy national and local planning policy. It is appropriately designed and will not impact on the neighbouring properties. As such it is recommended that planning permission should be granted subject to the recommended conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Amy Shepherdson, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: