

Application Number: 18/00856/FUL

Description Conversion and extension of existing agricultural barn to dwelling and detached garage block

AT Barn In The Shoulder of Mutton Field, Gun Lane, Sherington

FOR Mr B Soul

Target: 24 July 2018

Extension of Time: No

Ward: Olney

Parish: Sherington

Report Author/Case Officer: Luke Gledhill
Planning Officer – East Team

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1.0 RECOMMENDATION

1.1 It is recommended that permission is granted subject to conditions set out in this report.

2.0 INTRODUCTION

The Site

2.1 The application site is located to the north of the village of Sherington, in an area predominantly characterised by open fields. The site is on the west side of Gun Lane, a narrow country lane flanked by hedgerows, with no pavements. To the immediate south of the site is a residential property. The site is in Flood Zone 1, an area of attractive landscape and is on land classified as agricultural land.

The Proposal

2.2 This application seeks planning permission for the conversion and extension of existing agricultural barn to dwelling and detached garage block. The proposal would formalise and combine two previous planning permissions; one of which (12/00858/FUL – for conversion of the existing barn into one dwelling) is considered extant and the other (13/01323/FUL – two storey extension to the approved proposed dwelling) has expired.

Reason for referral to committee

- 2.3 This application is referred to the Development Control Panel at the request of the Sherington Parish Council.

3.0 RELEVANT POLICIES

3.1 National Planning Policy Framework (2018)

Section 2: Achieving sustainable development

Section 4: Decision-making

Section 5: Delivering a sufficient supply of homes

Section 8: Promoting healthy and safe communities

Section 12: Achieving well-designed places

Section 14: Meeting the challenge of climate change, flooding and coastal change

Section 15: Conserving and enhancing the natural environment

Section 16: Conserving and enhancing the historic environment

3.2 Sherington Neighbourhood Plan (made 18th October 2017)

Once a Neighbourhood Plan has been agreed at a referendum and is made (brought into legal force) by the local planning authority, it becomes part of the local planning authority's development plan as an official development plan document which carries statutory weight. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. If a policy contained in the development plan for an area conflicts with another policy in a development plan, the conflict must be resolved by the decision maker in favour of the policy which is contained in the latest document to become part of the development plan.

Neighbourhood Plans therefore form part of the development plan for the relevant area. They will necessarily be in general conformity with the strategic policies contained in the development plan for the area. If they are the most recent document to become part of the development plan, they will attract statutory priority. Neighbourhood plan policies will also take precedence over non-strategic development plan policies where there is conflict.

In October 2017, the Sherington Neighbourhood Plan was made a part of the Milton Keynes local development plan and as such carries full weight in decision making. The policies from the plan relevant to this application are:

Policy NP1: Sherington Settlement Boundary and Development Principles

Policy NP3: Biodiversity Enhancement

Policy NP6: Design and Energy-Efficiency

3.3 Core Strategy (2013)

Policy CSA: Presumption in favour of sustainable development

Policy CS1: Milton Keynes Development Strategy

Policy CS9: Strategy for the Rural Area
Policy CS10: Housing
Policy CS13: Ensuring High Quality, Well Designed Places
Policy CS19: The Historic and Natural Environment

3.4 Saved Policies of the Local Plan 2001-2011 (2005)

Policy S10: Open Countryside
Policy D1: Impact of Development Proposals on Locality
Policy D2A: Urban Design
Policy D2: Design of Buildings
Policy HE1: Protection of Archaeological Sites
Policy T10: Traffic
Policy T15: Parking Provision
Policy NE2: Protected Species
Policy NE4: Conserving and Enhancing Landscape Character

3.5 Supplementary Planning Documents

New Residential Development Design Guide (April 2012)
Parking Standards (January 2016)

3.6 Human Rights Act 1998

There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.

4.0 **MAIN ISSUES**

Principle of development
Highway matters and parking
Impact on character of the area
Impact on Non-Designated Heritage Assets
Residential amenity
Landscape
Ecology
Drainage and flood risk
Arboriculture

5.0 **CONSIDERATIONS**

Principle of development

- 5.1 This application seeks to combine two previous planning permissions; one of which (12/00858/FUL – for conversion of the existing barn into one dwelling) is considered extant and the other (13/01323/FUL – two storey extension to the approved proposed dwelling) has now expired.

- 5.2 Following the granting of application 12/00858/FUL the applicant carried out some preparatory works at the site and sought confirmation from the then case officer whether the works carried out – digging a hole in readiness for a septic tank installation - constituted a commencement of the approved development. The then case officer conducted a site visit to view the works and determine whether that was the case. Following the site visit in November of 2015 the case officer for application 12/00858/FUL sent a council headed letter to the applicant confirming that the works carried out constituted commencement of the development as defined under section 56 (4) of the Town and Country Planning Act 1990.
- 5.3 Following recent consultation with the council's planning Legal and Enforcement teams on the current application, it is confirmed that this letter was sent in error as the works carried out do not meet the definition of development as defined by the above legislation. However, given the existence of the letter it would be unreasonable to now consider that permission 12/00858/FUL is not extant.
- 5.4 In considering the principle of development in this instance, that application 12/00858/FUL is extant means that the applicant would be within their rights to continue to construct the proposal approved under application 12/00858/FUL without obtaining another planning permission. Given this point, it cannot be considered that the current proposal would be unacceptable in principle as the principle of a housing development on the site is already established due to this extant permission. The key considerations over whether this proposal is acceptable or not therefore relate to whether the final development (including the extension previously approved under 13/01323/FUL) would be suitable in terms of other material planning considerations, as detailed below.

Highway matters and parking

- 5.5 The Highways Engineer provided the following comments:

“As discussed we have previously had highway conditions for the 2012 application (12/00858/FUL). No highway conditions were added for the 2013 application (13/01323/FUL). I therefore take it that there is nothing further you need from me and the developer will be expected to construct the site in accordance with the highway conditions for the 2012 application. If that's not the case and new highway conditions are required then please use those from 2012 for the 2018 application.”

- 5.6 A table of the parking required and provided on site is presented below, and shows that the proposed development would meet and exceed the parking requirement for a new dwelling of the size proposed (2 bedrooms). A review of the previous permission (12/00858/FUL) and the current proposal side by side demonstrates that the proposed highway access to the site would not change as a result of the proposed works, and so it is considered that the proposal would be acceptable subject to conditions securing the following:

1. Bicycle parking details submitted to the Local Planning Authority and agreed in writing prior to occupation of the approved dwelling.

2. The new vehicular access to the site shall be carried out in accordance with the approved plans and laid out prior to occupation of the development. Surface water drainage shall also be disposed of separately from or onto the highway carriageway.
3. The car parking area approved shall be constructed, surfaced and permanently marked out prior to occupation of the dwelling, and kept as an ancillary parking area for the dwelling.
4. Existing and proposed site levels shall be submitted for approval.

Parking Standards Requirement - Zone 4		Provided	
Allocated	Unallocated + tandem	Allocated	Unallocated + Tandem
2	0.25	2	1
2.25 spaces required		3 spaces provided	

It is recommended that an informative be placed on the decision notice advising the applicant of the need for a Section 278 Agreement in conjunction with the Local Highway Authority prior to works commencing on the proposed site access.

Impact on character of the area

5.7 Saved Policy D2 of the Adopted MK Local Plan (2001-2011) aims to ensure that all new buildings are well designed and relate well to the surrounding area and where existing buildings are being altered and/or extended, development proposals shall only be permitted providing the scale of the proposed extension does not detract from the character of the original building.

5.8 Policy CS13 of the Milton Keynes Core Strategy (2013) states that:

“All new development must be of high design quality in terms of layout, form and appearance, and make a positive contribution to the character of the area in which it is located.

All new development must be based on a thorough site appraisal and be sensitive to its context. New housing should be of an appropriate density for the area in which it is located.

Where there is no clear character on the site or surrounding area, new development must be designed to create a distinctive sense of place by using existing site features, the layout of the development, and the appearance of buildings.”

5.9 It is considered necessary to impose a condition (included on the extant permission 12/00858/FUL) requiring for the works to be carried out in accordance with the visual structural inspection report and design and access statement submitted with the application. In addition, a condition requiring that the external materials of the building and detached garage be as specified on the approved application form is recommended for inclusion on the decision. These conditions are recommended to

ensure that the proposed works would comply with the above policies and not have any impacts on the character of the area (in design terms) over and above that allowed under application 12/00858/FUL (and including impacts associated with the two storey extension and garage).

- 5.10 In terms of the two storey extension and detached garage, as per the application form, these would be constructed using materials to match the converted barn. They would also have similar or subservient ridge heights to the barn. The comments from the Sherington Parish Council regarding increase in floor area created by these additions are noted. This would clearly be the case, although, it would also be the case that these additions would be contained within the site attached to and near to the converted barn. The structures would be located towards the centre of the site, flanked by parking and amenity areas to the south and north respectively. In the case of the garage, views of this would be partially blocked by the barn itself and extension. The structures would also follow the pattern of development set by the existing barn and neighbouring residential property. Given these points, I would consider the potential for an urbanising effect on the local area to be limited; it is thought that additional new build developments would have to take place on adjoining sites for this to be the case.
- 5.11 Consequently, in terms of impact on the wider character of the area, it is thought that the overall proposal would not have an adverse impact. The proposal would comply with policies NP1 & NP6 of the Sherington Neighbourhood Plan (2017), Saved Policy D2 of the Adopted Milton Keynes Local Plan (2001-2011) and Policy CS13 of the Milton Keynes Core Strategy (2013).

Impact on Non-Designated Heritage Assets

- 5.12 The Conservation Officer has objected to the planning application and provided the following response which is set out below in full:

In respect of application 12/00858/FUL to convert the barn Charlotte Reynolds who was the conservation officer advising at that time on this application states:

“The barn appears to be a late 18th- early 19th century simple agricultural building, that has some component timbers that have been reused. It is timber framed, with a half-hipped roof. It has 3 open bays, and is open to the roof structure. It of historic interest, and is considered to be a non-designated heritage asset, in accordance with the NPPF. It is in a rural setting to the north of the historic village. It is acknowledged that it would benefit from some repair and maintenance.

The proposed residential conversion would have a significant impact on the character of the building that would fail to preserve the significance of the heritage asset.

The proposed elevational treatments are not sympathetic to the simple character of the building. The domestic proportioned windows and patio doors are not in keeping with the simple agricultural character of the building. The infilling of the

open bays to the front elevation in the way proposed is not in keeping with the character of the building.

The number and size of the proposed roof lights are not in keeping with the simple roof form of the existing. It is not desirable to have roof lights on such a simple structure.

It is proposed to line the interior of the barn, so none of the timber framing will be visible- it is the timber frame that contributes to the character of the building, so covering it in the way proposed will fail to preserve this character.

Whilst no internal sections have been provided of the barn, it appears that the proposed floor plan, particularly at first floor, does not take account of the existing roof structure, and the substantial beams that would be present across the bedroom. There appears on site to be limited space to create a first floor, and it appears that it is likely to be difficult to achieve sufficient headroom for the shower and toilet as proposed. The insertion of a first floor across the whole building would fail to preserve the open character of the existing building.

The hipped roof detail as proposed appears to be of a steeper pitch than seen on site- particularly when viewing the timber structure internally. The proposals should work with the existing structure.

The proposed internal and external alterations would result in little historic character being left to this building, and the proposed works would cause substantial harm to the significance of the heritage asset.

Such intensive use and proposed alterations required to achieve residential conversion all points to the fact that this use is not appropriate for this building.

I object to the proposals”.

Having visited the site today I confirm that my views coincide closely with Charlotte’s assessment and conclusion. I have noted the comments made about the building’s date of construction noting in particular the application’s assertion that it is of mid C20th build. My opinion is that this assertion is wrong and that based on the carpentry the building may be of the date Charlotte suggests, although I would hesitate to place it as early as the late C18th. Whilst wire nails are evident I also believe there are some earlier flat profile ‘stamped’ nails embedded in the timber work too. In any event the prevailing jointing is timber peg with the odd carpenter’s mark rather than the iron bolt and strap of later vernacular barns. Why the building is not present on the 1955 aerial photo is a mystery but I do not take this as conclusive evidence of there being no building in this location.

As part of the conservation area review process I am engaged in I have spoken to two long standing local residents of Sherington one of whom informed me of pre-war recollections of the structure being in use as stabling and/or a cattle shelter and one with recollections of the building in the post war phase. the building was considered to be old even back then. These informal comments were made

impartially by very credible commentators and, in terms of their contribution to the debate, I find them to be highly persuasive.

The building is of some significance as an example of rudimentary vernacular C19th structural carpentry and the impact of the application will be to all but destroy this. The building is not listed nor is it located in a conservation area. Therefore in line with section 135 of the NPPF we are required to reach a balanced judgement having regard to the scale of any harm and the significance of the heritage asset. Whilst it is evident that the structure requires a viable new use I do not see a compelling case made by the applicants that places domestic use above other potentially less intensive alternatives which might be capable of preserving elements of the built structure and thereby strike a more equitable balance between harm and significance. On this basis I advise that under the terms of section 135 a conservation based objection in principle to the proposed domestic use is maintained notwithstanding the outcome of the 2012 application.

Whilst not part of my considerations I also point out recent permissions for housing elsewhere in Sherington totalling some additional 40 houses and the currently leafy, attractive, pastoral, rurality of this location which will be irrevocably altered should the application be granted permission.

- 5.13 Whilst the impacts of the proposal on built heritage are recognised, the fact that an extant planning permission for the development exists is also taken into account. Given that the applicant could complete the works already approved under 12/00858/FUL, thereby doing the works objected to by the conservation officer, (this application seeks solely to add the works of the extension and garage to the extant and permitted conversion) these reasons for objection unfortunately would not warrant a refusal of the application. Given the extant permission, if the current application was refused on heritage grounds and then appealed, given knowledge of planning case law it is likely that the Planning Inspectorate would rule in favour of the proposal.
- 5.14 It is however considered necessary, due to the high degree of historic significance detailed by the Conservation Officer, to place a historic building record condition (as placed on the 12/00858/FUL permission) on this decision to ensure a record of the barn structure for future reference.
- 5.15 Given that the majority of the historic significance of the building would be lost as a result of the conversion (and since permission for the two storey extension has been approved in the past under application 13/01323/FUL), it is considered that the design and heritage impacts of the proposed extension to the converted barn would be acceptable. It is recommended that a condition be placed on the decision requiring the external materials of the building be as specified on the application form.

Residential amenity

- 5.16 Saved Local Plan Policy D1 states that planning permission will be refused for development where it would adversely affect residential amenity of neighbouring properties. In addition, the New Residential Development Design Guide SPD

(2012) provides guidance on achieving acceptable levels of amenities for existing and future occupiers both adjacent to and as part of the proposed development.

- 5.17 No concerns have been raised by consultees regarding the residential amenity of present and future occupiers of the site or adjacent properties. The layout is considered to be acceptable in terms of the separation distances between the proposed dwelling and neighbouring existing dwellings, particularly the neighbour at Coney Grey on Gun Lane. It is however recommended that a condition requiring proposed site levels to be submitted for approval be placed on the decision notice, in order to protect local residential amenity.

Landscape

- 5.18 Saved Local Plan Policy D2 states that proposals should include landscaping that integrates with the surrounding area. In addition, Saved Policy NE4 of the Adopted Milton Keynes Local Plan (2001-2011) requires that “where development in the open countryside is acceptable in principle under other policies in this plan, it should respect the particular character of the surrounding landscape”.
- 5.19 Having reviewed the information submitted with the application, it is considered that the proposal would be acceptable subject to landscaping details being submitted to the Local Planning Authority for approval. It is noted that landscaping details for the development have already been approved under application 15/02529/DISCON for the extant permission 12/00858/FUL. However, as this application is a fresh application in its own right, these details are required to be re-submitted for approval. It is recommended that a condition be placed on the decision notice to this effect.

Ecology

- 5.20 No comments have been received from the MKC Ecologist on the application. Although, as the site is overgrown with vegetation it is considered that there is potential that the site is home to wildlife. Given the site’s location in open countryside, to ensure that there is not a net loss of biodiversity at the site, it is recommended that a condition be placed on the decision requiring that prior to development above slab level details of bat and bird boxes shall be submitted to the Local Planning Authority for approval, in accordance with Policy NP3 of the Sherington Neighbourhood Plan (2017).
- 5.21 It is also recommended that an informative be placed on the decision notice advising the applicant to stop works and contact the Ecologist at the Council if wildlife is discovered inhabiting the site, in accordance with the Wildlife and Countryside Act 1981 (as amended) and The Conservation (Natural Habitats etc.) Act 2000.

Drainage and flood risk

- 5.22 The site is located within Flood Risk Zone 1, as designated by the Environment Agency and so the potential for river, reservoir or surface water flooding is low. However, it is noted that the proposal would create a new highway access onto

Gun Lane, and so to avoid surface water run-off from the site onto the highway, it is recommended that a condition be placed on the decision notice requiring that arrangements to this effect be incorporated into the design of the access.

Arboriculture

- 5.23 As noted below, the Landscape Technical Officer from Landscape Services made comments requesting amendments to the proposal and requested conditions regarding tree protection, the submission of a tree survey and report, an arboricultural impact statement, a tree protection plan and an arboricultural method statement as well as full details of replacement hedge and tree planting.
- 5.24 It is deemed that the conditions recommended for inclusion on the decision by the Landscape Technical officer go over and above the requirements associated with the extant planning permission. Whilst it is acknowledged that there would be an impact on existing trees at the site, it is thought that placement of the Arboricultural conditions recommended - on the decision - would not meet the six tests for conditions set out in the National Planning Policy Framework (2018) (paragraph 56) as they would unreasonably place obligations on the applicant in delivering the development which has already been approved and part-implemented.

Environmental Health

- 5.25 No comments on the proposal have been received from the Environmental Health department. However, given the previous agricultural uses at the site it is considered necessary to place a condition on the decision notice requiring an assessment of ground conditions be carried out and a report submitted to the Local Planning Authority detailing any necessary ground contamination remediation processes necessary to make the site suitable for residential occupation.

6.0 CONCLUSIONS

- 6.1 It is considered the proposal is acceptable and that planning permission should be granted subject to the conditions set out below.

7.0 CONDITIONS

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 91 of the Town and Country Planning Act 1990.

2. No development shall take place beyond ground preparation works until details of the proposed finished floor levels of all buildings and the finished ground levels of the site, in relation to existing site levels of surrounding property, has been submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved levels.

Reason: To ensure that construction is carried out at suitable levels having regard to drainage, access, the appearance of the development and the amenities of neighbouring properties in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Adopted Milton Keynes Local Plan (2001-2011).

3. No overhead lines, wires or cables, whether for the purpose of telephones, electricity, wired television or any other purpose shall be erected on, over or across any part of the application site.

Reason: To protect the amenities of the locality in accordance with Saved Policy D1 of the Adopted Milton Keynes Local Plan (2001-2011) and Policy CS13 of the Milton Keynes Core Strategy (2013).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and/or re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of the dwellinghouse(s) hereby permitted other than those shown on the approved plans without the specific grant of planning permission from the Local Planning Authority.

Reason: To prevent harm being caused to the amenity of the area and on the amenity of adjoining residential occupiers in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

5. Notwithstanding the approved drawings, no development shall take place above slab level until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include existing trees and/or hedgerows to be retained and/or removed accurately shown with root protection areas; existing and proposed finished levels or contours; means of enclosure; visibility splays; areas of hard surfacing materials; proximity between street lights and tree planting; pedestrian access and circulation areas; civic space / public park furniture, play equipment, bins etc.; proposed and existing functional services above and below ground such as cables, pipelines, substations. Soft landscape works shall include planting plans at a minimum scale of 1:200 with schedules of plants noting species, plant supply sizes and proposed densities; written specifications (including cultivation and other operations associated with tree, plant and grass establishment; and the implementation programme.

Development shall be carried out in accordance with the approved details. If within a period of two years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity.

All hard and soft landscape works shall be carried out prior to the occupation of the building(s) or the completion of the development whichever is the sooner or in accordance with a programme agreed in writing with the Local Planning Authority.

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with Policies CS13 and CS19 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

6. No building or use hereby permitted shall be occupied or the use commenced until the vehicular access has been provided and thereafter retained at the position shown on the approved plans. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: In the interests of highway safety in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy D1 of the Milton Keynes Local Plan 2001-2011.

7. No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area shown on the approved plans has been constructed, surfaced and permanently marked out. The car parking area so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1, T3 and T15 of the Milton Keynes Local Plan 2001-2011.

8. Prior to any demolition or alteration taking place, the applicant shall ensure the production of a record of the affected building(s) to a scheme and level agreed in writing by the Local Planning Authority. The record will comprise a report with plans, elevations and sections of the building drawn to the standards set by Historic England (2016). This will be accompanied by a written description of the building and its development, together with a photographic record of the interior and exterior. Two copies of the building recording report will be deposited with Milton Keynes Historic Environment Record prior to building works or demolition commencing, and within three months of the recording survey being completed. The final report and details of the project will also be added to the Archaeology Data Service OASIS website.

Reason: To ensure that affected heritage assets are adequately recorded pursuant to paragraph 199 of the National Planning Policy Framework 2018.

9. No further development shall take place until an assessment of ground conditions to determine the likelihood of any ground, groundwater or gas contamination of the site has been carried out in accordance with the Environment Agency's 'Model Procedures for the Management of Land Contamination'. The results of this survey detailing the nature and extent of any contamination, together with a strategy for any remedial action deemed necessary to bring the site to a condition suitable for its intended use, shall be submitted to and approved by the Local Planning Authority before construction works commence.

Any remedial works shall be carried out in accordance with the approved strategy and validated by submission of an appropriate verification report prior to first occupation of the development.

Should any unforeseen contamination be encountered the Local Planning Authority shall be informed immediately. Any additional site investigation and remedial work that is required as a result of unforeseen contamination will also be carried out to the written satisfaction of the Local Planning Authority.

Reason: To ensure that the site is fit for its proposed purposes and any potential risks to human health, property, and the natural and historical environment, are appropriately investigated and minimised in accordance with Saved Policy D1 (iv) of the Milton Keynes Local Plan 2001-2011.

10. The change of use and associated building operations hereby approved shall be carried out in strict accordance with the Visual Structural Inspection report and Design and Access statement submitted with the application.

Reason: To ensure that works of conversion do not compromise the structural integrity of the existing building.

11. Prior to the first occupation of the development hereby approved details of the proposed bicycle parking shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to the first occupation of the development and shall thereafter be retained for those purposes.

Reason: To ensure the provision and availability of adequate cycle parking in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policy T15 of the Milton Keynes Local Plan 2001-2011.

12. The development hereby approved shall be carried out in accordance with the materials specified on the approved application form.

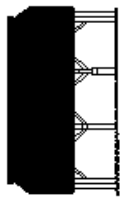
Reason: To ensure that the new work complements the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D2 of the Milton Keynes Local Plan 2001-2011.

8.0 INFORMATIVES

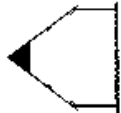
1. The applicant is advised that a Section 278 Agreement must be obtained from the Highway Authority before any works are carried out on any carriageway verge or other land forming part of the highway. Please contact the Highways Engineer at Milton Keynes Council for further information.
2. Care should be taken to ensure nesting birds, and other protected species, are not disturbed, in accordance with Wildlife and Countryside Act 1981 (as amended) and The Conservation (Natural Habitats etc.) Act 2000. If during site clearance, wildlife

inhabiting the site are discovered, works shall stop immediately and the Milton Keynes Council Ecologist shall be contacted to discuss next steps.

EXISTING ELEVATIONS
WEST ELEVATION



WEST ELEVATION



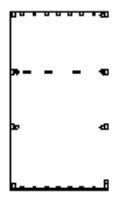
WEST ELEVATION



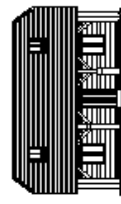
WEST ELEVATION



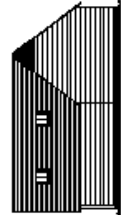
EXISTING FLOOR PLAN
CONCRETE FLOOR PLAN



PROPOSED MAIN ELEVATIONS
WEST ELEVATION



WEST ELEVATION



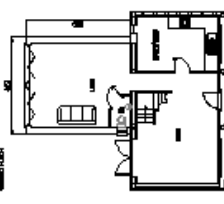
WEST ELEVATION



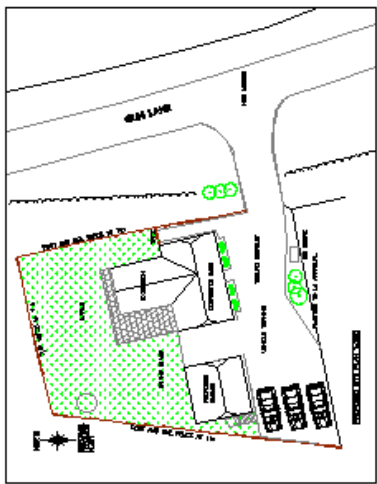
WEST ELEVATION



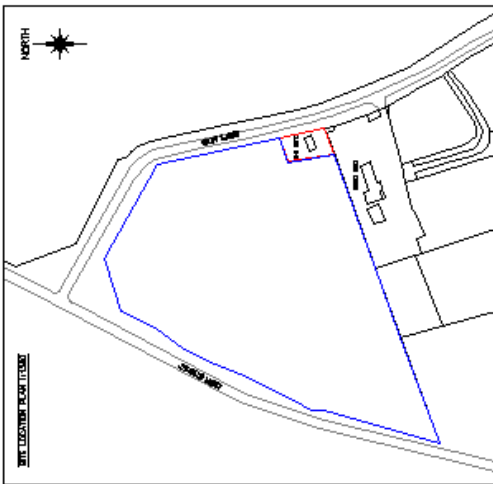
PROPOSED FLOOR PLAN
CONCRETE FLOOR PLAN



PROPOSED FLOOR PLAN
WOOD FLOOR PLAN



EXISTING FLOOR PLAN



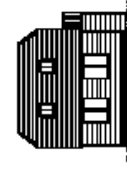
PROPOSED MAIN ELEVATIONS
WEST ELEVATION



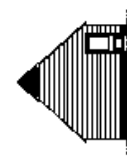
WEST ELEVATION



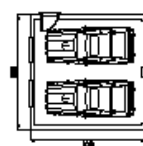
WEST ELEVATION



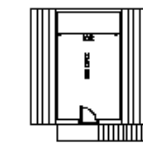
WEST ELEVATION



PROPOSED FLOOR PLAN
WOOD FLOOR PLAN



PROPOSED FLOOR PLAN
CONCRETE FLOOR PLAN



NOT TO SCALE
THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE LOCAL HEALTH DEPARTMENT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE LOCAL HEALTH DEPARTMENT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE LOCAL HEALTH DEPARTMENT.

AP Consulting Engineers
10500 14th Avenue SW
Burien, WA 98148
TEL: (206) 835-1100 FAX: (206) 835-1101
WWW.APECONSULTING.COM

CLIENT: UP I SOIL
PROJECT TITLE: CONVERSION AND EXPANSION OF EXISTING MAIN
SITE ADDRESS: 10500 14th Avenue SW, Burien, WA
DRAWING NAME: EXISTING & PROPOSED FLOOR & ELEVATIONS
DRAWING NUMBER: 20-001-071 SCALE: 1/8" = 1'-0" DATE: 08/15/2020

DESIGNED BY: J. J. JENSEN
CHECKED BY: J. J. JENSEN
DATE: 08/15/2020

REVISIONS:

NO.	DATE	DESCRIPTION
1	08/15/2020	ISSUED FOR PERMITTING
2	08/15/2020	ISSUED FOR PERMITTING
3	08/15/2020	ISSUED FOR PERMITTING
4	08/15/2020	ISSUED FOR PERMITTING
5	08/15/2020	ISSUED FOR PERMITTING
6	08/15/2020	ISSUED FOR PERMITTING
7	08/15/2020	ISSUED FOR PERMITTING
8	08/15/2020	ISSUED FOR PERMITTING
9	08/15/2020	ISSUED FOR PERMITTING
10	08/15/2020	ISSUED FOR PERMITTING

Appendix to 18/00856/FUL

A1.0 RELEVANT PLANNING HISTORY

12/00858/FUL

Change of use from agricultural barn to dwelling

PER 13.11.2012

13/01323/FUL

Two storey rear extension and detached garage

PER 30.09.2013

15/02529/DISCON

Details submitted pursuant to discharge of conditions 3 (floor and ground levels), 5 (boundary treatment), 6 (landscaping scheme), 7 (parking and turning), 8 (access), 9 (archaeologist report), 11 (ground conditions) and 15 (windows and doors) attached to planning permission 12/00858/FUL

DTAPP 12.11.2015

A2.0 ADDITIONAL MATTERS

None.

A3.0 CONSULTATIONS AND REPRESENTATIONS

A3. Councils Countryside Officer
No comments received.

A3.2 Highways Development Control
As discussed we have previously had highway conditions for the 2012 application (12/00858/FUL). No highway conditions were added for the 2013 application (13/01323/FUL). I therefore take it that there is nothing further you need from me and the developer will be expected to construct the site in accordance with the highway conditions for the 2012 application. If that's not the case and new highway conditions are required then please use those from 2012 for the 2018 application.

A3.3 Lead Local Flood Authority
No comments received.

A3.4 Environmental Health Manager
No comments received.

A3.5 Councils Archaeologists
No comments.

A3.6 Conservation Officer
Objection. Full details of objection contained within considerations section of report.

A3.7 Landscape Services Manager – Trees
"Amendments/Additional information requested."

The existing trees adjacent to the south boundary of the site should be retained and protected in accordance with BS 5837 2012. This should include tree protection fencing and may also require ground protection and raised construction techniques for hard surfacing that obviate the need for any excavation. All service trenching should be located away from root protection areas.

The short length of hedge along Gun Lane from the proposed entrance to the field gate to the north is in very poor condition and should be re-planted and/or bulked up as appropriate with new hedging, the hedging plants should be of at least eight different species to enhance biodiversity with two or three trees to be emergent from the hedgerow.

Details of the tree protection measures, hedge/tree planting and raised surfacing construction to be submitted for approval."

See considerations section of report for list of suggested conditions.

A3.8 Parish - Sherington
Objection. A later call in request was made on 08 June 2018.

Sherington Parish Council raised two points in their comments.

First, a request was made for any documentation demonstrating that application 12/00858/FUL is extant to be made public, given that the principle of housing development at the site is dependent on the permission being extant.

Second, concerns were raised that the addition of the extension and detached garage to the converted barn would represent excessive urbanisation of the site, which is in a rural area, contrary to policies NP1 and NP6 of the Sherington Neighbourhood Plan (2017).

A3.9 Ward - Olney - Cllr P Geary
No comments received.

A.10 Ward - Olney - Cllr Hosking
No comments received.

A.11 Ward - Olney - Cllr McLean
No comments received.

A.12 No third party or neighbour comments have been received on the application.