

**Application Number: 15/02777/FUL
Major**

Construction of dwelling house with new access including detached pavilion, pergola and engineering works to form a landscaped pond.

AT North End Cottage, North End, Ravenstone

FOR Mr Peter Jaye

Target: 5th January 2016

Extension of time: 22nd April 2016

Ward: Olney

Parish: Ravenstone Parish Council

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1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The main body of the report set out below draws together the core issues in relation to the application including policy and other key material considerations. This is supplemented by an appendix which brings together planning history, additional matters and summaries of consultees' responses and public representations. Full details of the application, including plans, supplementary documents, consultee responses and public representations are available on the Council's Public access system www.milton-keynes.gov.uk/publicaccess. All matters have been taken into account in writing this report and recommendation.

1.2 The Site

The application site consists of an area of land to the north of North End Cottage, North End Ravenstone. At the north of the site is an area of land which has been used as paddock but is currently a field of mown grass. The smaller south part of the site is an area which currently contains a parking area and further mown grass along with outbuildings including a garage, a workshop and a building which was previously used as stables. The site has an area of approximately 0.76 hectares and lies to the west of North End. It has a generally rectangular shape with its long sides forming its east and west boundaries approximately 160 metres long. The land tapers slightly to the north and is approximately 40 metres wide at the north end and 60 metres wide at its south end.

- 1.3 To the north and west are agricultural fields. To the east is North End which, beyond the access to North End Cottage, is a single lane gravel track. Across this is a narrow field set to grass with further agricultural land beyond. Part of the gravel track, an adopted highway, at the south end of the site is included in the site area as work to the track here is included in the proposed development.
- 1.4 To the south is North End Cottage, a grade 2 listed, two storey, stone built cottage. The cottage is approximately 40 metres from the southern boundary of the site. The curtilage includes an outbuilding to the north of the cottage, 4 metres from the boundary of the application site. This curtilage listed outbuilding is currently used as the workshop for an engineering business owned by the applicant and current owner of North End Cottage.
- 1.5 The land is screened to the north east and west by a hedgerow and trees and there are some mature trees forming a small copse between the site and North End Cottage to the South. The site is on the west slope of a shallow valley and so slopes down from west to east and also, to a lesser extent from north to south.
- 1.6 The bulk of the site, and the location of the new house in particular, is just north of the designated Ravenstone Conservation Area. The proposed access to the site from North End and the south west corner of the site lie within the Conservation Area. The site would also be within the setting of the grade 2 listed North End Cottage.
- 1.5 The site is approximately 380 metres north of the Ravenstone settlement boundary as identified in the saved Milton Keynes Local Plan 2001-2011 Proposals Map. It is, therefore, on land identified by the Milton Keynes Local Plan 2001-2011 as Open Countryside.
- 1.7 The site is currently accessed via the drive for North End Cottage which serves the house and the business occupying the stone outbuilding. The drive curves north to a parking area outside the outbuildings in the southwest of the site.

1.8 **The Proposal**

This application seeks full planning permission for a new two storey three - bedroom detached house with a new access onto North End north of the current access to North End Cottage. The newer outbuildings will be retained by the new house but the site will be separated by landscaping and boundary features from North End Cottage and its curtilage listed outbuilding.

- 1.9 The site will be subject to considerable landscaping work with a central 'valley' excavated and occupied by a pond. The material removed from the central area will be used to build up the east bank of the pond. The proposed dwelling would sit on the west bank of the pond with its lower floor set partially into the bank and its long axis aligned north to south. The first floor is

perpendicular to this and projects out across the pond. The form of the house is that of two rectangular boxes measuring 16.6 metres long by 5.5 metres wide by 2.9 metres high. The design employs a cantilever system to allow the upper floor to overhang the pond some 5.5 metres out from the east wall of the ground floor on which it sits and above the ground to the west without any visible support.

- 1.10 The ground floor, which will include the three bedrooms and a bathroom, is constructed of grey bricks in a shade intended to resemble weathered local stone. The upper floor, which includes the kitchen, living rooms and dining room, is largely glazed including a substantial section overhanging the pond. It is proposed to clad the outer walls of the upper floor in a skin made from bronze sheets. Only this first floor will be visible above the embankments framing the pond with its glazed east end providing views across the countryside to the east.
- 1.11 A glass and bronze clad pavilion is set partially into the east bank of the pond just to the north of the house at a lower level. This would measure 5.5 metres by 7 metres (with the long axis running north to south) and 3.6 metres high. Its roof would be set approximately 2.4 metres lower than the first floor roof of the main house. A small cube-shaped bronze pergola structure, 2.7 metres in height and open on its north and south faces, lies at the north end of the garden.
- 1.12 Access to the site is to be via a new entrance to North End just north of the access to North End Cottage. The vehicular access arrangements were subject to amendments during the application process following comments received from the Highways Engineer. The access will involve improvements to the existing highway north of the current access and the construction of retaining walls set back from highway to allow turning space for vehicles. The changes resulted in a new detailed plan of the access and highway outside the access, a revised location plan, a revised landscape layout plan, and plans detailing the changed impact on the trees and hedgerow around the access. The Parish Council, neighbours, and Ward Councillors were reconsulted about the revised arrangements. Following revisions made to the proposal to clarify the scope of works, the Parish Council, neighbours and Ward Councillors were consulted again.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework 2012

Achieving Sustainable Development

Paragraph 7

The presumption in favour of sustainable development

Paragraphs 11 and 14

Core Planning Principles

Paragraph 17
Section 4 - Promoting Sustainable Transport
Paragraph 35
Section 6 Delivering a wide choice of high quality homes
Paragraphs 49 and 55
Section 7 Requiring Good Design
Paragraphs 57,58, 60, 61,63, 65 and 66
Section 11. Conserving and enhancing the natural environment
Paragraphs 109, 117, 118 and 125
Section 12. Conserving and enhancing the historic environment
Paragraphs 129 and 134

2.2 Local Policy

Core Strategy

CS9 Strategy for the Rural Area
CS13 Design
CS19 The Historic and Natural Environment

Adopted Milton Keynes Local Plan 2001-2011

D1 - Impact of Development Proposal on Locality
D2 - Design of Buildings
D2A – Urban Design Aspects of New Development
S10- Open Countryside
HE5 - Development Affecting the Setting of a Listed Building
HE6 – Conservation Areas
NE2 – Protected Species
NE4 – Conserving and Enhancing Landscape Character

Supplementary Planning Document

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

2.3 Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
Sections 66 and 72.

3.0 MAIN ISSUES

(The issues which have the greatest bearing on the decision)

- 3.1 Principle of Development
- 3.2 Design and Landscape
- 3.3 Impact on neighbouring amenity

- 3.4 Impact on the Natural Environment
- 3.5 Ecology
- 3.6 Access and parking
- 3.7 Impact on Designated Heritage Assets
- 3.8 Other Environmental Aspects of Sustainability

4.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

- 4.1 It is recommended that planning permission be granted subject to the completion of a section 106 agreement to cease the business use at North End Cottage prior to the occupation of the new dwelling and the conditions set out in section 6 of this report.

5.0 CONSIDERATIONS

(An explanation of the main issues that have lead to the officer Recommendation)

5.1 Principle of Development

The application site is located within land designated as Open Countryside on the saved Proposals Map of the Milton Keynes Local Plan 2001-2011. In terms of saved policy S10 of the Milton Keynes Local Plan 2001 - 2011, the criteria outlined for this policy restricts any development in designated Open Countryside unless essential for farming, agriculture, forestry, countryside recreation or other development which is wholly appropriate to a rural area and cannot be located within a settlement.

- 5.2 It should be noted, however, that the applicability of this policy in relation to housing has changed. In a recent appeal decision for houses on land owned by Frosts Garden Centre in designated open countryside, it has been determined that Milton Keynes Council does not have an up-to- date 5 year housing land supply. In respect of strategic housing land supply, paragraph 49 of the National Planning Policy Framework states that :

Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

In this regard, it has been accepted by the Council that it is unable to meet this requirement and for this reason the Council must rely upon the provisions of Paragraph 14 of the National Planning Policy Framework (2012) to consider applications submitted for housing in areas outside the development boundaries of settlements. This states that:

“... at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. Where the development plan is absent, silent or relevant policies are out-of-date the Council must consider favourably

applications for housing development and should grant permission unless:

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- *specific policies in this Framework indicate development should be restricted.”*

5.3 The starting point for the determination of an application of this sort is the fact that Authority does not have a 5 year housing land supply. A refusal should only take place where the adverse impacts of the scheme would significantly and demonstrably outweigh the benefits of bringing forward this housing site. An assessment must therefore be made as to whether the proposal can be considered to be sustainable development in terms of the economic, social and environmental roles as set out in the National Planning Policy Framework (2012) or whether the development is restricted by any specific policies in the National Planning Policy Framework (2012).

5.4 In terms of specific policies which might restrict development, the National Planning Policy Framework 2012 provides specific guidance on dwellings in the open countryside. Paragraph 55 states:

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances”

5.5 The current application targets the following circumstance (listed under Paragraph 55 of the National Planning Policy Framework 2012) as a material consideration to mitigate against the general unsustainability of new isolated homes in open countryside:

“The exceptional quality or innovative nature of the design of the dwelling.

Such a design should:

- *be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;*
- *reflect the highest standards in architecture;*
- *significantly enhance its immediate setting; and*
- *be sensitive to the defining characteristics of the local area.”*

5.6 The extent to which any particular proposal satisfies the requirements will be a matter of judgement. It is clear, however, that the clause is intended only to be satisfied as an exception and should consequently be applied with care to avoid undermining the normal restrictive approach to isolated dwellings in the countryside. The design of the dwelling is discussed in detail below.

- 5.7 The sustainability of the development is assessed in terms of the economic, social and environmental roles as set out in the National Planning Policy Framework paragraph 7.
- 5.8 In terms of social issues, the development would be assessed in terms of how it would help to meet the identified housing need of the Borough, provide facilities of use to the community or contribute to the sustainability of the community as a whole. Although the development is assumed to be of a relatively small scale it would be assumed to make a positive contribution in this direction.
- 5.9 In terms of economic issues, the proposal would be assessed relative to economic gains which would accrue to the borough and the community as a result of the development and its future use. Again, small scale development would not make a significant contribution to the economy of the Borough or the village but a development of this type is not likely to cause harm to the area economically and so in this case would be regarded as economically sustainable.
- 5.10 Finally, with respect to environmental issues, the development would be assessed in relation to its impact on the local environment how it contributes to protecting and enhancing the natural, built and historic environment; and how it might help to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy. These issues are discussed in detail below.
- 5.11 Design and Landscape

Paragraph 63 of the National Planning Policy Framework 2012 states:

“In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.”

With regards design, the proposal would be assessed against saved policy D2 of the Milton Keynes Local Plan (2001-2011), the relevant parts of which for this application are as follows:

“Development proposals for new buildings will be refused unless they:

- i) Are in scale with other buildings in the immediate vicinity terms of their height and massing, except where greater scale is necessary to reflect the development’s function and importance.*
- ii) Relate well to and enhance the surrounding environment.*
- iii) Provide access for those with impaired mobility.*
- v) Include landscaping and boundary treatments that integrate with those of the surrounding area.”*

- 5.12 The design was submitted to a design review panel, BOB-MK a local design

network which offers a design review service. Following the review, revisions were made to the design prior to its submission as the current planning proposal.

- 5.13 The proposed house would be of a comparatively modest size and would be located in a substantial plot at some distance from its nearest neighbour. The scale is not appreciably greater than that of houses to the south along North End. It includes a high quality landscape scheme and the building is designed to sit within the landscape with existing landscape features around the edge of the site enhanced by further planting. It is sited in such a way as to be mostly screened by hard and soft landscaping from views along North End. The application was accompanied by a visual impact assessment.
- 5.14 Concern has been raised that the proposed design is not in keeping with the style of houses in Ravenstone and that the proposal would not relate well to the surrounding environment. Paragraph 58 of the National Planning Policy Framework 2012 includes the following advice:-

“Planning policies and decisions should aim to ensure that developments:

- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *are visually attractive as a result of good architecture and appropriate landscaping.”*

Also relevant here is Paragraph 60 of the National Planning Policy Framework 2012 which states:-

“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.”

- 5.15 There is a balance to be struck between innovation or originality and the goal of acknowledging and reinforcing local distinctiveness. Ravenstone has agricultural and domestic buildings built in a variety of styles made from different materials including brick, local stone, render, thatch, tile, wood, slate, and metal. Local distinctiveness, in this case, is difficult to identify with a particular type of house or set of materials. The proposed building is modern in appearance but has a simple form and a limited palette of materials which are intended to acknowledge the simplicity of the agricultural and historic residential buildings of the area.
- 5.16 The design includes a cantilever which would allow its upper floor to overfly the pond below with no structural supports beneath. The innovative aspect of this particular cantilever design is in the use of tapering upper and lower structural members. This allows the glazed east end of the upper floor to be

free of vertical struts with structural members concealed within relatively thin roof and floor sections. This design allows a considerable amount of uninterrupted glazing to dominate the eastern end of the upper floor contributing positively to the simple appearance of the building and enhancing its relationship with the landscaping in which it sits.

- 5.17 Although not actually using the local stone from which many dwellings in the area are built, the grey bricks proposed are intended to allow clean modern lines to be produced with a character approximating that of local stone. Local stone would also appear very yellow relative to that on older buildings; taking a while to weather to a matching grey. The use of a bronze skin for the upper floor is intended to resemble the shade of clay tiles found elsewhere in the area and to be indicative of agricultural buildings. The intention was for the upper floor to contrast from the ground floor in the same way as roof materials of other buildings in area contrast with wall materials. Although not actually using materials which match those of nearby buildings it is considered that the selection proposed acknowledges the local vernacular.
- 5.18 With respect to the integration of the development with the surrounding landscape Paragraph 61 of the National Planning Policy Framework 2012 states:

Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Saved Policy NE4 of the Milton Keynes Local Plan 2001-2011 would also apply in this case. It states:

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 The proposal involves a significant amount of landscaping and this is integral to the overall character of the proposed development. The works proposed exploits the slope down to the east, positioning house in such a way as to provide views from the upper floor of the countryside in that direction. The impact of the proposed house on views from that direction is mitigated to some extent by the creation of an embankment which would form the east bank of the pond and by screening natural boundary features such as hedges and trees.
- 5.20 The proposed landscape appears quite formal, with a walled garden and defined planting zones. The planting proposed includes features reflecting countryside uses and features of the surrounding land. It includes significant planting of orchard trees; a substantial area of wildflower planting; a reed bed and enhancement of the existing hedgerow boundaries to the north west and

east. The choice of planting further integrates the development with the countryside and would allow the development to complement the surrounding area and enhance its immediate setting.

5.21 Impacts on views from surrounding areas are considered acceptable. The Senior Landscape Architect had no objections to the landscape principles scheme on the basis of visual impact, subject to a detailed landscaping scheme being agreed as part of any planning permission. The proposed development would accord with advice of paragraph 61 of the National Planning Policy Framework and with saved policy NE4 of the Milton Keynes Local Plan 2001-2011.

5.22 The design of the dwelling is of an exceptional quality and high architectural standard conforming to the requirements of Paragraph 55 of the National Planning Policy Framework 2012. It uses innovative construction methods to achieve its overall form and relationship with the surrounding natural and created landscape. The dwelling is integral with the substantial landscape works included in the proposal which creates an attractive modern formal garden exploiting the underlying form of the landscape and its wider setting. The proposed dwelling would therefore conform to the requirements specified in relation to exceptional quality or innovative design in paragraph 55 of the National Planning Policy Framework 2012. It would also accord with the provisions of saved policies D2 (i, ii, iii, and v) of the Milton Keynes Local Plan (2001-2011) and the advice contained within Section 7 of the national Planning Policy Framework 2012.

5.23 Impact on neighbouring amenity

With regards to the impact on neighbouring amenity, the proposal would be assessed relative to saved policy D1 of the Milton Keynes Local Plan 2001-2011, the relevant parts of which for this application are as follows:

Planning permission will be refused for development that would be harmful for any of the following reasons:

(iii) An unacceptable visual intrusion or loss of privacy, sunlight and daylight.

(iv) Inadequate drainage, which would adversely affect surface water disposal, including flood control, or overload the existing foul drainage system

Paragraph 123 of the National Planning Policy Framework (2012) states:

Planning policies and decisions should aim to:

avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;

The nearest neighbouring property to the proposed development would be North End Cottage. This house is approximately 40 metres from the south boundary of the site and a further 60 metres from the position proposed for

the new dwelling. The landscape plans indicate that the mature trees which provide substantial screening between the land currently occupied by North End Cottage and the paddock will be retained and added to by further planting.

The proposed development would not be visually intrusive, nor would it affect privacy, sunlight, or daylight for neighbouring dwellings. The proposed development would accord with saved policy D1 (iii) of the Milton Keynes Local Plan 2001-2011.

- 5.24 As mentioned in paragraph 1.4, the curtilage listed outbuilding to the north of North End Cottage is currently used for the applicant's engineering workshop, which has a B2 use. Although the dwelling proposed would be approximately 60 metres from this building the B2 use permitted for this site would be potentially harmful in terms of noise and be detrimental to the enjoyment of the proposed property by its occupants. The applicant has confirmed in writing that he would be willing to enter into a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) to cease the business use of the outbuilding prior to the occupation of the proposed dwelling house. Subject to the completion of a legal agreement to cease the business use at North End Cottage prior to the occupation of the new dwelling the proposed development would accord with the advice given in paragraph 123 of the National Planning Policy Framework 2012.
- 5.25 The section 106 agreement will result in the loss of the B2 business and the employment it provides from the site prior to the occupation of the proposed dwelling. The B2 use was approved as a result of a personal permission, MK/66/86, granted in 1986. This includes a condition which states that the permission shall endure for the benefit of the applicant only whilst he resides at North End Cottage and not for the benefit of the land or any other person or persons. Another condition restricts the use to only the precision engineering of small specialist metal components and for the restoration of historic cars. The agent has advised that it is the applicant's intention to retire from his current business and move into the new house which would end the use as specified by the personal permission. The Section 106 is a voluntary agreement which the applicant has agreed to enter into to ensure that there will be no adverse impacts resultant from the proposed dwelling being occupied with an ongoing B2 use on the neighbouring site should the applicant's intentions regarding the new dwelling change.
- 5.26 The proposal was accompanied by a Flood Risk Assessment. The site lies in Flood Risk Zone 1 and it has been confirmed by the Environment Agency that the site has not been impacted by historic fluvial flooding and is not located within a critical drainage area. It is proposed to use permeable gravel surfacing and soakaways for the parking and turning areas. Surface water from the roof and terrace areas will be retained within rainwater harvesting/attenuation tanks for irrigation and controlled outflow to maintain the level of the pond feature. It is proposed to dispose of foul sewage with a package treatment plant. Subject to the imposition of conditions on any planning permission requiring details of surface water drainage and foul sewage

disposal the proposed development would accord with saved policy D1 (ii) of the Milton Keynes Local Plan 2001-2011.

5.27 Impact on the Natural Environment

With regards to the impact on the natural environment, the proposal would be assessed relative to saved policy D1 of the Milton Keynes Local Plan 2001-2011, the relevant parts of which for this application are as follows:

Planning permission will be refused for development that would be harmful for any of the following reasons:

(v) Physical damage to the site and neighbouring property including statutorily protected and other important built and natural features and wildlife habitats.

The proposal was accompanied by a Tree Survey and associated plans as well as a Landscape Layout Plan. The Countryside Officer and Arboricultural Officer both noted that elements of the work proposed to the existing hedgerows and surrounding trees would be damaging to valuable wildlife habitats, particularly where removal and replacement of certain parts of the hedgerow were proposed. It was considered that a more conservative and less damaging programme of works to existing trees and hedgerows could be achieved with suitable conditions relating to landscape and tree protection.

Subject to the imposition of conditions on any planning permission relating to a detailed landscaping scheme and tree protection measures the proposed development would accord with saved policy D1 (v) of the Milton Keynes Local Plan 2001-2011.

5.28 Access and Parking

The parking provision included in the proposal would be assessed against Saved Policy T15 of the Milton Keynes Local Plan (2001-2011) the relevant parts of which are as follows:

Development proposals should meet the following vehicle parking requirements:

- (i) Car parking provision must not exceed the Council's maximum standards.*
- (ii) On-site parking should not be reduced below the maximum standard if it would be likely to result in off-site parking causing problems that cannot be resolved by on-street parking controls.*

The Supplementary Planning Document 'Parking Standards', adopted in January 2016, locates the property in zone 4 for parking requirements. In this zone, 2 spaces would be required for a 3 bedroom house.

5.29 The proposal includes an area of gravel for parking and turning of vehicles next to the southwest corner of the proposed dwelling. The space for parking is 5 metres wide by 6 metres long, having adequate space for 2 cars. There is

an area of approximately 11 metres by 6 metres immediately to the east of the parking for manoeuvring. There are also areas of gravel around each of the retained outbuildings in the southwest corner of the site which could provide additional parking. The Highways Engineer raised no objection to the proposed parking provision but recommended a condition be imposed on any planning permission to ensure that this provision was available prior to the occupation of the development. With respect to parking, the proposal would, subject to the recommended condition, accord with the provisions of saved policy T15 of the Milton Keynes Local Plan (2001-2011) and Parking Standards Supplementary Planning Document (adopted 2016).

- 5.30 In relation to the access to the site, the proposal would be assessed against saved policy T10 of the Milton Keynes Local Plan (2001-2011), the relevant parts of which state the following:

Planning permission will be refused for development if it would be likely to generate motor traffic:

(i) Exceeding the environmental or highway capacity of the local road network;

or

(ii) Causing significant disturbance, noise, pollution or risk of accidents.

In addition it would be assessed against saved policy D1 of the Milton Keynes Local Plan (2001-2011), the relevant parts of which state the following:

Planning permission will be refused for development that would be harmful for any of the following reasons:

(vi) Inadequate access to, and vehicle movement within, the site

- 5.31 The proposed access to the site will be taken from North End, approximately 10 metres north of the existing entrance to North End Cottage. Beyond the existing entrance, North End is a gravel track with a width of less than 3.2 metres. The track at this point is marked with a sign stating that the road is unsuitable for vehicles.
- 5.32 North End Road is single track along much of its length and although there are two passing places, the nearest of these is approximately 100 metres from the proposed site entrance. This is at the least busy part of the road however. The Highways Engineer had no concerns about the access with regards to the additional traffic.
- 5.33 Concern has been raised about whether North End can accommodate the additional traffic resultant from the new dwelling. The applicant has confirmed in writing that he would be willing to enter into a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) to cease the business use of the outbuilding to the north of North End Cottage prior to the occupation of the proposed dwelling house. This will remove the traffic associated with this business use.

- 5.34 The Highways Engineer initially raised concerns about the proposed access, stating that the carriageway to the access was too narrow and that a retaining wall was proposed on the public highway. The scheme was altered and the site area enlarged to accommodate alterations to the highway outside the proposed entrance. The highway will be widened and visibility splays added. The Highways Engineer has no objections to the proposed access but has recommended a condition be imposed on any planning permission to ensure that details of the access and highway alterations are approved and altered in accordance with approved plans prior to the first occupation of the dwelling.
- 5.35 Concerns have been raised about the impact of construction traffic on residents of North End. Although this impact would be temporary it could cause some inconvenience to residents. A Construction Management Plan would be required by condition which would control such aspects of the process as delivery and site working hours, and site management. It is important to note, however, that North End is a public highway and freely accessible to traffic. Any damage caused by such traffic to private property would be a civil matter. It would not be reasonable to impose planning conditions restricting the use of the highway.
- 5.36 Subject to a condition relating to the specification of access construction details, and subject to a legal agreement to cease the business use at North End Cottage prior to the occupation of the new dwelling the proposed development would accord with saved policies D1 (vi) and T10 of the Milton Keynes Local Plan 2001-2011.

5.37 Impact on Designated Heritage Assets

The development site is within the setting of the Grade 2 listed North End Cottage and, as such, saved policy HE5 of the Milton Keynes Local Plan 2001-2011 would apply. This states that

Planning permission will be refused for any form of development that would adversely affect the setting of a listed building or a group of listed buildings. This setting may extend well beyond their immediate building curtilage(s) and may include an extensive street scene and or a wider urban design context.

Part of the development is within the Ravenstone Conservation Area and the remainder in its setting. Saved policy HE6 of the Milton Keynes Local Plan 2001-2011 would, therefore, apply. This policy states that:-

Development proposals within or affecting the setting of a Conservation Area should preserve or enhance the character and appearance of the area.

The development is within the setting of a listed building and within the Ravenstone Conservation Area. In accordance with sections 16 and 72 of the Planning (Listed Building and Conservation Area) Act 1990, special regard and considerable importance and weight have been given to the impact of the development on these assets.

Paragraph 132 of the National Planning Policy Framework 2012 states

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

- 5.38 The site of the proposed development is in the setting of the Grade 2 listed North End Cottage. The south part of the site is within the designated Ravenstone Conservation Area but the bulk of the development, including the house, pavilion, pergola and landscaped gardens would be to the north; in the setting of the Conservation Area. Concern has been raised that the building is not in keeping with the character of the Conservation Area. There is no requirement that a building in the setting of a Conservation Area should match the buildings inside. This would depend on the way in which the setting contributed to the significance of the Conservation Area.
- 5.39 The contribution of the site to the significance of designated heritage assets is predominantly in terms of providing an extended rural context to the north of the listed building and the Conservation Area. The rural character of the area will not be unduly disrupted by the development. The modest scale of the building relative to its landscaped gardens and the retention and enhancement of natural boundary features such as trees and hedges is such that the proposed development would not dominate the landscape and would not impose or intrude on either the listed building or the Conservation Area.
- 5.40 The proposed development would accord with the advice in paragraph 132 of the National Planning Policy Framework and with the provisions of saved policies HE5 and HE6 of the Milton Keynes Local Plan 2001-2011.
- 5.41 Ecology

The impact of the proposal in relation to ecology is one of the components of the environmental dimension to the sustainability of the development. Paragraph 109 National Planning Policy Framework (2012) states that the planning system should contribute to and enhance the natural environment by 'minimising impacts on biodiversity and providing net gains in biodiversity where possible'. Paragraph 118 further states that local planning authorities should aim to conserve and enhance biodiversity by encouraging opportunities to incorporate biodiversity in and around developments.

The development would be taking place in intrinsically dark countryside and so paragraph 125 is also relevant to the assessment of the scheme. This states:

By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark

landscapes and nature conservation.

Saved policy NE2 of the Milton Keynes Local Plan 2001-2011 states:

Planning permission will be refused for development if it would be likely to adversely affect animal or plant species, or their habitat, specifically protected by law. Where necessary planning conditions will be attached to permissions to require the developer to take steps to secure the protection of the species or habitat affected by the development.

- 5.42 The proposal includes an Ecological Assessment dated March 2015. The bulk of the development is to take place on an area of paddock but landscaping works have been proposed for surrounding trees and hedges. The paddock itself has been identified as a potential reptile habitat and a commuting and foraging area for bats. The trees and hedges surrounding the site provide valuable wildlife habitats.
- 5.43 As stated in paragraph 5.24, various works proposed for the surrounding trees and hedges would be harmful in relation to existing habitats and biodiversity. It is considered that a more conservative program of tree and hedgerow management can be secured through the imposition of a condition on any planning permission which will help preserve biodiversity.
- 5.44 The Countryside Officer has acknowledged that the landscape layout indicates the potential of the proposed gardens to enhance biodiversity and that the detailed scheme which would be required by condition should be assessed on that basis as well as in relation to its contribution to the appearance of the site.
- 5.45 The Countryside Officer has advised that biodiversity opportunities could be significantly improved with comparatively minor measures and that a biodiversity enhancement scheme should be secured by the imposition of a condition on any planning permission. An up to date reptile assessment would also be required prior to commencement of development to allow any impact on reptile species to be mitigated.
- 5.46 The proposed development includes an automated autonomous system controlling the impact of light from the substantial glazed sections in the house and this will mitigate the impact of light pollution from the house on the surrounding environment. The Countryside Officer has advised that external lighting details should be conditioned to be provided on any planning permission.
- 5.47 The proposed development, subject to conditions would make a positive contribution to biodiversity and wildlife habitats and would thus accord with saved policy NE2 of the Milton Keynes Local Plan 2001-2011 and the advice given in paragraphs 109, 118 and 125 of the National Planning Policy Framework.

5.48 Other Environmental Aspects of Sustainability

The application acknowledges that the development is in open countryside and would be considered isolated. Although close to a few houses at the end of North End it is almost 400 metres from the settlement boundary and any community facilities. The location itself is likely to require that occupants use a car to travel to access shops and community facilities. This harm caused by the unsustainable location can be offset to some extent by the enhancement of the sustainability of the dwelling in other ways.

A number of enhancements are proposed for the development with the intention of increasing its sustainability. Paragraph 17 of the National Planning Policy Framework (2012) includes the following core principle:

Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy)

The following measures provide some compensation for the harm which would be caused by the generally unsustainable location of the property. It is considered that these measures alone do not provide satisfactory benefits to outweigh the harm caused by development in open countryside.

5.49 **Energy Efficiency**

The Design and Access Statement includes commitments to building fabric performance (in relation to heat loss) which would be between 25% and 55% better than the standard required by UK Building Regulations. The goal of this is to reduce the energy required by the building.

5.50 **Renewable Heating and Power Systems**

A renewable energy and carbon reduction feasibility study was submitted as part of the application which examines the options available for increasing the sustainability of the dwelling in relation to energy efficiency and carbon reduction. The Design and Access System discusses this analysis and concludes that a combined system of photovoltaic panels, ground source heat pump and mechanical ventilation heat recovery would maximise energy production on the site. Peripheral technologies such as a underfloor heating and a photovoltaic hot water system are also proposed in the Design and Access Statement. The Design and Access Statement includes a diagram indicating how the power and heating strategy for the dwelling will work.

5.51 Specific details are not provided regarding these technologies but their inclusion in the Design and Access Statement would make it appropriate to request that details of these systems be provided prior to their installation. The applicant has advised that they would evaluate the market nearer the

time of construction to ensure that the latest technology could be considered.

5.52 **Water Strategy**

The Design and Access Statement also describes the way in which water will be collected and used on the site. It is proposed to collect water from the roofs and land drains on the site and feed this, via attenuation tanks into the reed bed at the north end of the pond. This will filter and clean the water before it reaches the pond. Stored water will then be reused to irrigate the kitchen garden. It is also proposed to filter grey water from the house using the reed bed.

5.53 Conclusions

Although the development is located in open countryside the design is considered to be innovative and of exceptional quality and to meet the particular criteria specified in relation to exceptional design listed in Paragraph 55 of the National Planning Policy Framework 2012. It would, therefore qualify as a special circumstance under which a new isolated home in the countryside would be permissible.

5.54 The quality of the design contributes significantly to a number of factors relating to its environmental sustainability. It accords with National and Local Policy relating to its impact on the character and appearance of the area, the natural environment, ecology and on designated heritage assets. The addition of benefits to biodiversity, energy efficiency and renewable energy generation further enhance the overall sustainability of the development.

5.55 The proposed development would also accord with local policies in relation to impact on neighbouring amenity, traffic, access and parking.

5.56 It is recommended that planning permission is granted subject to the conditions set out in section 6 below and subject to a legal agreement to cease the business use at North End Cottage prior to the occupation of the new dwelling.

6.0 **CONDITIONS**

(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)

1. The development hereby permitted shall be begun 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 51 of the Planning and Compulsory Purchase Act 2004. (D11)

2. Prior to the commencement of any new brickwork, a sample panel for shall be constructed on site for the inspection and written approval of the Local Planning Authority. The sample panel shall use the proposed walling

material, mortar type, bond, coursing and pointing. The panel shall remain on site until the works are completed. The works shall be carried out thereafter in accordance with the approved particulars.

Reason: To ensure that the development does not detract from the appearance of the locality in accordance with saved policy D2 of the Milton Keynes Local Plan 2001-2011.

3. Prior to the commencement of the development hereby approved, a Construction Management Plan shall have been submitted to, and approved in writing by, the local planning authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall include provision for:

- i. The parking of vehicles of site operatives and visitors
- ii. Loading and unloading of plant and materials
- iii. Storage of plant and materials used in constructing the development
- iv. The erection and maintenance of security fencing/hoardings and lighting
- v. Welfare and other site facilities
- vi. Construction traffic routing and signage
- vii. Working and delivery times
- viii. Measures to control the emission of dust, dirt, noise and vibrations during construction

Reason: In the interests of safety and security and in the interests the amenities of adjoining occupiers in accordance with saved policy D1 (iv and vi) of the Milton Keynes Local Plan 2011-2011.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 or any Statutory Instrument revoking or re-enacting that Order with or without modifications no development falling within Classes A to H (inclusive) of part 1 of Schedule 2 to the said Order (relating to householder alterations, extensions, outbuildings, hardstanding chimneys, flues, soil and vent pipes, and microwave antennae) or classes A to C (inclusive) of part 2 of Schedule 2 to the said Order (relating to gates, fences or walls, means of access to the highway, and exterior painting) shall be undertaken.

Reason: To allow the local planning authority to control future alterations to the property to ensure the exceptional nature of the development is preserved and to protect the character and appearance of the area in accordance with the advice of paragraph 55 of the National Planning Policy Framework 2012 and saved policy D2 of the Milton Keynes Local Plan 2001-2011.

5. Prior to the commencement of development a scale plan accurately marking the position of all the retained trees and hedges, the extent of the root protection areas, the BS 5837: 2012 tree protection fencing along the root protection area margin and any areas to be covered in BS 5837: 2012 ground protection shall be submitted to and approved in writing by the Local Planning Authority. It should include construction details for the BS 5837: 2012 fencing and ground protection. It should also include sufficient detail of hard & soft landscaping works, service and drainage runs and proposed &

existing spot levels in sufficient numbers and at appropriate spacings to enable the impact of the development on the tree root zones to be assessed. Layout and levels of the external works should be adjusted as necessary to accommodate the root protection areas without root damage. The approved scheme shall be implemented throughout the construction process.

Reason: To protect existing trees and hedgerows in accordance with Policy CS19 of the Core Strategy and saved policy D1 (v) of the Milton Keynes Local Plan 2001-2011.

6. All existing trees, woodlands and hedges to be retained are to be protected according to the provisions of BS 5837: 2012 'Trees in relation to design, demolition and construction - Recommendations' All protective measures especially the fencing and ground protection must be put in place first, prior to any other work commencing on site (this includes vegetation clearance, ground-works, vehicle movements, machinery / materials delivery etc.) The fencing shall be of the same specification as that depicted in figure 2, page 20 and ground protection as specified in 6.2.3.1 - 6.2.3.5 pages 21/22 in BS 5837: 2012.

Signs informing of the purpose of the fencing and warning of the penalties against destruction or damage to the trees and their root zones shall be installed at minimum intervals of 10 metres and a minimum of two signs per separate stretch of fencing.

Once erected the local authority tree officer shall be notified so the fencing can be inspected and approved.

The Root Protection Area (RPA) within the protective fencing must be kept free of all construction, construction plant, machinery, personnel, digging and scraping, service runs, water-logging, changes in level, building materials and all other operations, personnel, structures, tools, storage and materials, for the duration of the construction phase.

The developer shall submit details of the proposed layout and general arrangements of the site in relation to the trees to be retained. In particular details of storage areas including what substances will be stored and where, locations of car parking, welfare facilities, cement plant, fuel storage and where discharge, filling and mixing of substances will take place. The details should include site levels to enable risks posed to trees to be quantified. The RPA will be amended as the arboriculture officer feels appropriate after taking account of the details submitted.

No fire shall be lit such that it is closer than 20 metres to any tree or that flames would come within 5 metres of any part of any tree. Earthworks, level changes, service runs, foundations and all other works involving excavation should not be located within the root protection areas.

Reason: To protect existing trees and hedgerows in accordance with Policy CS19 of the Core Strategy and saved policy D1 (v) of the Milton Keynes Local

Plan 2001-2011.

7. Prior to the commencement of the development details of the alteration of the access shall be submitted to and be approved in writing by the local planning authority and the dwelling shall not be occupied until the access has been laid out and constructed in accordance with the approved details. The access way so laid out shall be retained thereafter.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development in accordance with saved policies T10 and D1 (vi) of the Milton Keynes Local Plan 2001-2011.

8. Prior to the commencement of development, details of any external lighting, including temporary lighting to be used throughout the construction process, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the dwelling and maintained in that form thereafter.

Reason: In order to protect biodiversity and the rural character and appearance of the area in accordance with the National Planning Policy Framework 2012 Paragraph 125 and saved policy NE2 of the Milton Keynes Local Plan 2001-2011.

9. Prior to the commencement of development a biodiversity protection and enhancement plan to include measures to safeguard biodiversity during construction; protect retained habitats and species on site; and provide bat and bird roosting opportunities as part of the development shall be submitted to and agreed in writing by the Local Planning Authority. Development shall then proceed in accordance with this plan. Agreed bat and bird roosting opportunities shall be installed prior to the occupation of the dwellinghouse.

Reason: To protect and enhance biodiversity on the site in accordance with paragraphs 109 and 118 the National Planning Policy Framework.

10. Prior to the commencement of development an updated Reptile Assessment shall be undertaken and submitted to and be approved in writing by the Local Planning Authority. Further, no development shall commence on site until a scheme for mitigation as deemed necessary from the assessment has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect protected species in accordance with saved policy NE2 of the Milton Keynes Local Plan 2001-2011.

11. Prior to the commencement of the development hereby permitted details of surface water drainage for the site shall be submitted to, and approved in writing by, the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details before the development is first occupied.

Reason: To ensure satisfactory drainage of the site in accordance with saved policy D1 (ii) of the Milton Keynes Local Plan 2001-2011.

12. Prior to the commencement of the development hereby permitted details of the works for the disposal of sewerage have been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby approved shall not be occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

Reason To ensure that the proposal is provided with a satisfactory means of drainage in accordance with saved policy D1 (ii) of the Milton Keynes Local Plan 2001-2011.

13. The existing outbuildings to be retained on the site shall be for uses incidental to the use of the dwellinghouse hereby permitted.

To clarify the purpose of retained buildings as incidental outbuildings to the dwelling hereby permitted and to protect the amenity of neighbouring occupants in accordance with saved policy D1 of the Milton Keynes Local Plan 2001-2011.

14. Prior to the occupation of the development hereby permitted the car parking and manoeuvring areas shown on the approved drawings shall be constructed and surfaced.. 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 saved policy T15 of the Milton Keynes Local Plan 2001-2011.

15. Prior to the commencement of development, a scheme showing the location, type, design, external appearance, height and decorative finish of the proposed boundary treatments for the development shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall be provided in accordance with the approved details and be completed prior to the first occupation of the new dwelling.

Reason: To ensure a satisfactory appearance for the development in the interests of visual amenity and privacy in accordance with saved policy D2 (v) of the Milton Keynes Local Plan 2001-2011.

16. Prior to the commencement of the development hereby permitted a landscaping scheme, which shall include details of both soft and hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show the numbers, types and sizes of trees, shrubs and plants to be planted and their location in relation to proposed buildings, roads, footpaths, hard surfacing and services (including those underground). All planting in accordance with the scheme shall be

carried out within twelve months of commencement of development. Any trees or shrubs removed, dying, severely damaged or diseased within five years of planting shall be replaced in the next planting season with trees or shrubs of such size and species as may be agreed by the Local Planning Authority. All other landscaping, including hard landscaping, shown in the approved scheme shall be laid out prior to the occupation of the development and be retained thereafter.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area in accordance with saved policies D2 (v) and NE4 of the Milton Keynes Local Plan 20001-2011.

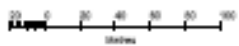
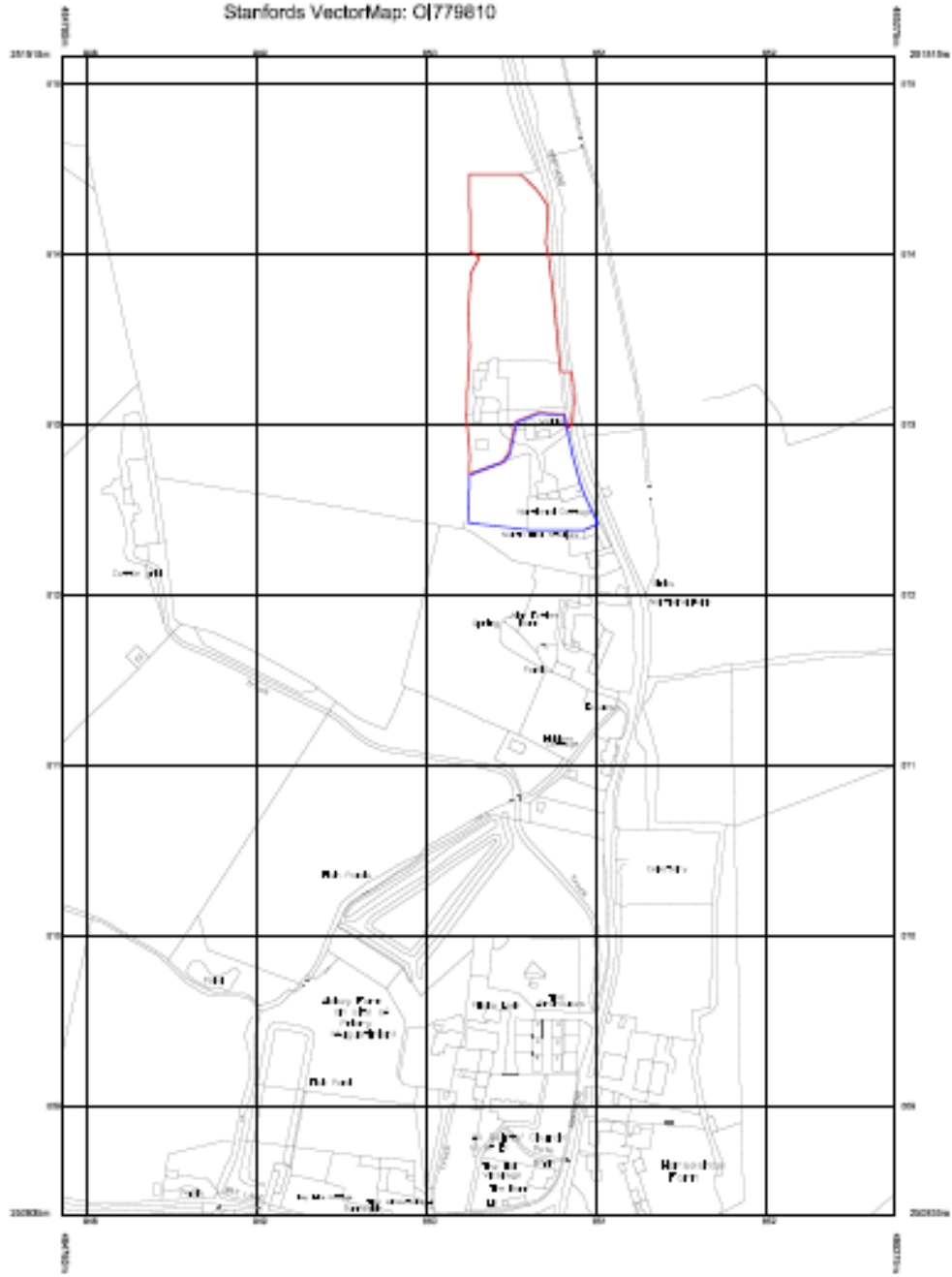
17. Prior to their installation, details of equipment for the generation of heat and power shall be submitted to and approved in writing by the Local Planning Authority. Details shall include type and location of all photovoltaic panels, ground source heat pumps, mechanical ventilation heat recovery systems and photovoltaic hot water systems. All works which form part of the approved scheme shall be completed in accordance with the approved plans before occupation of the dwelling house.

Reason: To ensure that the development does not detract from the appearance of the locality in accordance with saved policy D2 (ii) of the Milton Keynes Local Plan 2001-2011.

18. The outer surfaces of the development hereby permitted shall be constructed using materials submitted and electronically registered on 26/02/2016 these being Kolumba Brick K50 and Tecu Bronze sheet.

Reason: To ensure that the development does not detract from the appearance of the locality in accordance with saved policy D2 (ii) of the Milton Keynes Local Plan 2001-2011.

Stanfords VectorMap: OJ779810



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 E. 8000@AR.com

Project: Location: Date: Status:			
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NO.	DESCRIPTION
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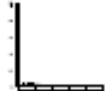
Notes
 These drawings are General Arrangement only developed from the approved Planning Drawings in terms of heights, bulk and layout and do not constitute a final design and should not be used for any variation to original approved drawings.

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Approved by the Planning Authority
 The Planning Authority is the Local Planning Authority for the area shown on the map.
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NO.	REV.	DATE	BY	CHKD
558		20/10/14		



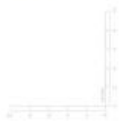
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Northern Ravensstone
 Landscape Masterplan
 and South - North Section

Scale: 0:11.000
 Area: Approx. 1,200 @ A1
 Date: August 2015
 Application

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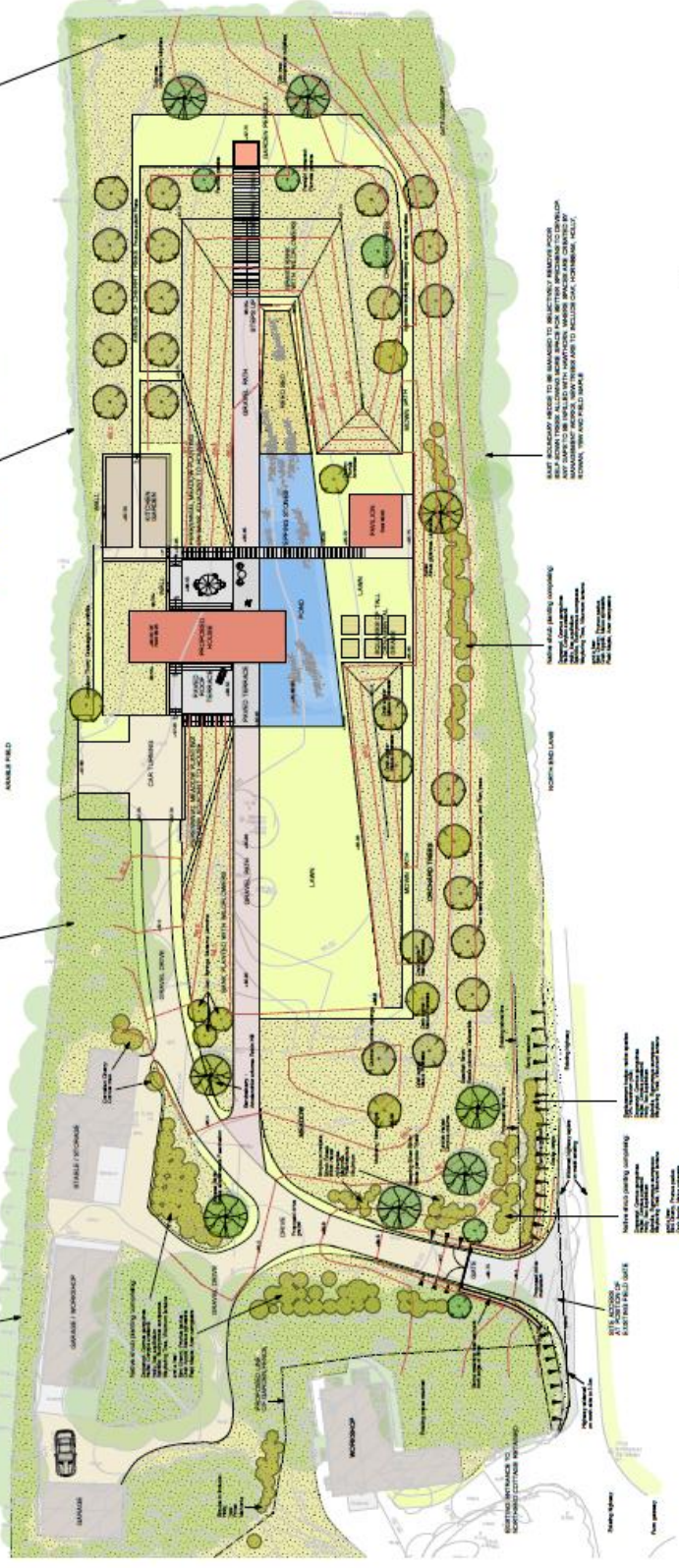


BOUNDARY NEEDS TO BE MANAGED TO MAINTAIN TO BETTER THAN ANY
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Northend, Ravenshoe
 Landscape Layout

Scale: 1:100 @ A1
 Date: December 2014
 Application: [illegible]

Project Name: [illegible]

Project Address: [illegible]

Project Client: [illegible]

Project Designer: [illegible]

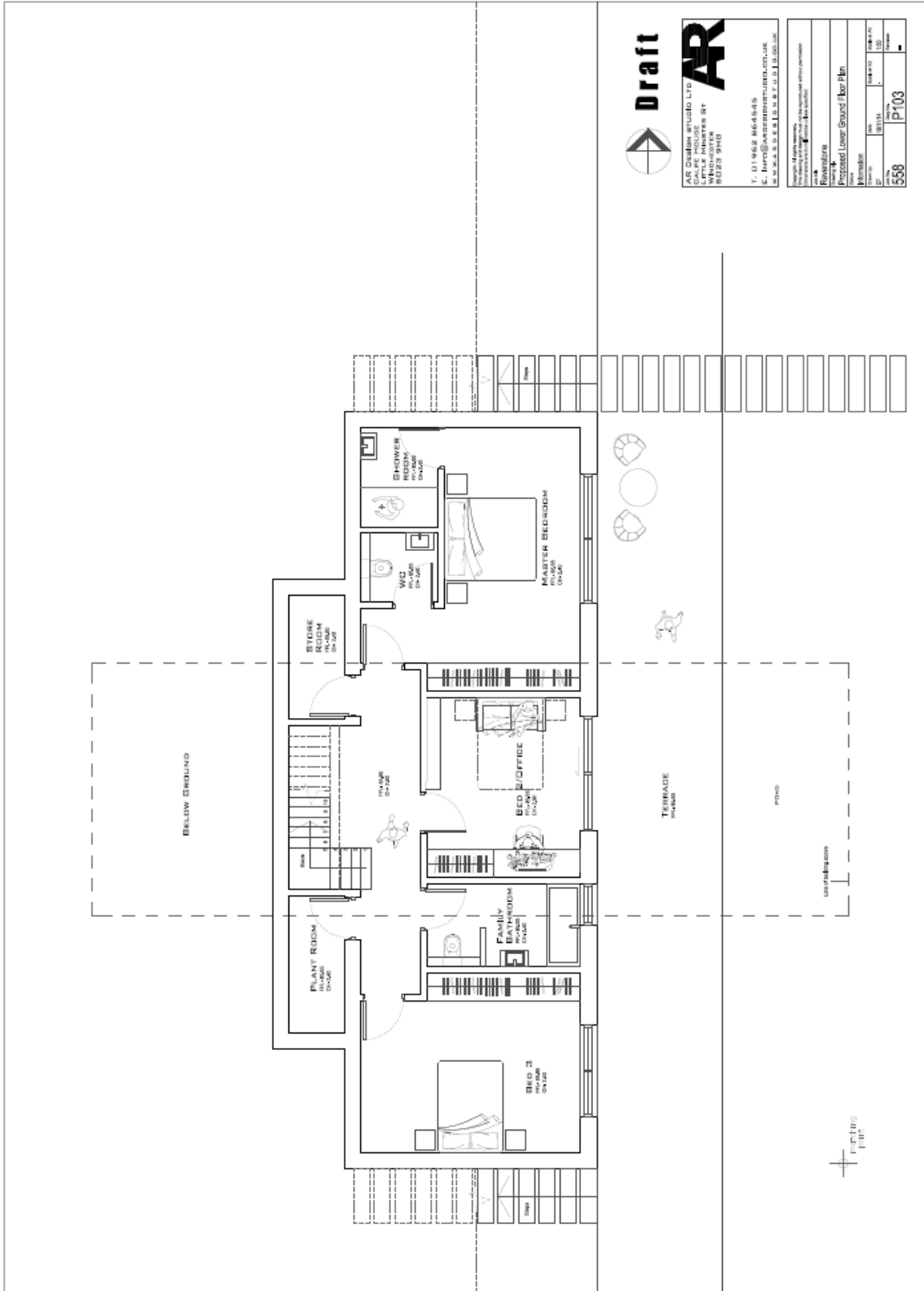
Project Date: [illegible]

Key

- Existing buildings
- Proposed building
- Proposed paving / softscape materials
- Existing trees and heights
- Grass and lawn
- Plant softscape
- Proposed trees

Notes and details regarding the landscape layout, including material specifications and planting requirements.

Notes and details regarding the landscape layout, including material specifications and planting requirements.

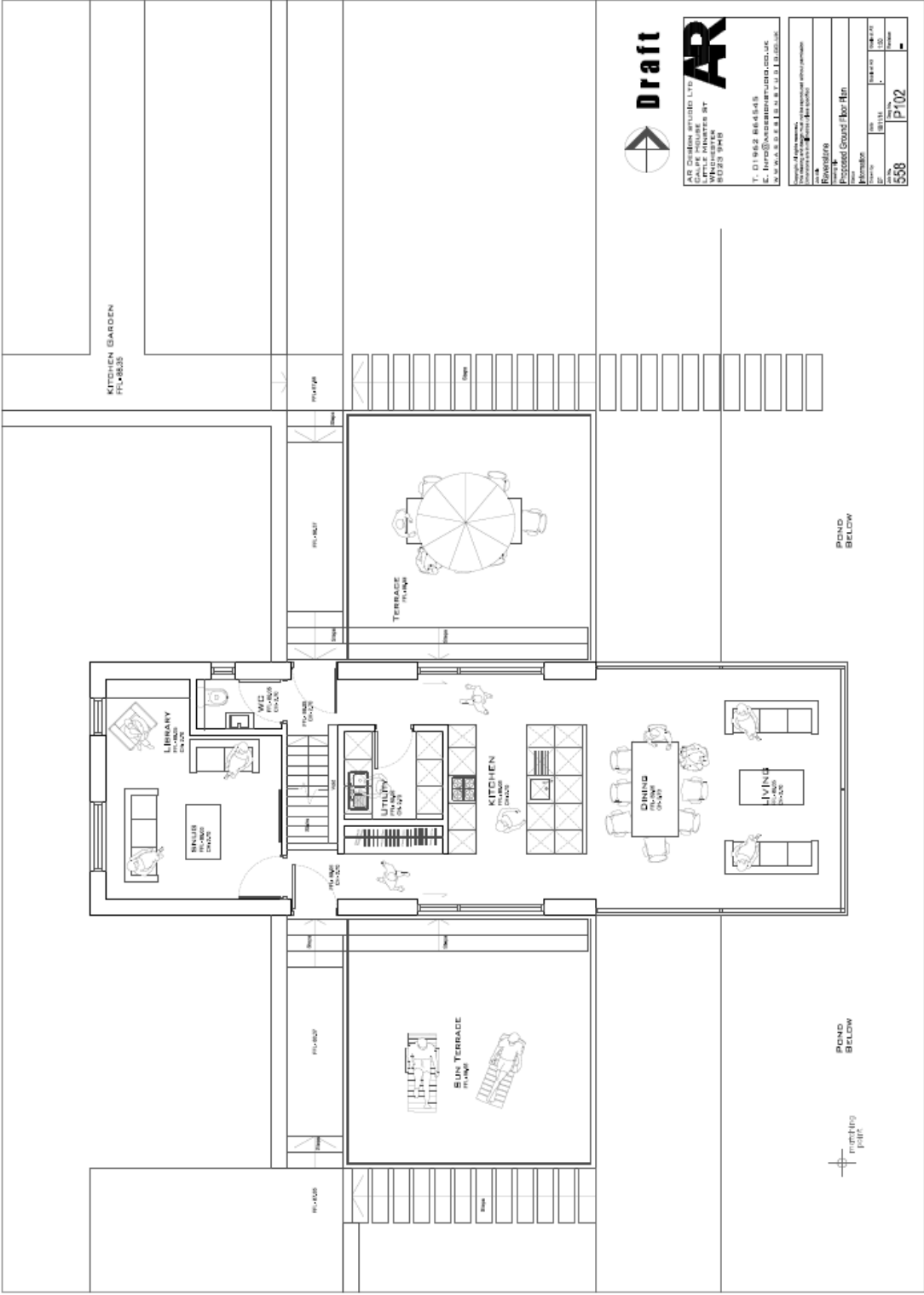


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Revision	Revised Lower Ground Floor Plan		
Author	AR	Check	AR
Drawn	AR	Check	AR
Date	18/11/23	Scale	1:50
Sheet No.	558	Sheet	P103



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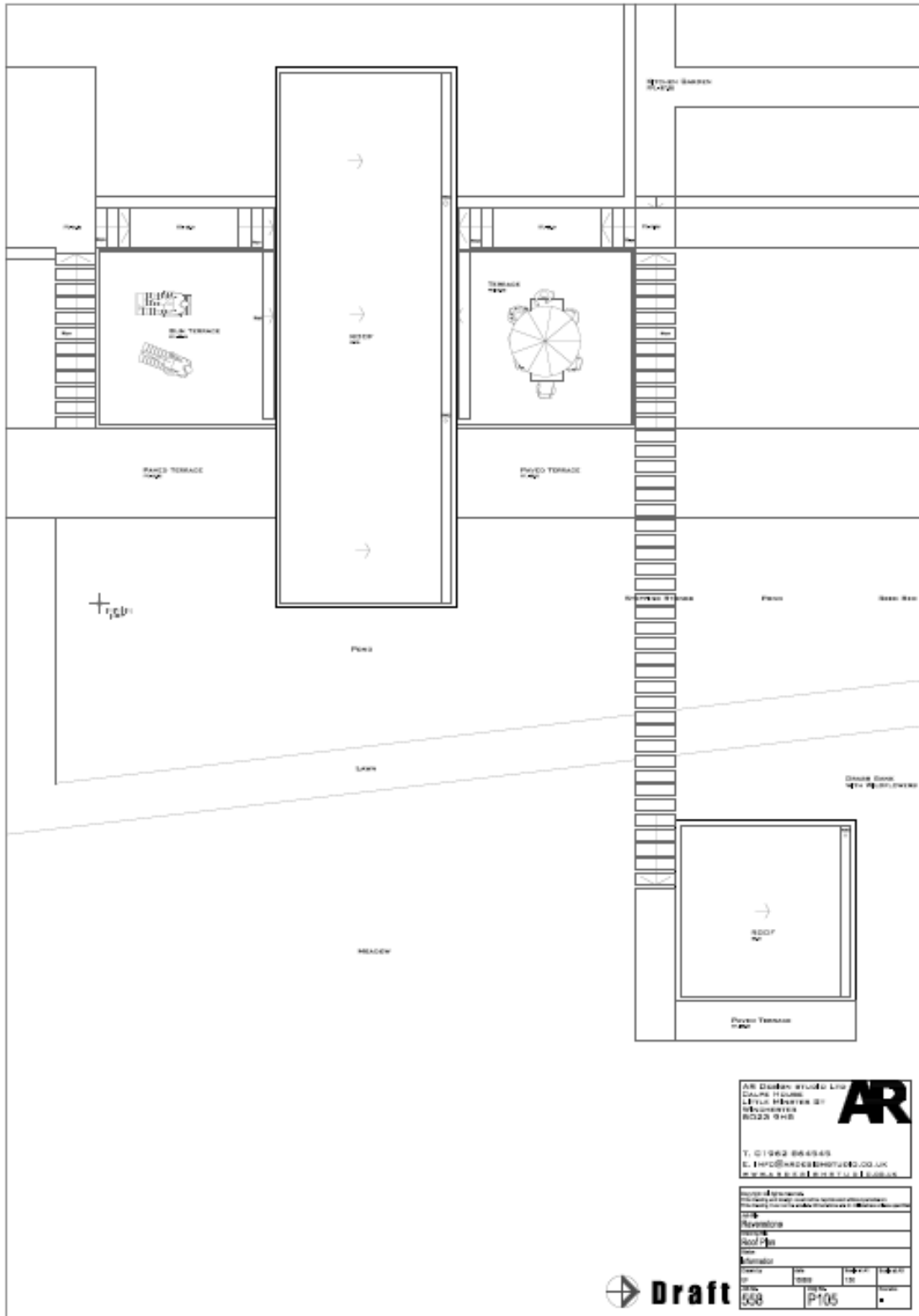


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Client	[Redacted]		
Architect	AR Design Studio Ltd		
Date	18/11/14	Scale	1:100
Sheet No.	558	Project No.	P102



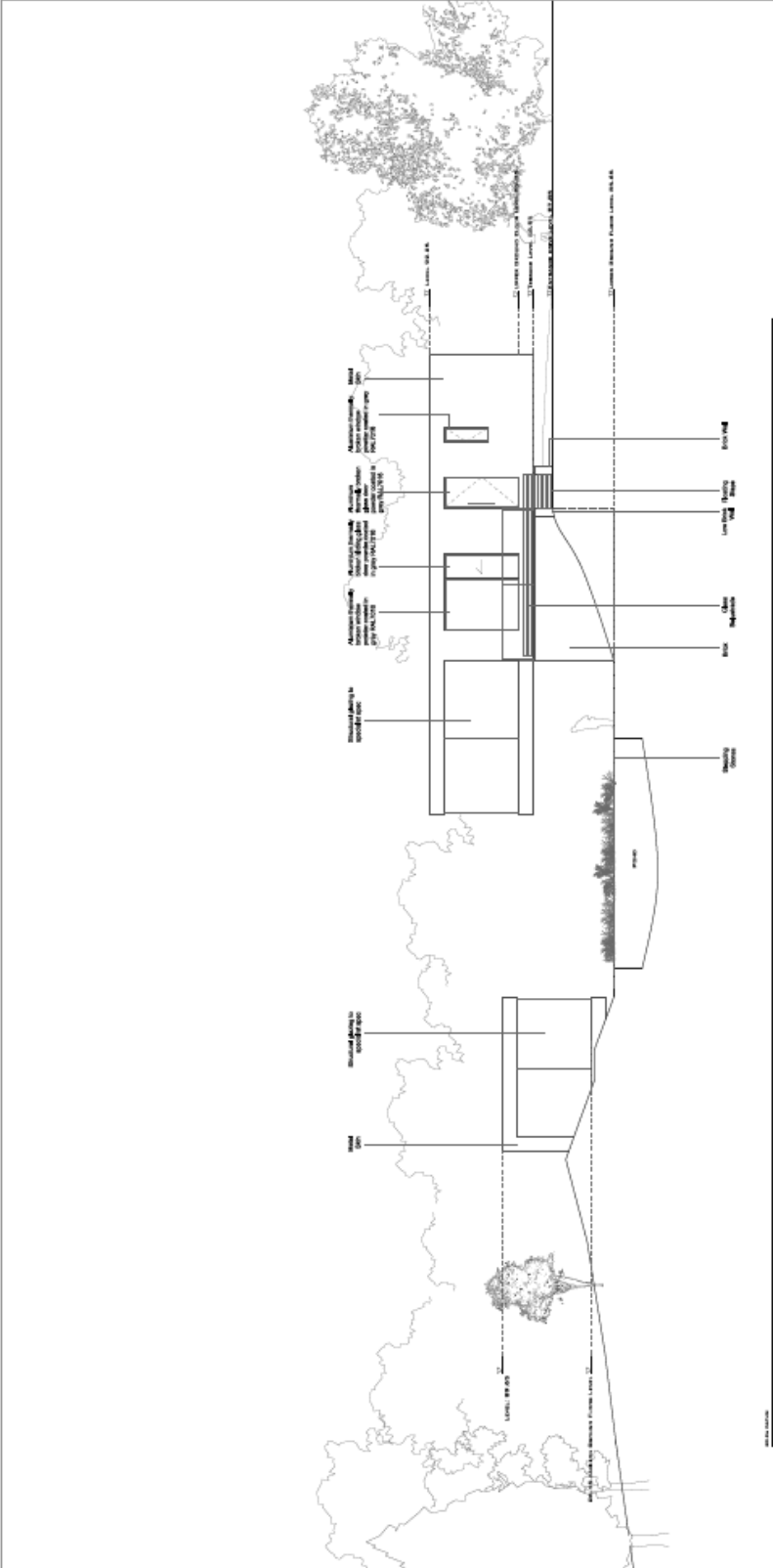
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Project Name
 Location
 Date
 Author

Rev	By	Date	Description
001	AR	15/05/2010	Issue for P105



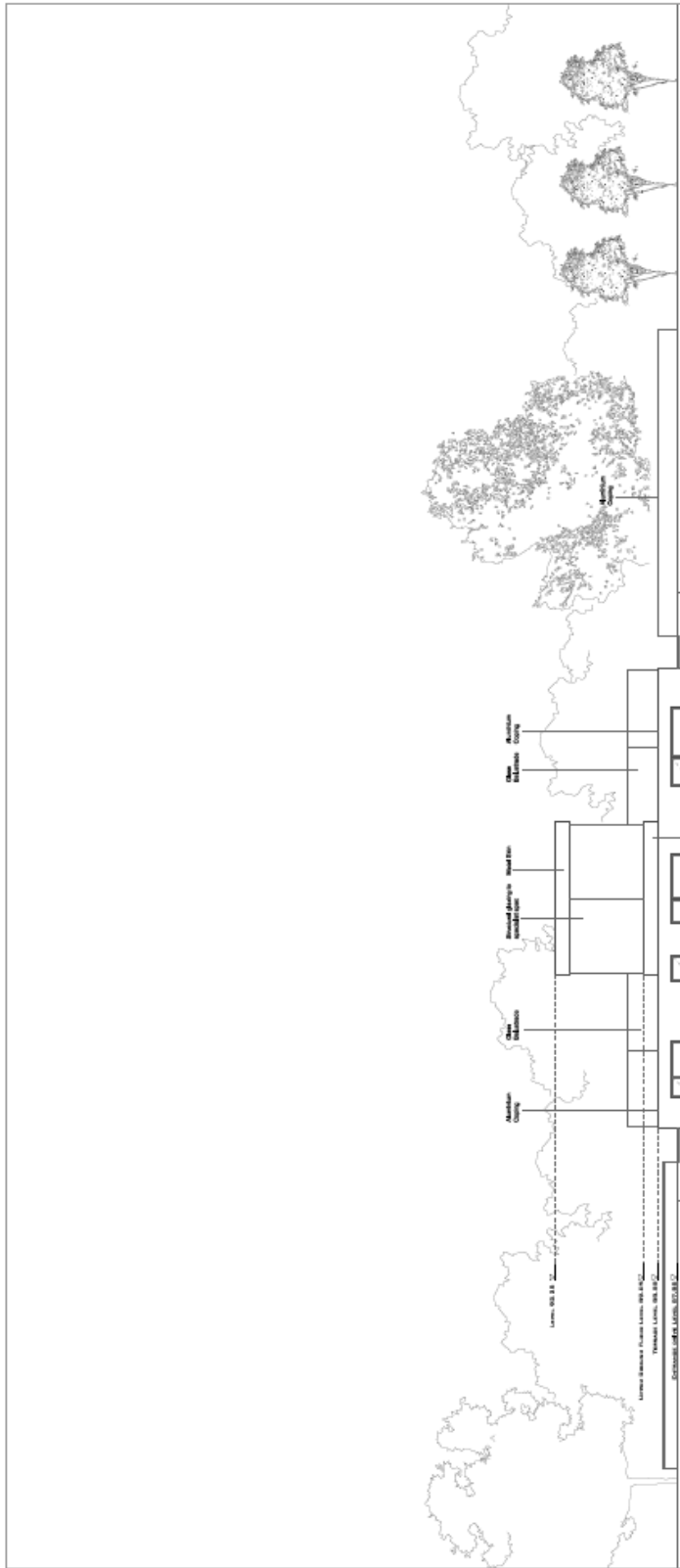
NORTH ELEVATION

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PROJECT: 11111111 DRAWING NO: 11111111	
DRAWING TITLE: Proposed North Elevation	
DATE: 11/11/11	SCALE: 1:50
DRAWN BY: P113	CHECKED BY:



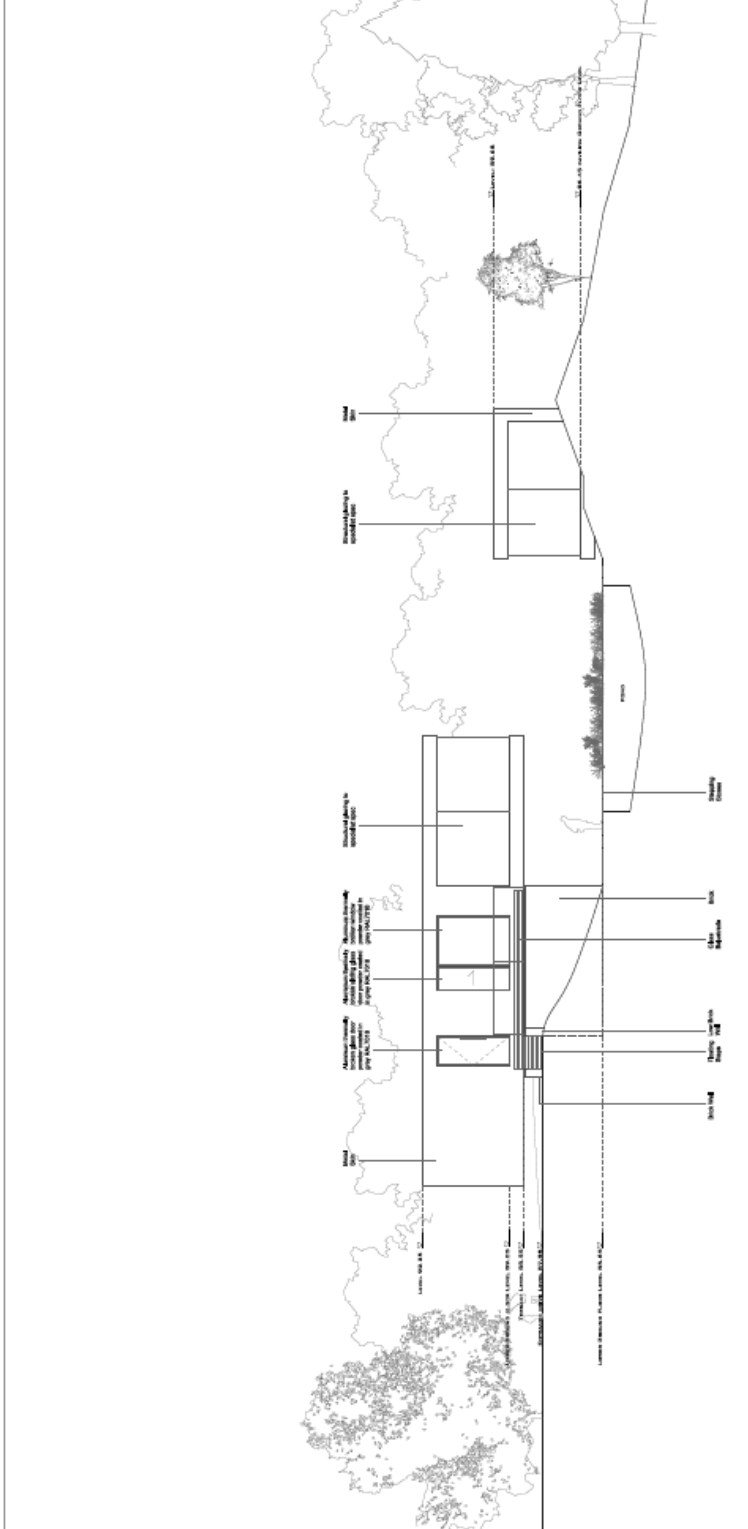
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Project Name		Proposed East Elevation	
Client	Ref	Date	Scale
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Drawn by			
Checked by			
Drawing No		P110	
Sheet No		-	

EAST ELEVATION



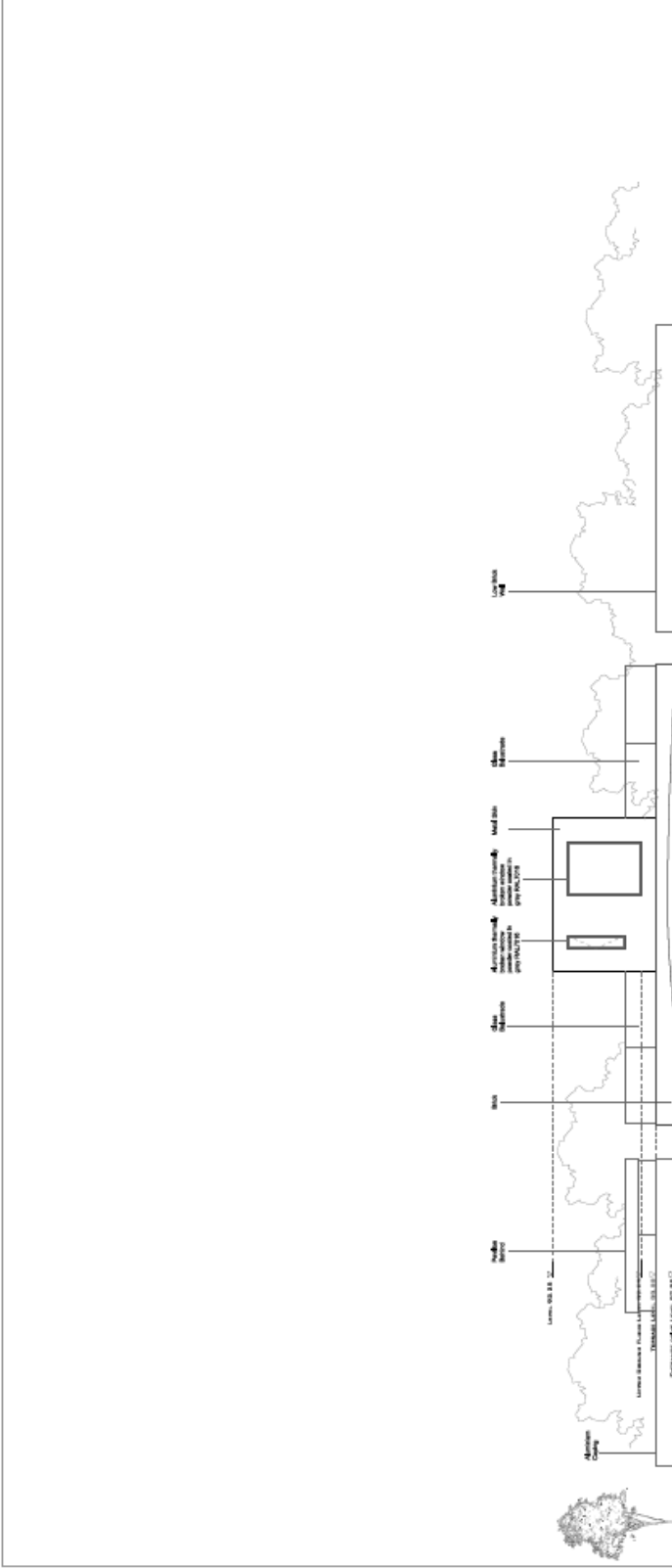
SOUTH ELEVATION

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Project Information	
Project Name	Residential
Client	Residential
Location	Residential
Scale	1:50
Date	2023
Sheet No.	558
Project No.	P111



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Client: [Redacted]

Project: [Redacted]

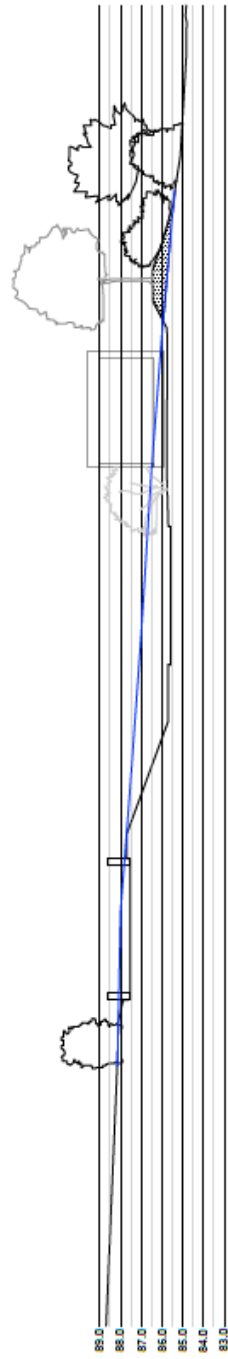
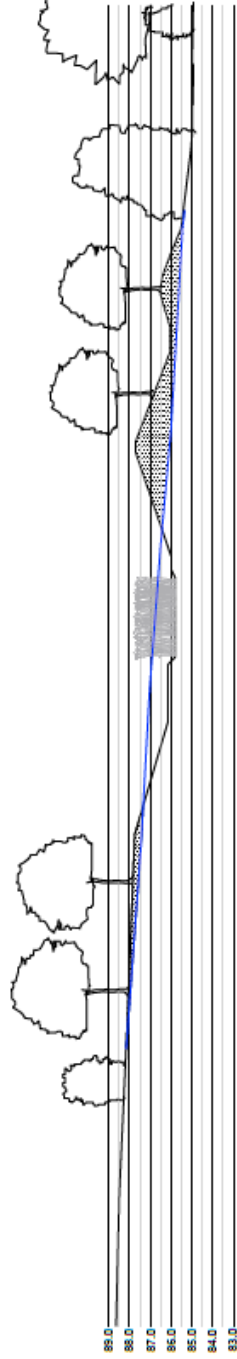
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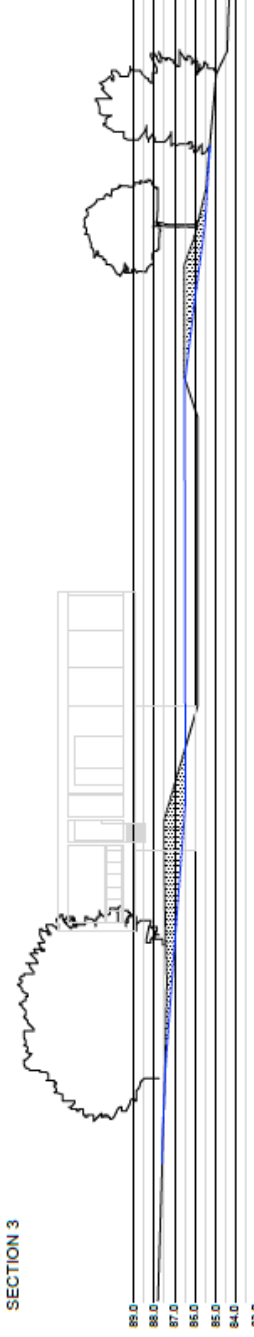
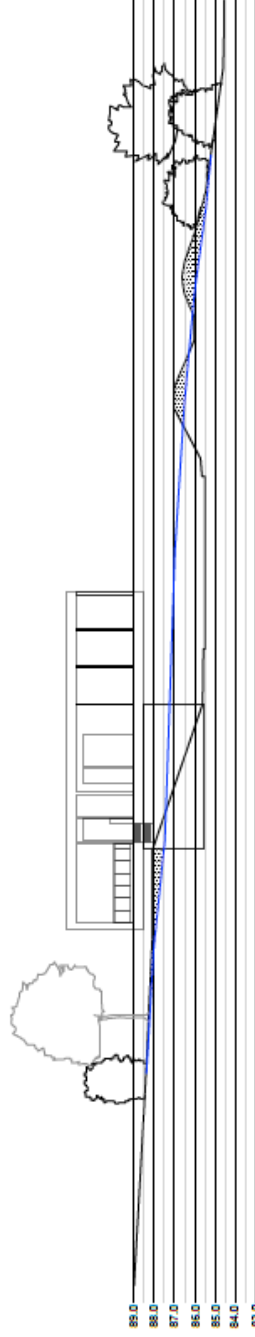
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WEST ELEVATION



Northend, Ravenstone
Landscape Sections
1 and 2

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Scale 1:200 @ A3
Date August 2015
Disc Planning



Northend, Ravenstone
Landscape Sections
3 and 4

Page: 017.05.02
Date: 1:200 @ A3
Date: August 2015
Type: Planning

Appendix to 15/02777/FUL

A1.0 RELEVANT PLANNING HISTORY

(A brief outline of previous planning decisions affecting the site – this may not include every planning application relating to this site, only those that have a bearing on this particular case)

A1.1 MK/66/86

Continued use of garage as workshop for precision engineering and historic car restoration at Northend Cottage, 1 Northend Ravenstone.
Permission 06/03/1986 – Personal to applicant.

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

A2.1 None

A3.0 CONSULTATIONS AND REPRESENTATIONS

(Who has been consulted on the application and the responses received. The following are a brief description of the comments made. The full comments can be read via the Council's web site)

Comments

Officer Response

A3.1 Conservation And Archaeology

A Senior Conservation Officer responded on 13th January 2016. They noted that the existing paddock added cumulatively to the open rural setting of the nearby grade 2 listed building and the context of the Ravenstone Conservation Area but that it is not an essential element of that setting.

The Senior Conservation Officer stated that a single dwelling and outbuilding would not unduly disrupt the prevailing rurality. This is particularly the case given that much of the space will be used as garden with a relatively small scale dwelling.

The Senior Conservation Officer advised that the lack of harm caused to the setting and context of nearby listed buildings and the conservation area established the principle of the development in conservation terms.

The Senior Conservation Officer noted the controversial nature of the contemporary design but stated that impact was mitigated by the limited scale and carefully designed landscaping. Although the style is not innovative or ground-breaking it would appear to be an attractive structure which

Noted. Impact on heritage assets is discussed in paragraphs 5.37-5.40.

has the potential to be a benign presence that adds to the local interest and character rather than diminishing it. There are no objections on conservation grounds.

A3.2 Landscape Architect

Responded on 4th December 2015 and provided further comments on 16th December 2015. The Senior Landscape Architect stated that they were satisfied that sufficient consideration had gone into the design and planning of the proposal with respect to landscape. A full and detailed landscape scheme was requested by condition to mitigate impact on the open countryside. It was also noted that the landscape scheme would need to be informed by comments from Countryside and Arboricultural Officers.

Noted. Impact on the natural environment is discussed in paragraph 5.27 and ecology is discussed in paragraphs 5.41-5.47. Conditions are listed in section 6 with condition 16 relating to landscape.

A3.3 Countryside Officer

Responded 29th January 2016. No objection was raised to the proposal but a number of issues were discussed. The landscape proposal was commended for its incorporation of a number of biodiversity enhancements but these could be improved with small modifications.

The proposed removal of Blackthorn, Elm and Elder along with their stumps from the existing hedgerow will harm habitats currently provided by the hedgerow. It is recommended that more effort be made to retain existing hedgerow species and to retain dead wood and root systems due to their high value as habitat.

Noted. Impact on the natural environment is discussed in paragraph 5.27 and ecology is discussed in paragraphs 5.41-5.47. Conditions are listed in section 6 with condition 8 relating to external lighting, 9 relating to biodiversity enhancement and condition 10 relating to a reptile survey. Condition 5 requires a revised tree and hedgerow protection plan.

Landscape and biodiversity schemes should maximise

benefit for wildlife and incorporate native plants, shrubs and trees as well as nectar bearing plants.

It was recommended that bat and bird features be built into outbuildings around the site. Those mounted on the outsides of buildings as it is difficult to guarantee their maintenance and replacement.

The Ecological Assessment submitted acknowledges that parts of the site are used by bats for commuting and foraging. IT was recommended that lighting was kept to a minimum around the perimeter trees and hedges. If outdoor lighting is required it should be 'bat friendly' and subject to approval by the local planning authority.

The Ecological Assessment submitted acknowledges that reptile habitats may be present on the site. A supplementary reptile survey will need to be undertaken prior to commencement of development to assess their use of the site and inform mitigation measures to limit impact on the species.

It was noted that nests, eggs and young of all wild birds are protected from intentional disturbance, destruction or damage by Section 1 of the Wildlife & Countryside Act 1981.

Conditions were recommended with respect to the following:

- An updated reptile assessment.
- A detailed landscape and biodiversity enhancement scheme.

- A lighting scheme if outdoor lighting is included
- That mature trees, if felled or significantly reduced, be inspected by a qualified ecologist prior to tree works

A3.4 MKC Urban Design

Responded initially on 27th November 2015. Comments were made in relation to the way in which the scheme addresses the criteria for paragraph 55 of the National Planning Policy Framework.

Noted, design is discussed in paragraphs 5.11-5.22.

It was noted that the applicant has argued that the cantilevered design is an innovative solution to achieving an appearance which would not be possible using traditional structural solutions.

The building is a bespoke piece of contemporary architecture using high quality materials to achieve a high level of energy efficiency.

The building has been designed to sit, largely screened from public view within a high quality landscape scheme which makes use of existing landscape character and features.

The applicants have provided a detailed review of local materials and design and produced an argument that relates their choices to the local vernacular. The Urban Designer stated that samples of materials would need to be examined. These were submitted and reviewed with the Urban Designer stating that they were acceptable but that a

sample panel for the bricks would be required to ensure a high quality finish.

A3.5 Landscape Services Manager - Trees

The Senior Arboricultural Officer commented on the scheme on 28th and 29th January 2016. Several points were noted.

- There are discrepancies between the proposals described in the submitted Tree Survey and Tree Protection Plan NC03 Rev. A (electronically registered 13th November 2015) and the revised Landscape Layout Plan 017.025J (electronically registered 26th January 2016).
- The tree protection measures described in the arboricultural report are not adequate. More extensive protection was recommended for all retained trees and hedges. Plans showing the correct extent of the tree protection fencing should be submitted.
- The tree protection plan proposes to remove all the hedgerows to the west of the site. The Arboricultural Officer has advised that this is not acceptable. It is wasteful and damaging to valuable wildlife habitats. Management of the hedgerows is recommended with new planting in gaps as proposed in the revised Landscape Layout Plan 017.025J (electronically registered 26th January 2016).
- A more conservative program of work is recommended to a number of the trees and groups identified in the Tree Protection Plan and supporting

Noted. Impact on the natural environment is discussed in paragraph 5.27 and ecology is discussed in paragraphs 5.41-5.47. Conditions are listed in section 6 with condition 5 requiring a revised tree and hedgerow protection plan and condition 6 specifies tree protection methods.

survey.

- It was noted that the proposed entrance splay required by highways should not have a great impact upon the Goat Willows or the Norway Spruces of close to the entrance. The Goat Willow nearest the splay, however, is of fairly poor quality so its removal, should that be necessary to accommodate the splay, would be acceptable.
- The tree planting proposals are acceptable.
- Conditions were recommended specifying tree protection measures, that work to trees be carried out by suitably qualified professionals, that a new detailed root protection and tree protection plan be submitted for approval.

A3.6 Environmental Health Manager

Noted

No Comments received.

A3.7 Development Plans

Development Plans responded to consultation on 6th January 2016. The following points were raised.

Noted. Principle of development is discussed in paragraphs 5.1-5.10 with the status of saved policy S10 of the Milton Keynes Local Plan 2001-2011 specifically in paragraphs 5.1-5.3.

- As the proposed development lies within designated open countryside, saved policy S10 of the Milton Keynes Local Plan 2001-2011 would apply.
- The development would not accord with the provisions of this policy.
- This is to be set against paragraph 55 of the National Planning Policy Framework with, in this case, particular reference to the final clause relating to the

- exceptional quality or innovative nature of the design.
- In the absence of evidence that this proposal would be truly outstanding or innovative, it should be refused as contrary to saved policy S10.

A3.8 Highways Development Control

The Highways Engineer responded initially on 22nd December 2015. They expressed some concerns due to the use of a single track road along much of its length. Some passing places were noted but there is one long stretch where there may be a need to reverse at a point of conflict. As this is where traffic would be at its lightest, the Highways Engineer raised no objections on this point.

The proposed access was initially unacceptable and included a retaining wall on Highways Land. The proposal was subsequently modified incorporating alterations to the highway outside the entrance to the site and visibility splays. The Highways Engineer confirmed on 24th February that they had no objections to the revised scheme.

Conditions were recommended to ensure parking provision and to require Local Planning Authority approval of full details of access construction. An informative was also recommended requiring a section 278 agreement to be reached in relation to works on the highway.

Noted. Issues of access and parking are discussed in paragraphs 5.28-5.29. Conditions are listed in section 6 with conditions 7 and 14 relating to access and parking respectively.

A3.9 Councils Archaeologist

Responded 4th December 2015. Having assessed the proposal against the Milton Keynes Historic Environment

Noted

Record the Senior Archaeological Officer noted that no pre-determination archaeological, investigations would be required and no archaeological conditions were recommended.

A3.10 Parish – Ravenstone

Responded 12th December 2015 neither objecting nor supporting the application. The Parish Council had mixed views with some supporting the proposal and others objecting. The Parish Council requested that certain concerns be considered.

Noted: The design in relation to paragraph 55 of the National Planning Policy Framework 2012 is discussed in paragraphs 5.11-5.22. A landscape condition has been recommended in section 6, condition 16.

The proposed development should not be allowed to set a precedent and make further development outside the current village development boundary easier.

It was requested that the Council ensured that the special circumstances of Paragraph 55 of the National Planning Policy Framework were satisfied if minded to approve the application.

Some Parish Councillors were concerned whether the proposal did significantly enhance its immediate setting and was sensitive to the defining characteristics of the area and requested that particular care be taken when considering these aspects.

The integrated nature of landscape and building in this case was acknowledged and a pre-occupation landscape condition was requested.

A3.11 Ward - Olney - Cllr P Geary – none received	Noted
A3.12 Ward - Olney - Cllr Hosking – none received	Noted
A3.13 Ward - Olney - Cllr McLean – none received	Noted
<p>A3.14 Local Residents The occupiers of the following properties were notified of the application: North End Stables North End Ravenstone Hobbes Cottage North End Ravenstone North End Farm North End Ravenstone John Tythes Barn North End Ravenstone</p>	Noted
<p>A3.15 Four Third Party representations objecting to the proposed development were received from the occupiers of Hobbes Cottage, North End, Ravenstone; North End Ravenstone; North End Farm, North End, Ravenstone, The Old Vicarage, North End Ravenstone. The following concerns were raised:</p>	Noted
<p>A3.16</p> <ul style="list-style-type: none"> • The proposed development is outside the village envelope. 	<p>Noted. Principle of development in relation to development beyond the settlement boundaries defined in the Milton Keynes Local Plan 2001-2011 is discussed in paragraphs 5.1-5.10 with the status of saved policy S10 of the Milton Keynes Local Plan 2001-2011 specifically discussed in paragraphs 5.1-5.3.</p>
<p>A3.17</p> <ul style="list-style-type: none"> • Approval of the scheme would set a precedent making it easier for further development in the countryside around the village. 	<p>Noted. The requirement for approval of this type of home to be exceptional is discussed in paragraphs 5.5 and 5.6.</p>
<p>A3.18</p> <ul style="list-style-type: none"> • The lane is already used by residents of North End and for deliveries and employee journeys to and from 	<p>Noted. Access and traffic is discussed in paragraphs 5.30-5.36.</p>

the Engineering Business. Additional traffic will further degrade the surface of the road.

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| A3.19 | <ul style="list-style-type: none">● The design of building proposed is not in character with other buildings in the village. Buildings on North Lane are stone or weathered brick and either have thatched or slate roofs. | Noted. The requirement for the proposed development to relate to the surrounding area is discussed in paragraphs 5.14-5.17 and paragraphs 5.37-5.40. |
| A3.20 | <ul style="list-style-type: none">● Starter homes in the village for locals would be more appropriate additions to the village. | Noted. The application relates to a single dwelling house and the merits of this application only. Its merits relative to other potential schemes is beyond the scope of this application. |
| A3.21 | <ul style="list-style-type: none">● Views of the countryside around the site would be spoiled by the house's presence. | Noted. Impact on surrounding area is discussed in paragraphs 5.19-5.21. |
| A3.22 | <ul style="list-style-type: none">● The house is not sensitive to the local area and would not improve the local area. | Noted. The relationship between the development and the surrounding area is discussed in paragraphs 5.11-5.22 and paragraphs 5.37-5.40. |
| A3.23 | <ul style="list-style-type: none">● The entrance to the site is on a section of the highway signposted as unsuitable for vehicle traffic. | Noted. The highway outside the site is to be widened and improved as part of the development. Access is further discussed in paragraphs 5.30-5.36 |
| A3.24 | <ul style="list-style-type: none">● Some of the site is in the conservation area and a modern building is inappropriate here. | Noted. Development in relation to designated heritage assets is discussed in paragraphs 5.37-5.40. |
| A3.25 | <ul style="list-style-type: none">● The Ravenstone Structure Plan (dated 1983) stated that there will be a strong presumption against development outside the village. | The policies in the 1983 Ravenstone Structure plan would have been superseded by later Buckinghamshire Structure Plans and Milton Keynes Local Plans. This concern relates to the principle of development, discussed in paragraphs 5.1-5.10. |
| A3.26 | <ul style="list-style-type: none">● The same plan states that building materials within the Conservation Area should be squared limestone rubble with slate thatch or clay tiles. | Noted. This policy would have been superseded by later local plans. Design and development in relation to designated heritage assets is discussed in paragraphs 5.37-5.40. |
| A3.27 | Two Third Party representations supporting the application was received from the occupiers of North End Stables and Horseshoe Barn, both on North End. The following | Noted |

comments were made.

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| A3.28 | <ul style="list-style-type: none">• The proposed dwelling is appropriate given existing planning policy. | Noted. This is discussed in paragraphs 5.53-5.55. |
| A3.29 | <ul style="list-style-type: none">• The proposed dwelling would not be easy to see through the roadside hedgerow and would be attractive when glimpsed. It could also be easily ignored. | Noted. This is discussed in paragraphs 5.11-5.22. |
| A3.30 | <ul style="list-style-type: none">• The design appears to be of exceptional quality. | Noted. This is discussed in paragraphs 5.11-5.22. |
| A3.31 | <ul style="list-style-type: none">• When the applicants move into the new house, their personal permission relating to the business use at North End Cottage will lapse resulting in a net reduction in traffic. | Noted. Should the applicant not move this will not be the case. The applicant has indicated that they would be willing to enter into a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) to cease the business use of the outbuilding to the north of North End Cottage prior to the occupation of the proposed dwellinghouse. This is discussed in paragraphs 5.25 and 5.33. |