

**Planning Ref:** 14/00798/FUL

**Site:** The Sheds, Barton-on-the-Heath.

**Proposal:** Construction of a new detached dwelling and associated landscaping work.

### **Comments of the Cotswolds Conservation Board**

1. The Cotswolds Conservation Board ('the Board') was established by Parliament in 2004.

The Board has two statutory purposes<sup>1</sup>:

- a) to conserve and enhance the natural beauty of the AONB; and
- b) to increase the understanding and enjoyment of the special qualities of the AONB.

In fulfilling these roles, the Board has a duty to seek to foster the economic and social well-being of people living in the AONB.

2. The Board notes that the applicant relies on the contents of paragraph 55 of the National Planning Policy Framework (NPPF) to justify this proposal for a new isolated dwelling in the open countryside without any agricultural or forestry need.

3. Two of the criteria of paragraph 55 which are required to be met are that the design of the dwelling should

“Significantly enhance its immediate setting” and

“Be sensitive to the defining characteristics of the local area”

4. If the Council were minded to grant this application the Board would wish the Council to be sure that the proposal complies with these requirements. The Board is of the view that this site is clearly agricultural in character. It is not convinced that the introduction of a dwelling with areas of hard standing for vehicles, mown grass, raised beds, water features and other domestic paraphernalia “significantly enhances” the immediate setting of the site in a way which is “sensitive to the defining characteristics of the local area”.

5. In view of this concern, the Board is not convinced that the proposal meets all the requirements of paragraph 55, nor does it conserve and enhance the natural beauty of the Cotswolds AONB as required by paragraph 115 of the NPPF.

6. The Board notes local support for the scheme has been expressed due to the personal circumstances of the applicant. However, this is not a factor to be given weight with respect to paragraphs 55 and 115 of the NPPF. It does not appear to be the case that the applicant is proposing a personalised permission.

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<sup>1</sup> Section 87, Countryside and Rights of Way Act 2000.