

## COMMITTEE SITE VISIT REPORT

Attendance – Verbally updated at Committee

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<b>APPLICATION NO.</b>	P07/W0155
<b>APPLICATION TYPE</b>	FULL PLANNING PERMISSION
<b>REGISTERED</b>	09.02.07
<b>PARISH</b>	NORTH MORETON
<b>WARD MEMBER(S)</b>	Mr Patrick Greene
<b>APPLICANT</b>	Mr & Mrs L Wardle
<b>SITE</b>	Purple Heather, North Moreton
<b>PROPOSAL</b>	Removal of conservatory extensions, removal of flat roof extension. Alterations and extension to form two storey dwelling.
<b>AMENDMENTS</b>	
<b>GRID REFERENCE</b>	456154/189479
<b>OFFICER</b>	Miss G Napier

### 1.0 INTRODUCTION

- 1.1 This application has been referred to the Planning Committee at the request of the local member, Councillor Patrick Greene.
- 1.2 The site, Purple Heather is located at the centre of the settlement of North Moreton, on the High Street. It is a single storey detached dwelling and is constructed from brick with timber fittings. The property has an integral garage and there is a flat roof extension to the southern (side) elevation and a lean-to glazed extension to the western (front) elevation. The property lies within the North Wessex Downs Area of Outstanding Natural Beauty and the North Moreton Conservation Area.
- 1.3 The site is identified on the Ordnance Survey extract **attached** at Appendix 1.

### 2.0 PROPOSAL

- 2.1 The application seeks full planning permission for the removal of the conservatory and flat roof extensions and to extend and alter the property to create a two storey dwelling. The two storey extension will largely cover the same footprint as the

existing dwelling and is to measure some 11.5 metres in width by some 7.3 metres in depth. The height of the property is to be increased from some 5.1 metres to the ridge to some 8.8 metres.

2.2 A single storey pitched roof extension is proposed to the side (south) elevation of the property and is to be set back from the front of the property by some 2.0 metres. It measures some 4.4 metres in width by some 5.4 metres in depth with a maximum height to the pitch of some 5.7 metres. To the rear of the property, the 'L- shaped' single storey element is to remain but will be altered slightly to include the construction of a pitched roof and the exterior of this part of the dwelling is to be rendered.

2.3 Accommodation is also proposed within the roof space at second floor level and rooflights to the rear elevation will provide light to the two bedrooms and bathroom.

2.4 There are two significant trees in the front garden of the property; a mature Yew and a mature Horse Chestnut which will need to be protected during the course of the development.

A copy of the submitted plans and the Design and Access Statement are **attached**  
2.5 at Appendix 2.

2.6 A previous application which was submitted in 2006 (P06/W0428), was withdrawn by the applicant after the Council advised that the timber clad chalet style bungalow was unacceptable due to the detrimental impact it would have on the character and appearance of the North Wessex Downs Area of Outstanding Natural Beauty and the North Moreton Conservation Area as well on the setting of surrounding listed buildings.

2.7 A copy of the withdrawn plans is **attached** at Appendix 3.

### 3.0 CONSULTATIONS & REPRESENTATIONS

3.1 County Archaeological Services No objection subject to standard informative.

Conservation Officer (SO) No objection subject to condition to ensure that the quality of materials and construction are

Acceptable.

Forestry Officer

No objection subject to condition

North Moreton Parish Council      Recommends refusal. The proposed extension is much too large and high. The proposal would have a detrimental impact on surrounding listed buildings and on the character and appearance of the Conservation Area.

Neighbour Objectors (2)      • ‘The building is close to our boundary’ and ‘Purple Heather is built’ on land which is ‘at least 8 feet higher than our ground level and as a result any 3 storey dwelling’.....will be ‘totally overwhelming to our property’. ‘We would be overlooked from several aspects’. ‘98% of our land is to the front of our property. The pleasure derived from using our garden will be ruined. ‘The development [would] affect the views over the village’. ‘We consider the whole proposal to be totally un-neighbourly and inappropriate...’

- ‘To allow [such] a three storey development on a single plot would not only affect our [light] privacy [and views]but go against the village precedents’. ‘The view from the upstairs of our house..... would be ruined by a three storey building. The development lacks off-street parking provision.

#### **4.0 RELEVANT PLANNING HISTORY**

4.1 P06/W0428. Removal of conservatory extensions, removal of roof and repitching to form first floor accommodation. Single storey front and side extensions, erection of detached carport. Withdrawn prior to determination on 05 June 2006.

#### **5.0 POLICY & GUIDANCE**

5.1 Adopted South Oxfordshire Local Plan Policies (SOLP 2011):

C2 – Areas of outstanding Natural Beauty

CON5 – Setting of listed buildings

CON7 – Proposals affecting conservation areas

H13 – Extensions to dwellings

South Oxfordshire Design Guide.

## 6.0 PLANNING CONSIDERATIONS

### 6.1 The main issues to consider with this application are:

- Impact on the landscape quality and distinctiveness of the North Wessex Downs Area of Outstanding Natural Beauty.
- Impact of the proposal on the setting of surrounding listed buildings.
- Impact on the character and appearance of the North Moreton Conservation area.
- Whether the proposal is unneighbourly.
- Design and scale of the proposal.

### **The impact on the landscape quality and distinctiveness of the North Wessex Downs Area of Outstanding Natural Beauty.**

#### 6.2

The site lies within the North Wessex Downs Area of Outstanding Natural Beauty and the fundamental aim of planning policies is to conserve or enhance the natural beauty and special landscape quality of the area in accordance with Policy C2 of the South Oxfordshire Local Plan 2011.

#### 6.3

The existing single storey dwelling is constructed from beige bricks with timber fittings and is a modern dwelling in comparison to the surrounding listed buildings which originate from the sixteenth and seventeenth centuries. The 1950's bungalow is considered to neither conserve nor enhance the quality of the area due to its character and design although it is acknowledged that current views of the property from the High Street and other locations within the village are limited due to its profile and to the boundary treatment to the front of the dwelling. It is considered that although the increase in height of the property will increase its prominence within the street scene, the design and character of the proposed dwelling which is more in keeping with local traditions would act to preserve and enhance the appearance of the AONB.

### **The impact of the proposal on the setting of surrounding listed buildings.**

#### 6.4

Purple Heather is surrounded by a number of listed buildings including residential dwellings and the grade I listed Church of All Saints. The area is characterised by a variety of properties including extensive dwellings and modest cottages. The proposed extensions which will turn Purple Heather in to a two storey dwelling are considered by officers to be in keeping with the character of the area and the use of quality, traditional materials in the build will avoid any detrimental impact on the setting of surrounding listed buildings.

## **The impact on the character and appearance of the North Moreton Conservation area.**

6.5

Policy CON7 of the SOLP aims to ensure that new development should not harm the character or appearance of the Conservation Area. The existing bungalow is not in keeping with local architectural traditions in terms of its design, form or materials and there is therefore the potential to remodel the property so that it makes a greater contribution to the conservation area. The extended dwelling would not appear intrusive or out of character with the area which exhibits a very broad range of dwelling sizes and types and the materials that are to be used in the construction of the extended Purple Heather, including the orange bricks are in keeping with the local vernacular. The alteration of the dwelling is considered to contribute positively to the character and appearance of the North Moreton Conservation Area.

6.6

### **Design and scale of the proposal.**

The area is made up of semi-detached houses and large detached properties. The form of the roof is to be simplified by replacing existing hipped roofs with gables. The scale of the proposed building should be determined by the size of the neighbouring buildings and its relationship to those buildings. Having regard to the distance between Purple Heather and neighbouring properties and to the mix of dwelling types along High Street and within the village, Officers consider that the design and form is acceptable and in keeping with the character of the area.

### **Whether the proposal is unneighbourly.**

6.7

Policy H13 of the SOLP seeks to resist development that would be harmful to the amenities of occupants of nearby properties. The scheme proposes a building larger in scale than the existing single storey dwelling on the site although the footprint is not significantly larger. Whilst accommodation is proposed over three floors, the second floor would be provided within the roof space and the positioning of openings has been carefully considered to limit the overlooking of neighbouring

6.8

properties.

The extended dwelling would not project any further forward in the plot than the line of the existing integral garage which is some 9 metres from the High Street, nor will the extended property project any further in to the rear garden than the existing property. The garden belonging to North Moreton House (NMH) surrounds Purple Heather along two of its boundaries to the north and east. The majority of the garden at NMH is located to the front of the property and there is currently no overlooking between the two properties due to the low profile of Purple Heather. In order to limit overlooking of the garden belonging to NMH by the occupants of Purple Heather, the first floor windows will be screened by the roof above the single storey element to the rear of the property and the roof lights at second floor level

6.9

will have a minimum floor to sill height of 1.8 metres to ensure that they are above

eye level.

Although the bungalow lies at a higher ground level than NMH and to the fact that the property will be increased in height by some 3.7 metres as a result of its extension, the careful positioning of the windows to the rear elevation of Purple Heather and to the distance between the two properties of some 40 metres, means that the overall impact of the proposal on the amenities of the occupants of NMH is not considered to be significantly detrimental to warrant the refusal of planning permission.

The single storey side extension lies at a distance of some 10 metres from the boundary with no.1 Park-side Cottages and the two storey element of the property is some 14.5 metres from the shared boundary. Having regard to the distance of the property from the boundary with Park-side Cottages and to the dense vegetation that marks the boundary between the two dwellings, the proposal is not considered to have a detrimental impact on the amenities of the occupants of no.1 Park-side Cottages.

The occupants of Cobbs Farm House which lies opposite Purple Heather are concerned that the development would have a detrimental impact on their privacy and their views across the village. However, there is a distance of some 26 metres between the two properties and Purple Heather faces on to the public façade of the neighbouring dwelling with the High Street separating the two properties. The neighbouring dwelling is itself a two storey property and no windows are proposed at second floor level on the front elevation of Purple Heather.

## **7.0 CONCLUSION**

7.1 That planning permission is granted because in your Officer's opinion, the development will not result in demonstrable harm to the amenity of the occupiers of the nearby neighbouring properties, to the character and appearance of the Area of Outstanding Natural Beauty or the Conservation Area or to the setting of surrounding listed buildings.

## **8.0 RECOMMENDATION**

**8.1 Planning permission is recommended subject to the following conditions:**

- 1. Commencement three years**
- 2. Sample materials walls and roof**
- 3. Window and joinery details**
- 4. Tree protection measures for the Yew and Horse Chestnut in accordance with BS:5837- 2005.**
- 5. Cast iron rainwater goods.**
- 6. Conservation rooflights**

7. **No additional windows in the east and west elevations of the property**
8. **Flat or flared arch brick or stone lintels above openings**

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