

REPORT 5

APPLICATION NO.	P07/E0413
APPLICATION TYPE	FULL
REGISTERED	23.03.2007
PARISH	ASTON ROWANT
WARD MEMBER(S)	Mrs Dorothy Brown
APPLICANT	Mr & Mrs D Brown
SITE	Jasmine Cottage 1 The Green Aston Rowant
PROPOSAL	Single storey side and rear extension.
AMENDMENTS	As amended by Drawing Nos. 07002-P02B, P03B & P04B accompanying Agent's letter dated 30 April 2007
GRID REFERENCE	472997/199289
OFFICER	Mrs A.M. Fettiplace

1.0 INTRODUCTION

- 1.1 This application is referred to Planning Committee at the discretion of the Head of Planning.
- 1.2 The site, shown on the **attached** OS extract, extends to approximately 0.18 ha and lies on the north east side of Aston Rowant village green. Jasmine Cottage is an attractive brick and flint chalet style property that has previously been extended at the rear. Pedestrian access exists to the front of the dwelling with vehicle access to the side. A large studio/outbuilding has been erected in the rear garden.
- 1.3 The dwelling lies within the Aston Rowant Conservation Area and its boundary is some 8 metres distant from the neighbouring dwelling, Bay Tree House.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for the erection of a single storey side and rear extension that would provide a new family room and guest suite. Amended plans have been submitted that reduce the width and depth of the extension and alter the roof pitch.
- 2.2 The proposed extension, as amended, has a width of some 7.5 metres and a maximum depth of 9 metres. It would be erected using matching brick and flint and it would have an overall height of 4.6 metres. The existing brick and flint frontage wall would be retained.
- 2.3 In support of the application, the extension has been designed such that its scale, proportion and plan width would appear sympathetic to the existing cottage.
- 2.4 Floor plans and elevational drawings are **attached** to the report. Also **attached** is a copy of the agent's Design and Access Statement.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Parish Council Objection to original and amended plans - inappropriate in scale and design in a Conservation Area. Out of character with other smaller houses facing the historic green.
- Conservation Officer Objection to both original and amended plans. The proposed extension is too large and would neither preserve nor enhance the character and appearance of the Aston Rowant Conservation Area.
- Countryside Officer No objection subject to an appropriate condition. It is unlikely that great crested newts or moths would be adversely affected by the proposal in any significant way.
- English Heritage Letter received confirming that they are processing a request to consider listing Jasmine Cottage.
- Letters of objection from 13 local residents The main points raised are as follows:
- Over development of a modest cottage
 - It will spoil the traditional character of the cottage
 - It will reduce the gap between properties
 - It will set a precedent for other spaces around the Green to be developed
 - It will harm the character of the Aston Rowant Conservation Area
 - The proposed extension would disturb Great Crested Newts and damage their habitat
- Letters of support from 4 local residents The proposed extension would appear in keeping with the character of the existing cottage. Conservation Areas cannot be preserved in aspic.

4.0 RELEVANT PLANNING HISTORY

- 4.1 P81/N0431/O - Erection of a house and double garage. Refused July 1981. Dismissed on appeal July 1982

P84/N0760 - extensions and alterations. Approved January 1985

P00/N0032 - Studio/summerhouse. Approved March 2000

5.0 POLICY & GUIDANCE

- 5.1 Adopted South Oxfordshire Local Plan 2011 Policies:

G2 - protection of the environment

G6 - design and scale

D1 - design

H13 - extensions to dwellings

CON 7 - development in Conservation Areas

The South Oxfordshire Design Guide

6.0 PLANNING CONSIDERATIONS

6.1 The main issues to consider in the determination of this application are as follows:

- Whether the form and appearance of the proposed extension is acceptable and would appear in keeping with the character of the existing cottage
- Whether the proposal would preserve and enhance the character and appearance of the Aston Rowant Conservation Area
- Whether the proposal would be unneighbourly
- The impact on the ecology of the area

Whether the form and appearance of the proposed extension is acceptable and would appear in keeping with the character of the existing cottage

6.2 The proposed extension is single storey only and would take the form of an L shaped addition to the existing cottage. The amended width of the extension is 7.5 metres and the width of the main cottage is 12.8 metres. The height of the extension would be 4.6 metres. In terms of its form, the extension would maintain the narrow linear appearance of the main cottage and the rear extension would be considerably smaller than an existing rear extension.

6.3 The use of matching materials would ensure that the new extension would appear in keeping with the existing cottage. Given its limited height, officers take the view that the new extension, whilst substantial in width, would appear subservient in scale to the main house and would respect the character of the brick and flint cottage.

Whether the proposal would preserve and enhance the character and appearance of the Aston Rowant Conservation Area

6.4 The Conservation Officer has expressed the view that the proposal would over/extend the cottage in a manner that is not in keeping with local traditions and in this way would neither preserve nor enhance the character and appearance of the Conservation Area. Further discussions with the Conservation Officer have confirmed that the front extension is generally acceptable but the rear extension is considered to be an over development. In terms of the impact upon the appearance of the Conservation Area, the front extension would be prominent when viewed from the Green but the more modest rear extension would only be visible from limited views. Taking the size of the cottage and its plot into account your officers do not consider the extension would be an overdevelopment. In its amended form the extension is considered to preserve the character of this part of the Conservation Area. In addition, the existing brick and flint wall that runs along

the road frontage would be retained and this would help to soften and screen the impact of the proposed extension.

Whether the proposal would be unneighbourly

- 6.5 A gap of 20 metres would be retained between the side wall of the new extension and Bay Tree House. Although two windows are proposed in the side wall of the new extension, these are at ground floor level and would not result in any material overlooking of the adjacent dwelling or its garden area. As such the extension would not be unneighbourly.
- 6.6 This application has attracted a number of adverse comments from local residents and the Parish Council. These comments have been noted and carefully considered. However it remains the case that the proposed extension is only single storey, it would appear subservient to the existing cottage and would not in any way overwhelm it; the proposal would not result in the loss of a significant gap in the street scene as a sizeable gap would remain and the property is not a listed building. For all these reasons, it is considered that a refusal of the application on grounds that the proposal would detract from the character of the cottage or the appearance of the Aston Rowant Conservation Area would be difficult to sustain.

The effect of the proposal on the ecology of the area

- 6.7 Comments have been received from local residents that the proposed extension would disturb a population of Great Crested Newts and damage their habitat and would also impact upon moths. As a result of these statements, the Council's Countryside Officer has been consulted and his comments are **attached** to the report. He concludes that although it is possible that Great Crested Newts are present in the surrounding area, it is unlikely that the species would be affected by the development in any significant way but he has recommended a condition is attached to any permission. In respect of the impact on moths he concludes that there is no evidence that the additional light entering the area from the windows in the new extension would have an additional impact upon the moth population in the area.

7.0 CONCLUSION

- 7.1 The proposal generally complies with the relevant development plan policies and it is considered that, subject to the attached conditions, the proposal will appear in keeping with the character of the existing cottage, will preserve and enhance the character and appearance of the Aston Rowant Conservation Area, will not adversely impact upon the amenities enjoyed by the occupiers of neighbouring dwellings or the ecology of the area.

8.0 RECOMMENDATION

- 8.1 **That planning permission be granted subject to the following conditions:**

1. Commencement 3 years.

2. Samples of all materials.

3. That the existing brick and flint wall along the front of the site shall be retained.

4. Windows, external doors and rainwater goods to specification.

5. No development to take place until a survey has been conducted to establish the presence or absence of great crested newts.

Author	Mrs A Fettiplace
Contact No.	01491 823734
Email Add.	planning.east@southoxon.gov.uk