

## REPORT 3

<b>APPLICATION NO.</b>	P07/E1135
<b>APPLICATION TYPE</b>	Full
<b>REGISTERED</b>	04 September 2007
<b>PARISH</b>	Stoke Row
<b>WARD MEMBERS</b>	Mr Maurice Newland
<b>APPLICANT</b>	Mr C Poston
<b>SITE</b>	Bushwood House, Newlands Lane, Stoke Row
<b>PROPOSALS</b>	Proposed erection of garages, carports, stables, tackroom, machinery and log store.
<b>AMENDMENTS</b>	Drawing number 5A received on 11 September 2007-10-16
<b>GRID REFERENCE</b>	468604/184499
<b>OFFICER</b>	Emma Bowerman

### 1.0 INTRODUCTION

1.1 This application is referred to the Planning Committee as the Officer's recommendation conflicts with the views of the Parish Council.

The application site (which is shown on the OS extract **attached** as Appendix A) extends to some 10.8 hectares and comprises the dwelling, existing stables and paddock and surrounding woodland. The site lies to the north of Stoke Row within the Chilterns Area of Outstanding Natural Beauty.

### 2.0 THE PROPOSAL

2.1 The application seeks planning permission for the construction of a courtyard style building containing two garages, three carports and four stables together with a tackroom, feedroom, kitchen, WC, log store and machinery workshop. The courtyard would be accessed via a covered passageway and would provide direct access into the existing paddock area. The building would have a footprint of 29 metres by 20.5 metres and would have a pitched roof extending to a maximum height of 7.3 metres. It would be located in a clearing in the woodland that surrounds the site. The building would be constructed in facing brickwork with black stained feather boarding and clay plain tiles on the roof.

2.2 The proposed building would replace a number of existing smaller outbuildings including stables and a garage. The proposal would not involve any change to the use of the site as the existing paddock and stables are currently in private equestrian use. The garages and carports would serve the main dwelling on site.

The workshop and machinery store, together with the log store, would be used in connection with the maintenance of the whole site including the dwelling, stables, paddock and woodland. The applicant has stated that the building is entirely for private use and there is no requirement or intention to use the building for commercial purposes.

### 2.3

A copy of the proposed plans is **attached** as Appendix B. The buildings that are proposed to be demolished are shown dotted on the site plan.

## 3.0 CONSULTATIONS AND REPRESENTATIONS

### 3.1

**Stoke Row Parish Council** – The Parish Council considers that the application should be approved.

### 3.2

**OCC Highways Liaison Officer** – No objection.

### 3.3

**Forestry Officer** – No objections subject to a condition requiring tree protection measures be put in place to ensure that the trees on site are protected during demolition and construction.

### 3.4

**Neighbours** – No representations received.

## 4.0 RELEVANT PLANNING HISTORY

4.1 P07/E1053 – Two-storey extension to main dwelling - Approved

## 5.0 POLICY AND GUIDANCE

5.1 Adopted Structure Plan 2016 Policies:

- G1 – General Policies for Development
- G2 – Improving the Quality and Design of Development
- EN1 – Landscape Character

5.2 Policies of the Adopted South Oxfordshire Local Plan 2011 (SOLP):

- G2 – Protection and Enhancement of the Environment
- G6 – Promoting Good Design
- C2 – Areas of Outstanding Natural Beauty
- H13 – Extensions and Ancillary Buildings

- R10 – The Keeping of Horses

### 5.3 Government Guidance:

- PPS7 – Sustainable Development in Rural Areas

### 5.4 Supplementary Planning Guidance

- South Oxfordshire Design Guide December 2000 (SODG)

## 6.0 PLANNING ISSUES

### 6.1 The planning issues that are relevant to this application are:

1. Whether the scale and design of the proposal are in keeping with the character of the dwelling, the site and appearance of the surrounding area.
2. Whether the proposal would have an acceptable impact upon the character and appearance of the Chilterns Area of Outstanding

### 6.2 Natural Beauty.

This application proposes a building intended for purposes incidental to the occupation of Bushwood. It includes garaging and some stables and policies H13 and R10 are considered to be of particular relevance.

- 6.3 The site is extensive and accommodates a large detached dwelling which has the benefit of a recently granted planning permission for a two-storey extension. The dwelling on site has a height of 7.5 metres and once extended would have a footprint of approximately 200 square meters. In comparison, the proposed stable / garage block would have a footprint of approximately 270 square metres and the ridge height would only be slightly lower than the ridge height of the main dwelling. Officers therefore consider that the proposed building would be disproportionate to the scale of the main dwelling on site.

- 6.4 The proposed stable / garage block would replace a number of smaller outbuildings that are spread across a larger part of the site. These buildings vary in terms of their quality and size. The applicant has stated that the buildings to be removed have a footprint of 250 square meters and the proposed stable / garage block would not be substantially larger in terms of its footprint. However, Officers consider that the existing outbuildings are low key in their appearance and their cumulative impact is far less than the proposed stable / garage block. In addition, although the height of these buildings has not been provided it is obvious that their overall volume is less than the proposal.

Having regard to its size the proposed stable / garage block would consolidate the

built appearance of the site, to the detriment of the character of this part of the  
6.5 Chilterns Area of Outstanding Natural Beauty. Due to the dense woodland that surrounds the site, the proposed building would not be visible from any public viewpoints. However, as advised in PPS7, the Government's overall aim is to protect the countryside for the sake of its intrinsic character and beauty and the fact that the proposal would not be prominent in the local landscape does not make it acceptable.

It is noted that the applicant has drawn attention to another stable block which was  
6.5 given planning permission in the Area of Outstanding Natural Beauty in 2006 (Reference P06/E0392). That proposal was substantially smaller than this application (measuring 18.5 metres by 19.5 metres) and as with all applications, each scheme must be judged on its merits.

## 7.0 CONCLUSION

7.1 The proposed stable / garage block would be disproportionate in their scale to the main dwelling on site contrary to the requirements of Policy H13. In addition, having regard to its height and excessive footprint the proposal would result in an unacceptable form of development that would consolidate the built appearance of the site to the detriment of the character and appearance of the Chilterns Area of Outstanding Natural Beauty contrary to Policies C2 and R10 of the Local Plan.

## 8.0 RECOMMENDATION

8.1 **That planning permission be refused for the following reason:**

**1. That having regard to its size, scale and height the proposal would be disproportionate to, and out of keeping with, Bushwood House. Furthermore the proposal would consolidate the built appearance of the site to the detriment to the character and appearance of the Chilterns Area of Outstanding Natural Beauty. As such the proposal would be contrary to the provisions of the adopted South Oxfordshire Local Plan 2011, particularly policies G2, G6, C2, H13 and R10.**

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