

REPORT 7

APPLICATION NO.	P07/W0993 and P07/W0994/LB
APPLICATION TYPE	FULL AND LISTED BUILDING CONSENT
REGISTERED	08.08.2007
PARISH	GREAT HASELEY
WARD MEMBER(S)	Mr John Nowell-Smith
APPLICANT	Mr & Mrs Fry
SITE	Stones Farm, Little Haseley (in the parish of Great Haseley)
PROPOSAL	Alterations to main house, guest barn and coach house. Erection of new pool building on site of former barn. New garden shelter and associated landscaping works.
AMENDMENTS	As amended by drawings accompanying letter from Agent dated 21 September 2007.
GRID REFERENCE	463993200687
OFFICER	Mrs S Crawford

1.0 INTRODUCTION

1.1 The application has been referred to the Planning Committee at the request of the Local Member, Mr Nowell-Smith.

1.2 Stones Farm is a detached, stone built farm house, under a plain tile roof set in substantial grounds. It commands a prominent position on the edge of the Green. A coach house sits forward of the dwelling and a barn sits to the rear; this barn has been converted to ancillary accommodation. The main house is a grade II listed building dating from the early 17th century and the barn and coach house are curtilage listed buildings. The site lies in the Little Haseley Conservation Area and an area of archaeological restraint. The building was listed in 1963 and the list description refers to a granary (now demolished) and large barn the remnants of which remain in situ.

1.3 An ordnance survey extract of the site is **attached** at Appendix 1.

2.0 PROPOSAL

2.1 The applications seek full planning permission for the following development;

- an extension to the main farmhouse to provide a single storey, L- shape, north range comprising a kitchen/dining room, boot room, larder, WC, laundry room and basement plant room;
- a new “barn” constructed with stone walls under a thatch roof to provide an

- indoor swimming pool, bathroom and basement plant room;
- alterations to existing guest barn;
- new lean-to granary shelter within new walled garden; and
- Alterations to the coach house

Listed building consent is also sought for these works including other alterations in the main house to access the existing loft area for storage. The planning application is accompanied by a supporting planning statement, a protected species assessment, a design and access statement, and a landscaping plan. A detailed historic building analysis has also been carried out relating to the site. These are all available for inspection on the file or on the website.

- 2.2 Reduced copies of the amended plans are **attached** for information at Appendix 2. The Design and Access statement is an extensive document that can be viewed on the file or on the Council's website.

3.0 CONSULTATIONS & REPRESENTATIONS

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| 3.1 Conservation Officer | This application is now acceptable subject to the conditions recommended below. |
| OCC (footpaths) | There is a public footpath on the opposite side of the road and no materials, plant or construction traffic should block this right of way during construction. |
| Great Haseley Parish Council | Refuse. Visually this is the largest house around the Village Green and the proposed kitchen extension with its footprint almost as large as the house, would make the resulting building out of scale with the other buildings on The Green. |
| | Whilst accepting the existence of a barn as a footprint behind the house it has been gone a very long time its replacement will be very visible from the village green and will detract from the listed farmhouse. The bulk and height of this building should be substantially reduced. |
| Environment Agency | The new granary lean – to has no historical precedence and will overdevelop the area detracting from the listed building. The proposal has a low environmental risk and there is no objection. |
| Forestry Officer | The trees on the site are not currently protected by a Tree Preservation Order but are within a conservation area. A detailed tree survey is required to assess the full impact on trees and hedges and show how trees proposed for retention will be protected during construction. |
| Countryside | Some concerns which may be addressed with clarification |

Officer	regarding the use of the attic in the main house, the provision of a bat access point and a dedicated and protected bat roost area.
Environmental Health	No objection - conditions relating to construction hours, noise from plant associated with pool pump and external lighting are recommended.
Neighbour Representations (1)	New building work is extensive; it changes the whole ethos of the property and the village. The height and scale of the swimming pool building is of particular concern; this will cast a shadow over the neighbouring property and would compromise the peaceful enjoyment of property contrary to the Human Rights Act. Digging the swimming pool into the ground or providing a flat roofed building may overcome these concerns.

4.0 RELEVANT PLANNING HISTORY

4.1 P06/W1262 & P06/W1263/LB - Alterations to main house, guest barn and coach house. Erection of new pool building on site of former barn. New garden shelter and associated landscaping works – WITHDRAWN.

P05/W1127 - Creation of wildlife pond in disused paddock, improvement to native tree planting. - Approved

5.0 POLICY & GUIDANCE

5.1 Adopted SOLP Policies

G2 – Protection of District’s resources, G3, Proximity of new development to existing services and links to public transport, G4 – Development in the countryside, G6 – Quality of design and local distinctiveness, C1 – Landscape character, C8 – development affecting protected species, C9 – Protection of landscape features, CON2 and CON3 – Alterations and extensions to listed buildings, CON4 – Uses of listed buildings, CON5 – setting of listed buildings, CON7 – Development in Conservation areas, EP1 – Adverse affects of development, EP3 – Proposals for external lighting, EP4 – Protection of water resources, EP5 – Flood risk impact, EP6 - Surface water drainage requirements, EP7 – Ground water resources, EP8 – Contaminated land, D1 – Principles of good design, D2 – Parking for vehicles and cycles, D3 – Provision of private amenity areas, D6 – Design against crime, D8 – Conservation and efficient design, D9 – Renewable energy, D10 – Management of waste, H13 – Extensions to dwellings, T1 – Transport.

South Oxfordshire Design Guide

PPS1 – Delivering sustainable development

PPS3 – Housing

6.0 PLANNING CONSIDERATIONS

6.1 The main issues in this case are:

- Principle
- Scale of work
- Impact on character and setting of listed building
- Impact on character of conservation area
- Neighbour impact
- Nature conservation issues

6.2 Principle. The applications propose development within the residential curtilage of a dwelling. Policy H13 of SOLP allows for development where the scale and design of the proposals are in keeping with the character of the dwelling, the site and the surrounding area; would not be tantamount to the creation of a separate dwelling; are not unneighbourly and provide for satisfactory parking and amenity areas. The policies relating to alterations and extensions to listed buildings and development within conservation areas are also relevant. The principle of development is acceptable in this case.

6.3 Impact on character and setting of listed building.

The scale of proposed development is extensive involving the following;

- an extension to the main farmhouse to provide a single storey, L- shape, north range comprising a kitchen/dining room, boot room, larder, WC, laundry room and basement plant room. This extension would project out 9 metres from the rear of the existing building with a return wing of some 11 metres. These wings are designed to read as separate buildings from the main house but are interconnected by low level links that allows access between the elements. The wings create an internal courtyard with the rear of the existing farmhouse and garden wall at the rear. A pedestrian link to the garden to the rear would also be provided;
- a new “barn” constructed with stone walls under a thatch roof to provide an indoor swimming pool, bathroom and basement plant room. The building would have a footprint of some 8m x 16 m with a smaller plant room to one end, it would be some 2 metres in height to eaves and 7 metres in height to the ridge
- alterations to existing guest barn. The guest barn was converted for ancillary residential use in the 1990’s and some of the details are not sympathetic to the character of the building. Internal alterations to and replacement of modern doors and windows with more traditional models are proposed;
- new lean-to granary shelter within new walled garden to rear. This would be a simple low rise open fronted shelter using the boundary wall of the rear walled garden
- Works to coach house. This includes the provision of a bat roost in the roof

space and the conversion of the ground floor for use as a games room

There is physical evidence on the ground that a large barn existed to the rear of the main house and there is historical evidence, in the form of old maps, that suggest a range of outbuildings on the site of a similar footprint and location to the development now proposed. The proposals do involve a significant amount of development on the site but the farmhouse would remain the principal and dominant building on the site. The new buildings are to the rear of the main house and have been designed in a way to compliment the main structure.

Creating and enclosing the north garden could improve the setting of the listed building considerably by replicating the footprint of former buildings and thereby anchoring the house on the site. Officers were concerned about the scale and size of the original L shaped extension because of the form of the building, the scale of internal rooms and the link to the main house. The amended plans have addressed these concerns by reducing the scale and creating low level links between individual wings.

The internal alterations to the farmhouse have been very carefully considered and the amended plans have addressed original concerns about the use of the loft space in particular. All elements where there had been concern have now been removed from the proposal. The “new” barn would sit on the footprint of the old barn and would enhance the setting of the listed building. The works proposed to the guest barn would enhance the character of the building by removing unsympathetic features and replacing with more traditional elements.

The works proposed for the coach house are relatively low key and are acceptable.

6.4 Conservation area impact. The property occupies an important and prominent position within the Little Haseley Conservation Area and is in a very sensitive and attractive area.

The new buildings will be visible but are of an appropriate design, scale and form where they would preserve and enhance the character of the conservation area. In your officers' view the site is large and can accommodate the development without detriment to the character of the area or the setting of the building. The works have been sensitively informed by a detailed historic building analysis and, with the use of the right materials, will result in development of some quality.

6.5 Neighbour impact. The nearest neighbour, Delafield, lies to the east of site and is set slightly further forward than Stones Farm. Delafield is also a grade II listed building. There is an existing distance of some 24 metres between the buildings. Whilst the neighbours are concerned about loss of light to their property and garden, particularly from the re-instated barn, the nearest element to them is single storey only and the impact of that would be minimal. Whilst the barn would be

visible from Delafield and set at a slightly higher level, it would be some 50 metres away and it would be difficult to argue an adverse impact.

6.6 Nature conservation issues. Policy H4 of the adopted Local Plan seeks to ensure that sites of ecological value are not lost. Policy C8 also aims to ensure that protected species and their habitats are not adversely affected by new development. There is bat evidence in the main farmhouse loft, in the coach house and the garage attached to the guest barn and a detailed bat survey has been carried out. The Countryside Officer is satisfied that the report accurately reflects the current level of bat activity on the site.

He is also satisfied that the mitigation proposals with respect to the few pipistrelle bats which were found roosting around the site are adequate. There are some concerns over mitigation proposals relating to the maternity roost of brown long-eared bats which currently inhabit the loft space of the main house and the recommendation has been made subject to the receipt of satisfactory measures to overcome these concerns.

7.0 CONCLUSION

7.1 Officers recommend that planning permission and listed building consent are granted. Whilst it is recognised that the scale of works is extensive, the proposals have been sensitively informed by the historic building analysis and very carefully considered. As such, they will make a positive contribution to the character of the area and will enhance the character and setting of the listed building.

8.0 RECOMMENDATION 1

8.1 Planning Permission subject to the receipt of satisfactory details regarding a bat access point and dedicated bat roost area in the loft space of the main house.

- 1. Commencement 3 years**
- 2. New works to match existing**
- 3. Sample materials**
- 4. Sample panel of stonework**
- 5. Specification of doors and windows**
- 6. Long straw for thatched roof**
- 7. Retain existing doors. Details of fire proofing required**
- 8. Landscaping**

RECOMMENDATION 2

8.2 Listed building consent

- 1. Commencement listed building consent 3 years**
- 2. New works to match existing**
- 3. Sample materials**
- 4. Sample panel of stonework**
- 5. Specification of doors and windows**
- 6. Long straw for thatched roof**

7. Retain existing doors. Details of fire proofing required

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