

SUBJECT COMMITTEE SITE VISIT REPORTS ITEM 7

12 DECEMBER 2007

REPORT OF Attendance – Verbally updated at Committee
Head of Planning & Building Control

APPLICATION NO. P07/W1144
APPLICATION TYPE FULL
REGISTERED 17.09.07
PARISH NORTH MORETON
WARD MEMBER(S) Mr Patrick Greene
APPLICANT Mr & Mrs R Macfarlane
SITE Cobbs Farmhouse, High Street, North Moreton
PROPOSAL Rear extension to replace existing extension
AMENDMENTS As amended by drawing no.08c received 06 November 2007.
GRID REFERENCE 456092/189444
OFFICER Miss G Napier

1.0 INTRODUCTION

- 1.1 This application has been referred to the Planning Committee at the request of the Local Member, Mr Patrick Greene. Members would have had the opportunity of a site visit.
- 1.2 Cobbs Farmhouse is a two storey detached dwelling and is constructed from red brick with areas of grey brick detailing to the front elevation. The rear and south elevations of the property have been painted and the triple gabled roof is clad in clay tiles. There is an existing single storey extension which spans the rear elevation of the property and has a lean-to roof.
- 1.3 The property is located within the built up limits of the settlement of North Moreton and lies within the North Moreton Conservation Area and the North Wessex Downs Area of Outstanding Natural Beauty. The North Moreton Conservation Area character study (1998) refers to Cobb's Farm which is one of the farms historically associated with the field systems of the village.

2.0 PROPOSAL

2.1 The application, as amended, seeks planning permission for a two storey extension to the rear elevation measuring some 9.75 metres wide by some 6.2 metres deep. The roof is to mirror the form of the existing roof, and is set down from the main ridge by some 1.0 metre. A glass canopy is to span the west (rear) elevation of the extension and a porch to the new north (side) elevation. The new accommodation provided by the extension is to include a living room, utility room, W.C and larder at ground floor level and two bedrooms and a shower room at first floor level. A conservation rooflight is proposed on the northern elevation of the new addition and two new sash windows are proposed at first floor level within the southern elevation of the existing property.

2.2 Reduced copies of the amended plans are **attached** at Appendix 2.

3.0 CONSULTATIONS & REPRESENTATIONS

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| 3.1 North Moreton Parish Council | No strong views |
| SODC Conservation Officer | The property is very characteristic and attractive and is a very prominent and visible part of the street scene. The building is in the heart of the village and any extensions would be highly visible. The appropriateness of a two storey extension has already been questioned and it would create a complicated roof form. Concerns of the details of the design ie. windows and doors. |
| OCC Archaeologist | No objection subject to standard informative. |
| Neighbours | No response. |

4.0 RELEVANT PLANNING HISTORY

4.1 P07/W0336. Demolition of existing rear extension & erection of new 2 storey rear extension; new oriel window to south elevation of existing house. **Withdrawn** prior to determination on 02 May 2007.

4.2 P07/W0337. Change of use from car shelter to staff accommodation. Refusal of Planning Permission on 17 May 2007.

5.0 POLICY & GUIDANCE

5.1 Adopted SOLP Policies:

H13: Extensions to dwellings

C2: Development in Areas of Outstanding Natural Beauty

CON7: Development in conservation areas

G2: Protection and enhancement of the environment

G6: Promoting good design

South Oxfordshire Design Guide

6.0 PLANNING CONSIDERATIONS

6.1 The main issues in this case are:-

- Design and impact on character of Conservation Area
- Impact on character of Area of Outstanding Natural Beauty
- Neighbour impact
- Parking and amenity

Design and impact on character of Conservation Area.

6.2

Policy CON7 of the adopted South Oxfordshire Local Plan states that planning permission will not be granted for development which would harm the character or appearance of the Conservation Area and . Policy H13 allows for development where the scale and design of the proposals are in keeping with the character of the dwelling and the site and the surrounding area.

6.3 The property occupies a prominent location on the High Street and is visible within the street scene. The character of High Street is varied with a mix of properties from a 1950's bungalow, to modest 17th century cottages and large detached properties. There are four listed buildings within close proximity of the applicant's dwelling and Cobbs Farmhouse, although not listed itself, makes an important contribution to the character of the area.

6.4 The existing north elevation is informal with simple openings and a lean to timber porch. The proposal is to create a much more formal entrance to the property within the new extension which undermines the hierarchy of the main dwelling. The bedrooms within the extension are larger than the well proportioned existing bedrooms (bedrooms 3 & 4 are 14" by 14"), illustrating that the proposal is too deep and is not subservient to the main dwelling. The plans show a cluttered rear elevation with an array of windows of various sizes and styles. This does not read well visually and disrupts the balance between wall and openings, contrary to the

6.5

In an attempt to mitigate the harmful impact of the extension on the character of the Conservation Area, the agent submitted additional drawings on 09 October 2007, showing that six, 5 metre high trees are to be planted on the northern boundary of the property. The chosen species, Hornbeam is a deciduous specimen and as such, would not provide year round screening of the extension. In any case, the fact that you would not be able to see the extension is irrelevant and does not justify the granting of planning permission for an extension which would be harmful to the intrinsic qualities of the building.

6.6

In your officers view, Cobbs Farmhouse is an attractive property and the proposed extension is overly large and is not subservient to the main house contrary to Policies G2, G6, CON7 and H13 of the adopted South Oxfordshire Local Plan.

Impact on character of Area of Outstanding Natural Beauty.

6.7

The extension is not considered to be sympathetic to the scale or design of the existing, attractive property (as discussed above) and your officers therefore consider that the proposed extension would have a detrimental impact on the quality and distinctiveness of the North Wessex Downs Area of Outstanding Natural Beauty contrary to Policy C2.

Neighbour impact.

6.8

Policy H13 of the SOLP also says that development will be permitted where it would not be tantamount to the creation of a separate dwelling; is not unneighbourly and provides for satisfactory parking and amenity areas.

6.9

Cobbs Farmhouse is situated on a large plot and is surrounded by residential properties. An access off High Street runs along the side of the property and leads to Highfield House to the rear. The distance between Cobbs Farmhouse and Highfield House is some 65 metres and as such, the proposed development is not considered to have a material impact on the amenities of the occupants of the neighbouring property.

6.10

Cobblers is located directly to the south of the applicants property. The existing south elevation of Cobbs Farmhouse has two openings at ground floor level. The application proposes to create two new openings at first floor level within the existing south elevation. These windows are to serve the first floor bathrooms and are to be fixed shut and obscure glazed to avoid overlooking of Cobblers.

Parking and amenity.

6.11

The extended property would have 5 bedrooms and require 4 off-road parking spaces. There is a 3 bay car port to the rear of the property and a large gravelled parking area as well as a drive to the front of the dwelling. The plot is an ample size with a garden area of approximately 2000 square metres. Both the parking and the garden size would therefore comply with the Council's standards.

7.0 CONCLUSION

7.1 There is no objection in principle to the extension of the property. However, in line with pre application advice given by the conservation and design officer in 2006, it is considered that a single storey extension would be more sympathetic to the character of the existing property. The personal circumstances of applicants' requirements are not a reason to overcome important policy considerations. The two storey extension is considered to be of a scale and form which dominates the existing dwelling to the detriment of the property itself and to the character and appearance of the Conservation Area and the quality and distinctiveness of the AONB.

8.0 RECOMMENDATION

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

1. **That having regard to the size, design and form of the existing property and its location within the North Moreton Conservation Area, the proposal to add a large and deep, two storey extension, of an over complicated and cluttered design, would be an unacceptable form of development, out of keeping with the character of the property. The proposal would therefore harm the character, distinctiveness and appearance of the Conservation Area and the Area of Outstanding Natural Beauty contrary to Policies G2, G6, H13, C2 and CON7 of the South Oxfordshire Local Plan.**

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