

## REPORT 4

**APPLICATION NO.** [P07/E1609](#)  
**APPLICATION TYPE** FULL  
**REGISTERED** 18.01.2008  
**PARISH** CHINNOR  
**WARD MEMBER(S)** Mr Geoff Andrews  
  
Mr Christopher Hood  
**APPLICANT** Mr Robert J White  
**SITE** The Thatched Cottage Wainhill Chinnor  
**PROPOSAL** Demolish existing extension and erect two storey extension.  
**AMENDMENTS**  
**GRID REFERENCE** 476669/201256  
**OFFICER** Mrs H.E.Moore

### 1.0 INTRODUCTION

- 1.1 This application has been referred to Planning Committee at the request of the Local Member, Geoffrey Andrews.
- 1.2 The Thatched Cottage lies within the very small hamlet of Wainhill, situated to the east of Chinnor, at the foot of the Chilterns Hills.
- 1.3 The original core of the property is historic, with walls finished in render under a thatched roof. Extensions have been added to the property in the 1970's and 80's. The property sits in a large garden area.

### 2.0 THE PROPOSAL

- 2.1 The proposal is to demolish existing single storey extensions and to erect a two storey extension. The proposed extension would add a lounge and family room at ground floor and two bedrooms and a bathroom at first floor. The extension is proposed with a render finish and a plain clay tiled roof.
- 2.2 In support of the application the agent advises that the new extension would even out floor levels, giving better access for disabled persons. Additional bedrooms are required as the existing bedrooms are difficult to access due to the roof construction in the old part of the building. He considers that the amount of ground floor accommodation is disproportionate, giving an unbalanced feel to the building. He confirms that the extension has been designed such that the thatch on the existing property is not affected, and to ensure that the development is not unneighbourly.
- 2.3 Plans **attached** to the report at Appendix 1 show the location of the site and details of the proposals. Photographs of the property are also **attached**.

### 3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Chinnor - No objection.

Parish  
Council

OCC (Highways) - In this isolated location, three off road parking spaces should be provided.

Neighbours - 2 neighbour objections. The points raised include the following matters:

i) The extension will be unneighbourly due to a landing window facing bedroom windows of the adjoining property. There is no proposal for opaque glazing.

ii) The extension would result in a loss of on-site parking and is likely to lead to an obstruction of access to adjoining properties, and an obstruction to emergency vehicles. The Thatched Cottage has no parking rights in the lane which constitutes the sole turning point in Wainhill.

iii) A large mobile home has been sited in the garden without the grant of planning permission. The mobile home, caravan and abandoned vehicles deposited on the land are an eyesore.

iv) If planning permission is granted, there should be specific limits on the size and weight of delivery vehicles.

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

4.1 P86/N0816 – Extension to form utility room and conservatory – permission granted.

P74/N0107 – Provision of additional bedroom and enlarged study to ground floor – permission granted.

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

5.1 Adopted South Oxfordshire Local Plan Policies:

G6 – Promoting good design

G2 – Protection and enhancement of the environment

H13 – Extensions to dwellings

D2 – Parking

T1 – Access

South Oxfordshire Design Guide

## 6.0 PLANNING CONSIDERATIONS

### 6.1 The main issues in this case are:

- (i) Whether the design and scale of the proposed extension are appropriate
- (ii) Whether the proposed extension would be unneighbourly
- (iii) Whether sufficient on-site parking is provided

#### **Design and Scale**

- 6.2 With regard to design and scale Policy H13 of the South Oxfordshire Local Plan advises that for extensions to dwellings to be acceptable the scale and design of the proposal must be in keeping with the character of the dwelling, and the site, and with the appearance of the surrounding area. The South Oxfordshire Design Guide confirms that extensions should relate to the scale and proportions of the original building. Windows and doors should match the detailing of the existing building.
- 6.3 With regard to the scale of the proposed extension, this would be two storey, as high as the existing property, and is some 10.5 metres in length. The length and width of the proposed extension is almost as large as the size of the original thatched part of the building. The existing single storey extensions appear as a subservient addition to The Thatched Cottage. However, the scale of the proposal is excessive and would result in development that would overwhelm the scale of the original property.
- 6.4 The Thatched Cottage is sited close to the road, and one of the main public views of the building is on the approach from the north. The gable end of the building with its thatched roof shows the essential form and character of the building. Additions to this end of the building are single storey only and these permit views of the original building. However, the proposed extension is two storey in height and would cut out this public view of the attractive part of the original building.
- 6.5 With regard to design, the original property has a steeply pitched roof, with the eaves of the thatch extending down to single storey level. The proposed extension does not respect the detailing of the existing dwelling. The eaves level of the two storey extension is shown some one metre higher than the eaves of the thatch and the height of the first floor windows some 0.5 metre higher than the existing cottage windows. This leads to a very discordant appearance, at odds with the detailing of the original property.
- 6.6 Having regard to the above, officers consider that the scale of the proposed extension is excessive and the design inappropriate. As such the proposals would detract from the form and character of the property contrary to the requirements of Policy H13.

#### **Neighbourliness**

- 6.7 The property is a detached dwelling and the proposed extension would not result in any other property being overshadowed. The main windows of the extension face towards the road and towards the rear garden. There is a landing window in the side of the extension which faces towards a bedroom window of the adjoining property at a distance of some 18 metres. The owner of the adjoining property has asked whether the landing window could be glazed in opaque glass. However, as

the window serves a landing only, there would be insufficient reason to refuse planning permission on this basis.

### **Parking and amenity**

- 6.8 The Council would expect 3 parking spaces to serve a 4/5 bedroomed dwelling in this isolated location. Currently, the property benefits from a double garage with a parking space adjacent. If planning permission is granted for the erection of the extension, it is likely there would be insufficient space to park adjacent to the garage. However, the property does also have an access to the south of the house, and this could be used to provide additional off road parking if required. The owners of adjoining properties have expressed concern about blocking accesses. However having regard to the above, there is sufficient space on the site to provide parking in accordance with the Council's parking standards.
- 6.9 The property benefits from a large garden, which meets the Council's amenity standards.

## **7.0 CONCLUSION**

- 7.1 Currently, the single storey extensions to the property appear as a subservient addition to the main thatched building. However, the proposed extension is too large, and the detailing is inappropriate. As such the proposals would result in a form of development that would overwhelm the small scale character and detract from the form and appearance of the existing dwelling.

## **8.0 RECOMMENDATION**

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

**Having regard to its excessive size and inappropriate detailing, the proposals would result in an extension that would overwhelm the scale of the existing property and detract from the attractive form and character of the cottage. The proposals would therefore be contrary to Policies G2, G6 and H13 of the Council's Adopted South Oxfordshire Local Plan 2011, and to advice contained in the South Oxfordshire Design Guide.**

<b>Author</b>	Mrs H Moore
<b>Contact No.</b>	01491 823732
<b>Email Add.</b>	planning.east@southoxon.gov.uk