

SUBJECT DEVELOPMENT APPLICATION REPORTS ITEM 8

REPORT OF Head of Planning & Building Control

APPLICATION NO.	P08/W0023
APPLICATION TYPE	FULL
REGISTERED	08.01.2008
PARISH	EAST HAGBOURNE
WARD MEMBER(S)	Mr Patrick Greene
APPLICANT	Mr & Mrs C Drewe
SITE	Lower Cross Farm Blewbury Road East Hagbourne
PROPOSAL	Demolition of 2 no steel framed barns, stable and store and erection of a single, 4 bed dwelling. .
AMENDMENTS	
GRID REFERENCE	453171/188386
OFFICER	Mrs K Gould (W)

1.0 INTRODUCTION

- 1.1 This application is be considered by Planning Committee because the views of the Parish Council differ from the officer recommendation.
- 1.2 The application site lies south of Blewbury Road. It is accessed by a long driveway of some 100m long. Currently on the site is a no of agricultural and equestrian buildings and a workshop. The site is surrounded on 3 sides by open, agricultural land. To the north is an existing dwelling and the access driveway which leads onto Blewbury Road. The site is predominantly flat.
- 1.3 Adjacent to the entrance to the site is no 10 Blewbury Road which is a grade II listed building. The site lies within the East Hagbourne conservation area. An Ordnance Survey extract is **attached.**
- 1.4 A similar application to erect a new dwelling on this site was submitted last year but was withdrawn prior to determination (P07/W1208)

2.0 PROPOSAL

- 2.1 The applications seeks full planning permission to demolish 2 no steel framed barns, a stable building and a store and to erect a detached, 4 bedroom dwelling. A separate Conservation Area consent application for the demolition of the buildings (P08/W0024/CA) has also been submitted and is the subject of a separate report on this agenda. The proposed materials for the dwelling would be second hand clay tiles for the roof and thatch with a mix of red clay facing bricks and lime render and painted softwood windows and doors.
- 2.2 The existing dwelling would be separated from the proposed dwelling by the erection of a 1.8m high brick wall. Both properties would have separate parking areas. An existing fence to the south of the proposed new dwelling would be the southern boundary

delineating the new rear curtilage of the proposed dwelling. An existing gate giving pedestrian access to the paddock beyond would remain. A copy of the submitted plans together with the Design and Access statement are **attached**.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 County Archaeological Services – No Objection. Wishes to be notified of any finds.
- Area Liaison Officer – No Objection. Parking to be as an submitted plan 731.4.C
- Conservation Officer (SO) – Objects to the new dwelling. The siting of the new dwelling projects into the fields that are identified as an important open space in the East Hagbourne Conservation Area Character Appraisal. (A full copy of the response is **attached**)
- Building Control Serv.Manager – Access to the building to be in accordance with Part B5- access and facilities for the fire service. Access to the building to be in accordance with Part M.
- Environmental Health – Contamination investigation condition to be attached to any planning permission.
- East Hagbourne Parish Council – Approve –The house will be an improvement and the Parish Council have no objection as long as no further development is allowed.
- Countryside Officer – No objection.
- Neighbour Supporters (1) – Approve – Will have no adverse impact on adjoining property. New building will be in keeping. Present buildings are not attractive but are essential for the present use as this is a rural area. This sort of development is preferential to other infill and rear developments that have been permitted in the village. I am happy to support the plan and agree with the design statement.

4.0 RELEVANT PLANNING HISTORY

- 4.1 P07/W1216/CA – Demolish steel framed barns, stable and store and build a single dwelling. Withdrawn prior to determination
- P07/W1208 – Single dwelling house – withdrawn prior to determination.
- P89/W0777/LB – Internal alterations, provision of ensuite bathroom
- P83/W0263 – Demolition of stables. Erection of dwelling of 125sqm floor area of conversion of existing barn – planning permission granted.
- P82/W0088/LB – Demolition of barns and erection of one detached dwelling- granted.
- P80/W0043/LB – Demolition of barns and the erection of one detached house – granted
- P71/R4491 – Proposed residential development of land – Planning permission refused.
- P71/R4438 – Proposed residential development of land – Refusal of planning permission.
- P66/R3497 – Proposed new vehicular access and garage block – planning permission granted.

P65/R3147 – Proposed residential development of land south and west of Manor Farmhouse – Refusal of planning permission.

5.0 **POLICY & GUIDANCE**

- 5.1 PPS7 Sustainable Development in Rural Areas
PPS3 Housing
PPG15 Historic Environment

Oxfordshire Structure Plan (OSP) G1, G2, G6, T1, T8, H1

Adopted South Oxfordshire Local Plan.

Strategic policies –G1, G2, G3, G6

C4 – Landscape setting of settlements

D8 – Sustainable design

H6 – locations where new housing will not be permitted.

H5 – housing in the larger villages within the Green Belt and smaller villages elsewhere.

Con 7 – Proposals affecting a conservation area.

East Hagbourne Conservation Area Character Appraisal.

South Oxfordshire Design Guide.

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main considerations in the determination of this planning application are:

- i. Whether the principle of a new dwelling in this location is acceptable;
- ii. Whether the proposed development would be harmful to the character and appearance of the East Hagbourne conservation area;
- iii. Whether the proposed development would detract from the landscape setting of East Hagbourne;
- iii. Other issues.

6.2 **Is the principle of a new dwelling acceptable in this location?**

East Hagbourne is one of the smaller villages outside the Green Belt. In these locations, policy H5 of the adopted SOLP allows for the principle of new dwellings on infill sites. Outside these settlements, infill development will not be permitted. In this part of East Hagbourne, the pattern of development is predominantly frontage development onto Blewbury Road with open agricultural land/paddock to the rear. The applicant's current home, Lower Cross Farm, is the exception to this established form of development. It is located some 100m back from Blewbury Road and was approved in 1982. Whilst there are agricultural buildings on the site, these do not fall within the definition of previously developed land and the site can not be regarded as a brown field site capable of redevelopment. It is your officer's view that the site lies outside the built up limits of East Hagbourne and as such the principle of a new dwelling on this site is unacceptable.

6.3 **Whether the proposed development would be harmful to the character and appearance of the East Hagbourne conservation area.**

The site lies within the East Hagbourne conservation area and the adjacent fields are identified within the East Hagbourne Conservation Area Character Appraisal as being an important open space. PPG15 and policy Con 7 of the adopted SOLP advise that the Local Planning Authority has an obligation to preserve and enhance the character and appearance of the conservation areas. Although there are buildings on the site at present, these are agricultural, utilitarian buildings which are associated with the rural landscape. Whilst the demolition of these buildings would not harm the character of the area, providing the land was cleared of all materials and reinstated to agricultural land,

their replacement with dwelling, would, in your officer's opinion, alter the character of this rural area and thereby fail to preserve and enhance the character of the East Hagbourne conservation area.

6.4 **Whether the proposed development would detract from the landscape setting of East Hagbourne**

The site lies in a backland location outside the built up limits of East Hagbourne. Having regard to the agricultural character and use of the existing land and buildings, the site is not regarded as previously developed land and as such, the proposal to erect a new dwelling would involve an extension of the built up limits of Winterbrook into the surrounding countryside which would detract from the landscape setting of East Hagbourne contrary to policy C4 of the adopted South Oxfordshire Local Plan.

6.5 **Other Issues**

The application does not demonstrate high standards in the conservation and efficient use of energy, water and materials through its siting, landscaping, building design, use of materials, layout and orientation. As such it is contrary to policy D8 of the adopted South Oxfordshire Local Plan.

6.6 As previously stated in this report, your officers consider that the principle of erecting a dwelling in this location is unacceptable due to its location outside the built up limits of East Hagbourne. However, notwithstanding this objection in principle, the design of the house is not in keeping with the character and appearance of the conservation area in terms of its scale, materials and design details. The footprint of the dwelling is excessive with a 14m north and south elevation. The use of materials, although traditional, could be simplified and the windows are larger in proportion and ration than would be authentic in a traditionally built vernacular building.

7.0 **CONCLUSION**

7.1 The site lies outside the built up limits of East Hagbourne. As such, the principle of residential development is not acceptable in this location. Notwithstanding this objection in principle, the design of the proposed dwelling is out of keeping with development in the locality and fails to preserve and enhance the character and appearance of the East Hagbourne conservation area.

8.0 **RECOMMENDATION**

8.1 **That planning permission should be refused for the following reasons:**

1. **That, given the location of the proposed new dwelling some 100m back from Blewbury Road, the development would fall outside the built up limits of East Hagbourne and extend residential development into open countryside contrary to policies G2 and H6 of the adopted South Oxfordshire Local Plan.**
2. **The new dwelling would project into fields which are identified as an area of important open space in the East Hagbourne Conservation Area Character Appraisal. As such, the proposal would fail to preserve or enhance the character or appearance of the East Hagbourne conservation area contrary to policy Con 7 of the adopted South Oxfordshire Local Plan.**

3. **That, notwithstanding the objection in principle to the proposal, the scale, materials and design details of the new dwelling, in particular the footprint and excessive length of the north and south elevations, would be out of keeping with the character and appearance of the East Hagbourne conservation area. As such, the proposal would be contrary to policies G2 and Con 7 of the adopted South Oxfordshire Local Plan and to advice contained within PPG 15.**

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