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<b>APPLICATION NO.</b>	P05/E1298/RET
<b>APPLICATION TYPE</b>	RETROSPECTIVE
<b>REGISTERED</b>	09.12.2005
<b>PARISH</b>	EYE & DUNSDEN
<b>WARD MEMBER(S)</b>	Mr Malcolm Leonard Mr Robert Peasgood
<b>APPLICANT</b>	Martin Hiscox
<b>SITE</b>	The Forge, Sonning Eye
<b>PROPOSAL</b>	Re-building of The Forge with a single storey extension to form a single dwelling (retrospective)
<b>AMENDMENTS</b>	Amplified by drawings accompanying letter from agent dated 19 March 2007
<b>GRID REFERENCE</b>	475011/175942
<b>OFFICER</b>	Mrs S.P.Spencer

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### 1.0 INTRODUCTION

1.1 The Forge was originally a brick and tile building that formed part of a group of buildings including The Homestead, a Grade 2 listed building and a timber framed, weather-boarded barn, which is also a Grade 2 listed building. The Homestead has been substantially extended in recent years and the barn has been renovated.

1.2 The site lies within the Sonning Eye Conservation Area.

1.3 A site location plan is **attached** as Appendix A.

### 2.0 PROPOSAL

2.1 In September 2003 planning permission was granted for the re-building of The Forge, together with a single storey extension to form a single dwelling. However, the building that was constructed differed from that granted planning permission in a number of ways. The main differences were:-

- A bulls-eye windows in the south elevation
- A non-conservation style rooflight in the front (east elevation) roof slope
- Cat-slide dormer windows inserted higher in the roof on the east elevation
- Proportions of windows in the north elevation changed
- Eaves corbal detailing added

2.2 Elevations of the approved and built development are **attached** as Appendix B. Amplified plans were received in March 2007.

### 3.0 CONSULTATIONS & REPRESENTATIONS

3.1 **Eye and Dunsden Parish Council** – objection

- Breach of landscaping conditions
- Round bullseye windows unnecessary and inappropriate
- Inappropriate modifications to previous consent

3.2 **Local residents** – 2 letters of objection

- Could be extended to be a much larger dwelling, particularly having regard to the size of the plot
- Not clear where cars would be parked
- There has been inappropriate planting of Lleyland Cyprus
- Concerned about possible lighting

3.3 **Environment Agency** – observations

Site lies on a dry island so no objection on flooding grounds subject to the following conditions:-

- No spoil or materials to be deposited or stored
- No raising of ground levels
- Surface water drainage details to be agreed by the Local Planning Authority
- Walls and fences should be designed to be permeable to flood water
- Finished floor level to be 600mm above average ground level

3.4 **Monson (Drainage Engineers)** – observations

A public foul sewer runs through the site

3.5 **Conservation Officer** - summary of comments

The Forge has been converted to residential use in a manner that does not confirm to planning consent (P03/S0267) or SODC's Design Guide (2002). All vestiges of the historic building and its function have been eradicated and the Forge now appears to be a new domestic building within a domestic setting. The treatment of the building in this manner has a negative effect on the character of the conservation area in general as it neither preserves nor enhances its appearance through the dilution of local architectural traditions.

The plan and scale of the building appear to conform to the planning permission as amended. The main changes to the approved plans are in architectural details contrary to advice in the South Oxfordshire Design Guide.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P03/S0267 : Planning permission granted for the re-building of The Forge, together with a single storey extension to form a single dwelling.

5.0 **POLICY & GUIDANCE**

- 5.1 Adopted South Oxfordshire Local Plan 2011 policies:-

G2 : Protection and enhancement of the environment  
G6 : Promoting good design  
CON5 : The setting of listed buildings  
CON7 : Development in Conservation Areas

EP5 : Flood risk  
D8 : Energy, water and materials efficient design

- 5.2 The South Oxfordshire Design Guide

- 5.3 PPG15 : Planning and the Historic Environment  
PPG18 : Enforcing Planning Control  
PPS1 : Delivering sustainable development

**6.0 PLANNING CONSIDERATIONS**

6.1 The principle of a residential building on the application site has been established through the grant of the 2003 planning permission so the issues to consider are whether the changes to the detailed design of the building have any material impact on:-

1. The character and appearance of the Sonning Eye Conservation Area
2. The setting of the adjacent listed buildings
3. Impact on the residential amenities of adjoining properties
4. Whether the development demonstrates efficient use of energy, water and materials

**The impact of the development on the character and appearance of the Sonning Eye Conservation Area**

6.2 The extensions that have been carried out to the adjacent property, The Homestead and the alterations to, and renovation of the adjacent barn, have resulted in a change in the overall character of this part of the settlement and the whole area is now more residential in character than it was before the development the subject of this application was carried out. The Conservation Officer originally consulted on the application raised some concerns that elements of the built development have a more residential character than the development granted planning permission. Whilst it is debatable whether the development could be said to preserve or enhance the Sonning Eye Conservation Area, the amendments that have been made to the permitted scheme are not so significant that material harm is caused to the character and appearance of the Conservation Area.

**The impact of the development on the setting of the adjacent listed buildings**

6.3 The building lies a considerable distance from the historic part of The Homestead, with a substantial new wing of that building situated between it and The Forge. The Forge is a modest sized building and in these circumstances the alterations to its external appearance are not considered to have any real impact on the setting of The Homestead as a listed building.

6.4 The listed barn situated on the site frontage is now used as an ancillary residential building to The Homestead. The most important element of its setting is its relationship with the road to the front. There have always been buildings to the rear of the barn and the detailed changes to the application building have very little impact on its overall setting.

**Impact on the residential amenities of adjoining properties.**

6.5 To the west of the site is a row of terraced cottages. The Forge is only approximately 13 metres from the boundary with these cottages. However, the elevation facing these cottages remains as it was in the originally permitted scheme and there is therefore no additional impact on their residential amenities.

**Whether the development demonstrates efficient use of energy, water and materials**

6.6 Policy D8 of the adopted South Oxfordshire Local Plan seeks to ensure that all new development demonstrates high standards in the conservation and efficient use of energy, water and materials. This Policy has recently been afforded greater weight by the Government's Planning Policy Statement: Planning and Climate Change, which was published in December 2007. This Statement is a supplement to PPS1.

6.7 The application does not address the efficient use of energy, water and materials. However, such details were not provided in relation to the previously approved scheme,

which was granted before the issues were given the weight they are today. In these circumstances it is not considered that it would be reasonable to refuse the application for lack of sustainability measures.

**7.0 ENFORCEMENT**

7.1 Government advice in PPG18 indicates that enforcement action should only be taken where planning harm is identified and where action is necessary in the public interest. Any such action should be proportionate to the breach of planning control, balancing the right of the owner to peacefully enjoy the property with the general public interest to prevent development that is harmful to other legitimate interests.

7.2 Officers have to consider whether the development can be made acceptable by the imposition of planning conditions. In this case conditions relating to the replacement of a rooflight with a conservation style rooflight and the removal of bulls-eye windows would limit the harm that could be caused to the character and appearance of the conservation area. It is on this basis that officers are not recommending that any form of enforcement action is pursued at this stage.

**8.0 CONCLUSION**

8.1 The development does not cause any significant harm to the character and appearance of the Sonning Eye Conservation Area and does not have a detrimental impact on the setting of adjacent listed buildings. It therefore complies with the policies in the adopted South Oxfordshire Local Plan 2011.

**9.0 RECOMMENDATION**

9.1 **That planning permission be granted subject to the following conditions**

- 1. That within 6 months of the date of this permission the rooflight in the front (east) rooflight shall be replaced by a conservation rooflight of a type and design to be agreed in writing by the Local Planning Authority**
- 2. That within 6 months of the date of this permission the bulls-eye windows shall be removed or replaced with alternative windows of a type and design to be agreed in writing by the Local Planning Authority**

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