

SUBJECT DEVELOPMENT APPLICATION REPORTS ITEM 8

REPORT OF Head of Planning & Building Control

APPLICATION NO.	P08/W1002
APPLICATION TYPE	OTHER
REGISTERED	21 August 2008
PARISH	Cholsey
WARD MEMBER(S)	Mrs Pat Dawe Ms Felicity Aska
APPLICANT	Miss Catherine Ducker
SITE	Willow House, Church Road, Cholsey.
PROPOSAL	Demolition of existing stable block and erection of new stable block.
AMENDMENTS	Drawing TDS 097/ WH 1005
GRID REFERENCE	458900/187936
OFFICER	Mr. Paul Bowers

1.0 INTRODUCTION

- 1.1 The application is referred to Planning Committee because the applicant is a relative of a member of the District Council.
- 1.2 The site is located on a large plot in an isolated rural location in the parish of Cholsey. It is accessed via a track from Church Road. The nearest property is High Green Farm House some 100 metres to the south of the existing dwelling. The site comprises of a previously extended two storey unlisted dwelling house facing west with detached Coach House structure to the north, existing stables along side and covered swimming pool to the west. There is a paddock to the north of the property and to the south west. The site lies within North Wessex Downs Area of Outstanding Natural Beauty.

2.0 PROPOSAL

- 2.1 The application seeks planning permission to remove an existing stable block and erect a replacement stable block comprising of 3 loose boxes, a tack room and a hay barn. Through the processing of the application the applicant chose to amend the position, size and design of the structure. The new building will be 'L' shaped 13 metres in length, 8.4 metres in depth at its widest point and 4.7 metres to the ridge of the roof. The building will occupy a position next to the Coach House, north of the dwelling and immediately adjacent to the position of the existing stable building.
- 2.2 A site plan can be found at **Appendix 1** and the elevation and floor plans at **Appendix 2**.

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 Cholsey Parish Council – Recommend Approval to the original scheme. To be updated at the meeting.

Neighbours – 1 x letter of no objection to the original scheme. To be updated at the meeting.

4.0 RELEVANT PLANNING HISTORY

4.1 There are no relevant applications to this proposal.

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Local Plan policies;

G2 – Protection and Enhancement of the Environment

G6 – Promoting Good Design

C2 – Areas of Outstanding Natural Beauty

D1 – Good Design and Local Distinctiveness

H13 – Extensions to Dwellings

R10 – The Keeping of Horses

South Oxfordshire Design Guide

6.0 PLANNING CONSIDERATIONS

6.1 The main considerations in respect of this proposals are;

- i) **Whether the building is in keeping with the character of the site and the dwelling house.**
- ii) **Whether the extensions conserve and enhance the special landscape quality of the North Wessex Downs Area of Outstanding Natural Beauty.**
- i) **Whether the extensions conserve and enhance the special landscape quality of the North Wessex Downs Area of Outstanding Natural Beauty.**

6.2 Policy C2 of the Local Plan seeks to protect the Area of Outstanding Natural Beauty. It states that the policies primary aim is to conserve and enhance the natural beauty, special landscape quality and distinctiveness of the area. Development that would harm the beauty or distinctiveness should not be permitted and to be acceptable it must be of a scale and type appropriate to the area and sympathetic in terms of its siting, design and materials. Policy R10 permits proposals in connection with the keeping of horses provided that the proposed development will not be visually intrusive or damage the appearance of the landscape.

6.3 The property is an isolated location within the landscape of the North Wessex Downs Area of Outstanding Natural Beauty and heavily screened by trees and hedging. The building is relatively large at 13 metres in total length, however, its impact is mitigated by the buildings position next to the taller bulkier Coach House, general proximity to the dwelling and the fact that it replaces an existing structure. The use of natural materials is in keeping with local building traditions and will be similar to those on the Coach House. The new building will not be unduly prominent in the landscape development will have no significant impact on the overall landscape or character of the Area of Outstanding Natural Beauty. As such the development is in accordance with Policy C2 of the adopted South Oxfordshire Local Plan.

i) Whether the extension is in keeping with the character of the existing building

6.4 Policy H13 of the South Oxfordshire Local Plan 2011 indicates that the erection of ancillary buildings will be permitted subject to a number of criteria. One of the criteria is that the scale and design of the proposal is in keeping with the character of the dwelling, the site and appearance of the surrounding area and amenity of neighbours.

6.5 The building is to be sited adjacent to the existing Coach House which means that there will be no direct visual relationship between the house and the stables.

Its design and materials mean that the building is a simple traditional stable. In conjunction with its position the overall impact of the building is such that it does not compete with or detract from either the existing Coach House or the main dwelling.

As such the development accords with Policy H13 along with Policy G6 and D1 which seek to ensure good design and reinforce local distinctiveness.

7.0 CONCLUSION

7.1 The proposed building is larger than the existing stable block however, given its position adjacent to the larger Coach House, its use of natural materials and traditional stable design it does not compete with or detract from the character of the existing building or the special landscape setting or character of the Area of Outstanding Natural Beauty.

8.0 RECOMMENDATION

8.1 That planning permission be granted subject to the following conditions;

- 1. Commencement 3 years**
- 2. Sample Materials Required (all)**

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