
APPLICATION NO.	P08/W1033
APPLICATION TYPE	FULL
REGISTERED	29.08.2008
PARISH	EWELME
WARD MEMBER(S)	Mr Felix Bloomfield Mrs Susan Cooper
APPLICANT	Ewelme Almshouse Charity
SITE	Manor Cottage High Street Ewelme
PROPOSAL	Conversion of cottage into 2 No. 1 bed flats. New dormers to NW elevation.
AMENDMENTS	
GRID REFERENCE	464251/191588
OFFICER	Mrs S Crawford

1.0 **INTRODUCTION**

- 1.1
- Existing detached, two storey dwelling; one half used for storage with no first floor and open to roof; dilapidated and unoccupied,
 - Limited openings to north west side,
 - Set back from road behind communal allotment gardens,
 - Adjacent to almshouses (Suffolk House) and would share parking area
 - Conservation area,
 - Chilterns Area of Outstanding Natural Beauty.

1.2 The site is identified on the Ordnance Survey extract **attached** at Appendix 1.

2.0 **PROPOSAL**

2.1 The application seeks planning permission for the conversion of the existing cottage into 2 no one bedroom flats including the provision of four new dormers in the north west elevation. The proposal involves blocking up 7 existing window and door openings and removing two dormer windows in the south east elevation and blocking one existing window opening in the north west elevation. One new window opening is proposed in the south east elevation with 5 new door and window openings proposed in the north west elevation. Two new windows are proposed on the south west gable elevation. The application effectively turns the building around to have its principal elevation onto the communal green of Suffolk House. One parking space per unit is proposed within the communal parking area serving Suffolk House.

2.2 Reduced copies of the plans and design and access statement accompanying the application are **attached** at Appendix 2.

3.0 **CONSULTATIONS & REPRESENTATIONS**

- 3.1 OCC (Archaeology) No objection.
- Conservation Officer Objection. The existing cottage has a clearly defined front and rear character and removing the existing dormers only to replace them on the opposite roof slope will confuse this.

Ewelme Parish Council. Approve. No comments.

Building Control Services	Comments regarding means of escape.
Neighbour representations (2)	Comments re sharing communal garden and increased demand on parking facilities. Concern about potential overlooking from new windows.

4.0 RELEVANT PLANNING HISTORY

- 4.1 P07/W1473 – Conversion of existing cottage into 2 no. one bedroom flats including two new dormers in the south east elevation. APPROVED

5.0 POLICY & GUIDANCE

- 5.1 Adopted South Oxfordshire Local Plan 2011 Policies C2, CON7, D8, H11.

6.0 PLANNING CONSIDERATIONS

- 6.1 The main issues in this case are;

- Whether the principle is acceptable
- Details and impact on character of conservation area
- Sustainable design issues.

- 6.2 **Principle.** Planning permission has already been granted for the subdivision of this cottage to provide 2 no. one bedroom flats (P07/W1473). This includes the provision of one parking space for each unit within the existing communal parking area for Suffolk House. The principle of development is therefore acceptable and the main issue is to assess the differences between the approved scheme and that currently proposed. Plans of the approved scheme area **attached** at Appendix 3.

The design and access statement states that the proposal would turn the function of the cottage around in order that it might function better as a part of the linked Suffolk House Almshouses.

- 6.3 **Design details.** The only difference between the approved scheme and that now proposed is the removal of the dormers from the south east elevation and the provision of 4 dormers on the north west elevation in what has previously been an unbroken roofslope. The dormers are also of two different sizes. The approved scheme requires that all the dormers shall be of the same size as the original two light dormers. Your officer's have two concerns in respect of the proposed dormers; there is an objection in principle to creating breaks in the north west roofslope and there is a design concern about the size of the three light dormers in particular. The north west elevation is more prominent as it faces a communal garden area and the impact on the character of the conservation area is greater.
- 6.4 **Sustainable design features.** The existing dormers and the additional dormers within the consented scheme (P07/W1473) make better use of passive solar gain providing more light and heat because they have a southerly aspect. The current scheme proposes to block the existing dormers to create four new dormers in an elevation with a northerly aspect. As a result, the first floor flat would not be as light or benefit from the warming effects of the sun as much as the first floor flat in the consented scheme. As such the proposal is contrary to Policy D8 of the Local Plan.

7.0 CONCLUSION

- 7.1 Planning permission has already been granted for the subdivision of this cottage into two flats but the provision of dormers on the north west elevation would have a harmful impact on the character and appearance of the conservation area and do not make the best use of the effects of passive solar gain. As such the proposal is contrary to the

Development Plan policies in your officer's view.

8.0 RECOMMENDATION

8.1 Refusal of Planning Permission for the following reasons:

- 1. The existing cottage makes a positive contribution to the character of the conservation area in terms of its traditional style, use of materials and setting. The introduction of dormers in the currently unbroken north west roof slope to replace the existing dormers in the south east elevation will disrupt the clearly defined character of the building and neither preserves nor enhances the character and appearance of the Ewelme conservation area. As such the proposal is contrary to Policies G2 and CON7 of the adopted South Oxfordshire Local Plan.**
- 2. The existing dormers and consented scheme for the subdivision of the building to provide two flats (P07/W1473) make better use of passive solar gain providing more light and heat than would be gained by windows in the north west elevation. As such the proposal is contrary to Policy D8 of the adopted South Oxfordshire Local Plan and advice in the South Oxfordshire Design Guide.**

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