
APPLICATION NO.	P08/W1174
APPLICATION TYPE	FULL PLANNING PERMISSION
REGISTERED	28.12.08
PARISH	CROWMARSH GIFFORD
WARD MEMBER(S)	Mr N Odd
APPLICANT	Mr & Mrs Leadbetter
SITE	148 The Street Crowmarsh Gifford
PROPOSAL	Conversion of outbuilding in to dwelling; replacement flat roof; new vehicular access and double garage
AMENDMENTS	None
GRID REFERENCE	462128/189009
OFFICER	Miss G Napier

1.0 INTRODUCTION

1.1 This application has been referred to the Planning Committee because the officer recommendation conflicts with that of the Parish Council. It is a resubmission of the application refused by Planning Committee on 08 October 2008 but includes some additional information in the form of sketches and an outline schedule of works. Some minor changes have also been made to the proposed development and these include:

- The addition of two rooflights to the rear of the converted building
- Changes to the parking layout at the rear of the site
- Alterations to the position of the boundary fence enclosing the gardens

1.2 No.148 The Street is located on the eastern limits of the settlement of Crowmarsh Gifford. There is an outbuilding within the curtilage of the property which fronts on to The Street. It is constructed from brick and flint with areas of timber cladding and has been extended with a single storey flat roof addition at the rear.

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

2.0 PROPOSAL

2.1 The proposal is to convert the outbuilding to a separate dwelling and to replace the existing flat roof on the extension with a pitched roof. A section of the wall along Meadow Lane is to be removed to create an access to the rear of No.148 The Street where it is proposed to erect a double garage.

A copy of the submitted plans is **attached** at Appendix 2 along with the applicants' design and access statement.

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 **Parish Council** - Recommends **approval**

Neighbour Letter (2)

- **Objection.** There appears to be relatively no change apart from some computer generated images to show 'what damage could be done to the adjoining wall'. The removal of the section of wall would be detrimental to the setting of the listed building, the character of the lane and the distinctiveness of the AONB. The wall is date stamped 1726 and 'I would have thought that the wall has to have some sort of preservation order on it' given that it is attached to a Grade II listed building. The new access would make the lane 'even busier'. There is an adequate entrance on to the main road which could service both properties.
- **Objection.** The application is materially no different to the previous application – 'the full range of my previous objections still stand'. The new application shows contempt for Local Plan Policies regarding an AONB. The proposal still punctures an ancient wall close to a listed building. The new plans do not address the 'additional loss of light to my property' resulting from the raised pitched roof elevations. 'I have never, as has been suggested in the application, been consulted about this proposed development'.

OCC Highways Officer

- **No objection** – The proposal is similar to the previous application and the comments of the LHA remain unaltered.

Conservation Officer

- **Objection** – The section of wall to be removed is of brick and flint construction, capped by an interesting triangular coping. Its construction appears to be closely related to sections of Grade II listed Meadow Cottage to which it is attached. The wall is also a prominent feature along Meadow Lane and contributes positively to setting of the listed building.

Contaminated Land Officer

- The proposed residential use of the site would be sensitive to any contamination and as required by PPS23, a precautionary approach should be adopted. There is **no objection** subject to condition.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P08/W0876. Conversion of outbuilding into dwelling; replacement flat roof; new vehicular access and double garage. Refusal of Planning Permission on 08 October 2008. P04/W0937. Erection of a first floor rear extension. Planning Permission on 14 September 2004.

5.0 **POLICY & GUIDANCE**

5.1 **Adopted SOLP Policies**

G2: Protection and enhancement of the environment

G6: Promoting good design

C2: Areas of Outstanding Natural Beauty

CON5: The setting of listed buildings

H4: New housing

T2: Transport requirements for new development

South Oxfordshire Design Guide; Sections 3, 7.

PPS1 – Delivering sustainable development

PPPS3 – Housing

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues in this case are:

- Principle
- Impact on character of area/AONB
- Setting of listed building

- 6.2 **Principle.** Crowmarsh Gifford is classed as ‘a larger village outside the Green Belt’ and is an H4 location where new dwellings are permitted provided that they accord with the criteria of the policy:

- i) The outbuilding is an existing structure and it is your officers’ view that its conversion to a dwelling will not result in the loss of an important open space or public view.
- ii) Two new windows and a canopy porch are to be introduced to the front elevation of the building and one new window to the west elevation. An existing window on the west elevation will be blocked up. The existing flat roof at the rear is to be replaced by a double pitch and two new rooflights are to be introduced. The materials for the alterations and repairs will match the existing. The outbuilding is currently used as ancillary accommodation by the occupants of No.148 and its sympathetic conversion is considered to be in keeping with the character of the surrounding residential area.
- iii) The character of the building from public views at the front will essentially be retained due to the minimal number of openings that are to be introduced. The replacement of the existing flat roof to the rear with a pitched roof is in keeping with Design Guide principles and will be more in keeping with the character and form of the original building.

The application also proposes the creation of a new access from Meadow Lane to the rear of the existing dwelling. This involves the demolition of a 6 metre section of wall which is attached to Meadow Cottage. Meadow Cottage is a grade II listed building of 18th Century origin and the same materials and style of flint work that are used in the wall are also used in the cottage. The wall is a significant feature

along Meadow Lane and it contributes significantly to the character of the area and to the setting of the listed building. The application includes sketches to show how the wall would be reconstructed on both sides of the new access using as many salvaged materials as possible.

Despite this additional information showing the treatment of the new access your officers consider that the breach of the wall is unacceptable, having a detrimental impact on both the character of the area and on the setting of the listed building.

- iv) The Old Forge is located to the rear of No. 5 Meadow Lane and the existing extension to the rear of the outbuilding is some 7 metres away from the rear elevation of the neighbouring dwelling. The replacement of the flat roof with a double pitch will increase the overall height of the building from some 2.6 metres to some 4.4 metres. The boundary between the two properties comprises a 1.8 metre high close boarded fence and a dense 8 foot high evergreen hedge on the applicants' side.

Having regard to the position of the outbuilding in relation to No.5 Meadow Lane, to the distance between the two buildings and to the boundary treatment, it is not considered that the proposed pitched roof will have a detrimental impact on the amenities of the occupants of No.5 Meadow Lane.

Two new rooflights are proposed within the valley between the new pitched roofs. All of the living accommodation is at ground floor level so there will be no overlooking of the private amenity area at No.5 Meadow Lane. The rear garden for the new dwelling is currently used as a garden by the occupants of Chiltern Villa and it is therefore considered by officers that the proposed conversion of the outbuilding would not be detrimental to the amenities of the occupants of No.5.

The double garage is to be erected at a distance of some 2 metres from the shared boundary with No. 5 Meadow Lane and the garage would lie parallel to the neighbouring dwelling, adjacent to the blank gable end of the neighbouring property. Having regard to the significant dense evergreen hedge on the boundary between the two properties, only the pitch of the garage would be visible from No.5 and as such, it is considered that the garage will not have a significantly material impact on the amenities of the occupants of the neighbouring property.

The garage will be located directly to the rear of Meadow Cottage which has a long sloping roof that backs on to the applicants' rear garden. The garage will not block light to Meadow Cottage and the occupants of the neighbouring property have no objection to the garage.

The proposed conversion of The Old Forge and the double garage are not therefore considered to be detrimental to the amenities of the occupants of neighbouring properties.

The proposal also involves the creation of a new access on to Meadow Lane to allow vehicular access to the new double garage. The Local Highway Officer has no objection to the proposal given that Meadow Lane is a cul-de-sac and the parking dimensions are to standard.

v) The proposal does not constitute backland development.

6.3 **Impact on landscape distinctiveness of the AONB and setting of the adjacent listed building.** The application proposes the demolition of a 6 metre section of the flint wall that is attached to the listed Meadow Cottage. The wall is constructed in the same materials and style of flint work as the listed cottage and OS maps suggest that the wall was originally within the curtilage of Meadow Cottage. The wall contributes positively to the character of the narrow lane which is defined by the brick and flint walls that run down both its sides. The proposed vehicular access would significantly alter the character of the lane to the detriment of the character of the AONB and the setting of the listed building and it is therefore contrary to Policies C2 and CON5 of the adopted South Oxfordshire Local Plan

7.0 **CONCLUSION**

7.1 Officers recommend that planning permission be refused because although the principle of the development is acceptable, the proposal to remove a large section of historic wall would be detrimental to the character of the area and to the setting of the adjoining listed building contrary to Development Plan Policies. The additional information shows how the new access would be created using salvaged materials but does not overcome your officers concerns.

8.0 **RECOMMENDATION**

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

1. **That the creation of a new access on to Meadow lane would result in the demolition of a large section of historic brick and flint wall. The wall is attached to a grade II listed building and contributes positively to the character and appearance of the narrow lane. The removal of the section of wall would therefore be detrimental to the setting of the listed building and to the character and distinctiveness of the Chilterns Area of Outstanding Natural Beauty contrary to Policies C2, CON5 and H4 of the adopted South Oxfordshire Local Plan.**

Author Miss G. Napier
Contact No. 01491 823282
Email Add. gabriella.napier@southoxon.gov.uk