
APPLICATION NO.	P08/E1405 & P08/E1358/LB
APPLICATION TYPE	FULL
REGISTERED	07.01.2009
PARISH	TETSWORTH
WARD MEMBER(S)	Mrs Dorothy Brown
APPLICANT	Mr R Megilley
SITE	John Peers House Chiltern View Tetsworth
PROPOSAL	Erection of porch extension.
AMENDMENTS	As amended by Drawing Nos. 08-MEG-02A & 06A accompanying Agent's email dated 25 January 2009.
GRID REF	468531/201548
CASE OFFICER	Mrs H Moore

1.0 INTRODUCTION

- 1.1 These planning and listed building applications are referred to Planning Committee at the request of the Ward Member Mrs Dorothy Brown.
- 1.2 The building is located on the edge of Tetsworth. The dwelling is a Grade 11 listed building, constructed in the early 19th century in squared course stone with ashlar stone dressings under a slate hipped roof. Windows are 12 pane sashes at ground floor with 9 pane sashes above. The building has been altered to add a conservatory on the rear and a garage/ancillary accommodation building has been constructed in the garden.

2.0 PROPOSAL

- 2.1 The proposal is to construct a porch on the side of the dwelling. The proposed porch measures some 2.8m in depth and 2.85 m in length to be constructed in stone with a slate roof to match the house.
- 2.2 The same proposal was submitted under applications P08/E0986 and P08/E1007/LB. These applications were withdrawn prior to the issue of refusal notices under delegated powers.
- 2.3 Plans **attached** to the report at Appendix 1 show the location of the site and details of the proposals.
- 2.4 A statement from a planning agent in support of the proposals is **attached** to the report at Appendix 11.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Parish Council No objection.
- Conservation Officer Objection raised. Comments as set out below.
- Neighbours No correspondence received.

4.0 RELEVANT PLANNING HISTORY

- 4.1 P08/E0986 and P08/E1007/LB – Erection of porch. Applications withdrawn.
P04/E0070 – Erection of porch. Refused and dismissed at appeal.
P96/N0271/LB and P96/N0370 – Construction of a conservatory and alterations to the external elevation (west) to form 2 access doorways – Planning permission and listed building consent granted.

P03/N0244/LB and P03/N0243 – Erection of 4 car garage with domestic accommodation over – Planning permission and listed building consent granted.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Local Plan Policies:

G2 – Protection of the environment

G6 – Promoting good design

D1 – Local distinctiveness

H13 – Extensions to dwellings

CON2 and CON3 – Alterations and extensions to listed buildings

CON5 – Setting of listed building

South Oxfordshire Design Guide

PPG15 Planning and the Historic Environment

6.0 **PLANNING AND LISTED BUILDING CONSIDERATIONS**

6.1 The consideration is whether the proposed porch is an appropriate addition to the listed building.

6.2 Policy CON2 of SOLP requires that any extension to a listed building must be appropriate to its character, must be sympathetic to the original structure in design, scale and materials and must not dominate or overwhelm it.
Policy CON3 of SOLP requires that any alteration to a listed building must respect its established character and not diminish the special historic or architectural qualities which make it worthy of inclusion on the statutory list.
Policy H13 of the adopted South Oxfordshire Local Plan confirms that planning permission will be granted for extensions to dwellings and the erection and extension of ancillary buildings within the curtilage of a dwelling , provided that:

- The scale and design of the proposal is in keeping with the character of the dwelling and the site and with the appearance of the surrounding area;
- The amenity of the occupants of nearby properties is not materially harmed;
- The proposal would not be tantamount to the creation of a separate dwelling; and
- Adequate and satisfactory parking and amenity areas are provided for the extended dwelling.

Scale and design

6.3 Planning permission has already been refused and dismissed at appeal for the erection of a porch on the side of the dwelling under application P04/0070. That porch was some 3m square, constructed mainly in glass with a stone plinth. In dismissing the appeal, the Inspector considered that whilst the porch would not be prominent in the street scene, it is visible from the environs of the Church. The porch would sit awkwardly located alongside the original vicarage where it adjoins the 20th century addition, at odds with the simple and comfortable form of both. He considered that the porch would further complicate and distort the plain style of the original building, thereby causing harm. The inspector also considered that the proposed porch would visually compete with the main entrance of the dwelling, upsetting the symmetry of the building frontage. He concluded that the overly large and fussy appearance of the porch would be intrusive, detracting from the formality of the main entrance on the fine architectural frontage of the building, and dismissed the appeal.

- 6.4 The current application shows a porch which is only marginally smaller than that previously refused and dismissed at appeal. Whilst the appearance of the porch may be less fussy than that previously refused, it has a more solid and permanent appearance. Officers consider that the comments made by the Inspector at appeal are still relevant to this proposal and are concerned that the proposal would still be intrusive, detracting from the formality of the main entrance on the architectural frontage of the building. The detailing of the proposed porch is also awkward leading to the introduction of a half hipped roof and concealed guttering. Officers consider that the proposed porch is visible in conjunction with the neighbouring listed church, and is visible over the low boundary wall from an adjacent footpath which runs by the house. This is a very attractive view which would be seriously damaged by this proposal. Officers further consider that this side of the house displays a clear and visible low key nature which sits comfortably with the low-key gravel and grass covered footpath adjacent to this area. This is a very attractive historic enclave whose delicate balance would be upset by this proposal which would visually compete with the main entrance on the fine architectural frontage of the house. The Inspector, in dismissing the appeal said very clearly that the proposed porch was overly bulky and would cause significant harm. This was a clear in principle objection to the addition of a porch. The dimensions of this porch have not changed significantly and accordingly, the proposal remains unacceptable for the reasons set out above.

Other matters

- 6.5 The proposed porch would not adversely affect the residential amenity of any adjoining property, and does not affect the garden area or parking arrangements at the house.

7.0 CONCLUSION

- 7.1 The proposed porch is considered to be unacceptable for the reasons set out above under the heading of scale and design, and is accordingly recommended for a refusal of planning permission and listed building consent.

8.0 RECOMMENDATION

- 8.1 **Planning application reference P08/E1405**

That planning permission be refused for the following reasons:–

That having regard to its size, design and positioning, the proposed porch would compromise the original plain style of the house, visually compete with the main entrance of the house, upset the symmetry of the front elevation, and would thereby adversely affect the character of the dwelling which is a Grade II listed building. As such the development is contrary to the provisions of the Council's adopted South Oxfordshire Local Plan 2011, particularly Policies G2, G6, D1, H13, CON2 and CON3, and to guidance set out in PPG15 Planning and the Historic Environment.

Listed Building application reference P08/E1358/LB

That listed building consent be refused for the following reasons:-

That having regard to its size, design and positioning, the proposed porch would compromise the original plain style of the house, visually compete with the main entrance of the house, upset the symmetry of the front elevation, and would thereby adversely affect the character and architectural integrity of the dwelling which is a Grade II listed building. As such the works are contrary to the provisions of the Council's adopted South Oxfordshire Local Plan 2011, particularly Policies CON2 and CON3, and to guidance set out in PPG15 Planning and the Historic Environment.

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