
APPLICATION NO.	P09/W0122
APPLICATION TYPE	FULL
REGISTERED	04.03.2009
PARISH	STADHAMPTON
WARD MEMBER(S)	Mr John Cotton Mr Philip Cross
APPLICANT	Mr R Bates
SITE	Steeple Barns Warren Hill Stadhampton
PROPOSAL	Erection of detached house.
AMENDMENTS	
GRID REFERENCE	460325/198044
OFFICER	Mrs K Gould (W)

1.0 INTRODUCTION

- 1.1 This application is to be considered by Planning Committee because the views of the Parish Council differ from the officer recommendation.
- 1.2 Steeple Barns is a large detached dwelling which is the very last dwelling on the southern side of Warren Hill on the southern most limit of Stadhampton village. Steeple Barns is a replacement dwelling which was constructed in the late 1990s together with a large detached garage located in the rear garden of the dwelling. The dwelling is larger than the surrounding dwellings which are more modest in size.
- 1.3 Steeple Barns has a large curtilage which is surrounded to the east and south by open countryside. A copy of an OS extract is **attached**.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission to erect a two storey dwelling with attached double garage in the rear garden of Steeple Barns. The existing detached garage would be demolished to allow vehicular access to the new dwelling. The property would have 3 bedrooms and an office at first floor and a living room, dining area, kitchen, family room and double garage at ground floor.
- 2.2 The dwelling would be constructed of facing bricks and plain clay tiles. All fenestration would be timber. Access to the new dwelling would be from Warren Hill via a driveway to the side of Steeple Barns. A copy of the submitted plans are **attached**.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 OCC (highways) – No objection subject to conditions relating to the turning and parking areas being provided and retained as per the plan and kept clear at all times. The access to be constructed to OCC (highway) standards.

Environmental Health – Contamination investigation condition to be added to any planning permission.

Neighbour Representations (1) – No objection to a new dwelling at Steeple Barns but this proposal is far too large a building on a small plot and only 6.5m from the boundary. The existing dwelling at Steeple Barns is already very overwhelming. Would rather have a small bungalow.

4.0 RELEVANT PLANNING HISTORY

- 4.1 P97/N0287 – Demolition of existing bungalow, erection of two storey dwelling with attic and double garage – Approved June 1997.

5.0 POLICY & GUIDANCE

5.1 Adopted Oxfordshire Structure Plan

- G2 – Quality and design of development
- EN1 – Landscape character
- H1 – The amount and distribution of housing
- H3 – Design, quality and density of housing development.

South Oxfordshire Local Plan policies

- G2 – Protection and enhancement of the environment
- G6 – Promoting good design
- EP1 – Preventing of polluting emissions
- D1 – Good design and local distinctiveness
- D3 – Plot coverage and garden areas
- D4 – Privacy and daylight
- H6 – Locations where new housing will not be permitted
- H5 – Housing in the smaller villages throughout the district.
- H8 – Dwelling densities
- D8 – Energy, water and materials efficient design.

Planning Policy Statements

- PPS3 – Housing
- PPS7 – Sustainable development in rural areas
- PPS23 – Contaminated Land

South Oxfordshire Design Guide

6.0 PLANNING CONSIDERATIONS

- 6.1 The main issues to be considered in the determination of this planning application are:
- Is the principle of a new dwelling acceptable on this site
 - Other issues

The principle of residential development.

- 6.2 Policy H5 of the South Oxfordshire Local Plan allows for infill development and backland development within the smaller villages within the District which have a range of facilities and access to public transport such as Stadhampton. Whilst ordinarily this proposal would be considered within this policy, regard has to be had of its location on the very southern and eastern edge of the village. As such the application falls to be considered within policy H6 of the South Oxfordshire Local Plan.
- 6.3 Policy H6 seeks to prevent residential development in specific locations which are listed as :
- i In the countryside
 - ii In settlements not listed in the Local Plan
 - iii On the edge of settlements where the built up area of the settlement would be extended.
- 6.4 Although the proposed dwelling would be within the curtilage of Steeple Barns, visually from the A329, the development would extend the built up form of Stadhampton. The existing dwelling at Steeple Barns is larger and more visually prominent than the surrounding development which comprises more modest detached dwellings. The large

detached garage of Steeple Barns is already visually prominent from the A329. This is sited closer to the main house than the proposed new dwelling which would have a footprint in excess of 2.5 times that of the existing garage. The new dwelling would be sited further back in the plot and would be more visually prominent in the landscape than the existing garage due to the increase in size and siting away from Steeple Barns. As such the principle of erecting a new dwelling in this location is not acceptable.

Other Issues

6.5 Notwithstanding that the principle of residential development is unacceptable on this site, the proposal would also be unacceptable for the following reasons:

i. Inappropriate design and scale of the proposed development.

The dwelling has been designed so as to minimize the amount of direct overlooking. However, the first floor window above the garage which would serve an office or bedroom would allow some overlooking into the private rear garden of Steeple Barns. In addition, the ridge height of the new dwelling would be some 7.5m high which, given the proximity to both Steeple Barns and the neighbouring property at number 18 Warren Hill would result in an oppressive and unneighbourly form of development. The applicant has confirmed that it would be his intention for the new dwelling to be occupied by a family member. However, the property could be sold off at any time and be occupied independently.

ii. Adversely affecting the character of the locality.

Although there is one other dwelling located in a backland site in Warren Hills – Odd Spot – this was approved in the 1950s. Also, as it is located closer to the main linear development along the A329, this dwelling does not have the same visual impact as the proposed new dwelling. The development would visually extend the built up limits of this part of Stadhampton and would adversely affect the visual character of the surrounding area by creating backland development in a visually prominent location. Steeple Barns is much larger in scale than the surrounding dwellings. The erection of a large detached dwelling in the rear garden of Steeple Barns would only exaggerate this difference in scale of buildings and create an incongruous form of development which would not relate well to the surrounding development and fail to reinforce local distinctiveness.

7.0 CONCLUSION

7.1 The proposed development is not acceptable because the site is located on the edge of Stadhampton in a visually prominent location. The proposed development would extend the built up form of the village which would be contrary to policy H6 of the SOLP. Notwithstanding the objection in principle to this development, the proposal would also be out of character with the built form of the surrounding development and be unneighbourly.

8.0 RECOMMENDATION

8.1 That planning permission be refused for the following reasons:

- 1. Although the proposed dwelling would be within the residential curtilage of Steeple Barns, the development would visually extend the built form of Stadhampton when viewed from the A329. As such, the proposal would be contrary to criterion (iii) of policy H6 of the adopted South Oxfordshire Local Plan which seeks to resist new dwellings on the edge of settlements where the built-up area of the settlement would be extended.**
- 2. That, notwithstanding the objection in principle, the proposed development would result in a cramped and oppressive form of development which would adversely affect the residential amenity of the occupiers of Steeple Barns and no 18 Warren Hill out be of keeping with the character of the surrounding area and have an adverse impact on the landscape setting of Stadhampton contrary to policies D4, C4, G6 and D1.**

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