
APPLICATION NO.	P09/E0276
APPLICATION TYPE	FULL
REGISTERED	31.03.2009
PARISH	LEWKNOR
WARD MEMBER(S)	Mr Rodney Mann The Rev'd Angie Paterson
APPLICANT	Mr H Barnes
SITE	Lower Farm Lower Road Postcombe (in the parish of Lewknor)
PROPOSAL	New dwelling to replace collapsed part converted barn.
AMENDMENTS	
GRID REFERENCE	470929/200093
OFFICER	Mrs H.E.Moore

1.0 PROPOSAL

- 1.1 The application is referred to the Planning Committee because the officer recommendation differs to the Parish Council's views.
- 1.1 The site lies on the edge of the village of Postcombe, on the western side of Lower Road. The site is part of a small complex of buildings which originally comprised farmhouse, larger barn and smaller barn on the frontage. The larger barn, which had planning permission for conversion to a dwelling, collapsed as conversion works commenced. The building has now been fully demolished. The land slopes gently from the road into the site, and then rises significantly at the rear of the site.
- 1.2 The proposal is to construct a new dwelling essentially using the same footprint of the collapsed structure. The proposed dwelling is barn-like in appearance, to be constructed in weatherboard, brick and plain clay tiles. The accommodation in the new dwelling would comprise kitchen/breakfast room, dining hall, lounge and study at ground floor, and four bedrooms at first floor. The existing access to the site would be shared between the existing farmhouse and the proposed dwelling, and 5 parking spaces would be provided to serve both dwellings.
- 1.3 A lengthy design and access statement and sustainability statement accompanies the application, details of which can be viewed on the Council's web site www.southoxon.gov.uk. In brief, the agent explains that the original building collapsed when new foundation walls were being constructed. The proposal seeks to create a new dwelling with the appearance of a converted barn to sit comfortably with the other buildings around the site. The size of the proposal has been reduced as a result of initial comments received from the Planning Officer. Whilst the proposed dwelling is larger than the structure which collapsed, the agent considers it would sit well on the site, and would not be prominent in views towards the site. In his view, the site is dominated by the adjacent three storey dwelling. The proposed dwelling has been moved away from the adjoining dwelling in order to protect the amenity of that property. The agent considers that the materials proposed would be sympathetic to the surrounding buildings and sufficient parking would be provided on site to serve the existing farmhouse and proposed dwelling. Sustainability measures would be incorporated into the construction of the dwelling.

1.4 Plans showing the location of the site and details of the proposals are **attached** at Appendix 1.

2.0 CONSULTATIONS & REPRESENTATIONS

- 2.1 Lewknor Parish Council Objection raised. Comments –
Whilst there is no objection to a replacement building in principle, objection is raised to the scheme submitted.
It is understood that the previous proposal was for more of a granny flat.
This would be the largest building in the vicinity, contrary to Policy G6 in that it would be of a scale inappropriate to the site and its surroundings.
There would be insufficient on site parking for 2 dwellings contrary to Policy D2.
There is concern over sewage outflow.
- OCC Highways No objection.
- Monson Drainage consultants No objection.
- Environmental protection officer The site may have experienced agricultural use and contamination. Contamination investigation and remediation conditions should be imposed on any permission.
- Neighbours 2 letters of no objection. Comments include the following matters –
- The proposed replacement structure will be further away from our property, and a boundary wall provided which we support.
 - The property will be two storey which is satisfactory.
 - The proposals will be in keeping with the farmhouse and outbuilding and will be a welcome addition to the lane.

3.0 RELEVANT PLANNING HISTORY

- 3.1 P03/E0405 – Barn conversion to residential unit (renewal). Granted.
P01/N0004/R – Barn conversion to residential unit (renewal) Granted.
P96/N0001/R – Barn conversion to residential unit (renewal). Granted.
P90/N0530 – Barn conversion to residential. Granted

4.0 POLICY & GUIDANCE

- 4.1 Adopted South Oxfordshire Local Plan 2011 (SOLP) – policies G1,G2, G6, C1, C4, EP7, EP8, D1, D2, D3, D4, D8, D10, H4, H5, T1, T2.
South Oxfordshire Design guide 2008
Government Guidance – PPS1, PPS3, PPS23.

5.0 PLANNING ISSUES

- 5.1 The planning issues that are relevant to this application are:
1. The principle of the development
 2. The impact on the character and appearance of the site and the surrounding area

3. The impact on the amenity of neighbouring occupiers
4. Sustainability
5. Highway considerations
6. Other material considerations

The Principle of Development.

- 5.2 The site lies within the main confines of Postcombe, and lies between existing residential properties on the western side of Lower Road. There is continuous residential development along Lower Road and Policy H5 of the SOLP allows for infill development within Postcombe. Infill development is defined as ‘the filling of an appropriate small gap in an otherwise largely built-up frontage by the erection of one or two detached or up to four small terraced or semi detached dwellings’. The site currently being considered has previously been occupied by a building which had consent for conversion to a single dwelling. Following the collapse of the building, Officers consider that the site can be classed as a small gap between existing residential development.
- 5.3 The principle of the development is broadly acceptable having regard to Policy H5 of the SOLP, and as such the details of the proposed development fall to be considered against Policy H4 of the SOLP, which outlines several criteria against which proposals for new residential development fall to be assessed. Criterion (i) seeks to ensure that an important open space of public, environmental or ecological value is not lost, nor an important public view is spoilt. Criterion (ii) states that the design, height, scale and materials of the proposed development should be in keeping with the surroundings. Criterion (iii) seeks to protect the character of the surrounding area. Criterion (iv) seeks to ensure that there are no overriding amenity, environmental or highway objections. Criterion (v) states that if the proposal constitutes back land development, it should not create problems of privacy and access and should not extend the built up limits of the settlement.

The Impact on the Character and Appearance of the Site and Surrounding Area.

- 5.4 The site has been previously developed and accordingly, there would be no loss of an important open space as such. There would be no loss of vegetation as a result of the development. As the site has been previously occupied by a building, now removed, it is understood that there would be no loss of ecology. In terms of public views, there is a small out-building on the frontage of the site and there are views into the site from Lower Road. Whilst the proposed dwelling is larger than the barn which collapsed, it is set back from the frontage of the site. Views of the outbuilding and the farmhouse would remain, and there would be no loss of an important public view. The character of the surrounding area is rural with some views into open countryside. The proposed development would not result in the loss of open views into the countryside, and the character of the proposed dwelling would be in keeping with the character of the area. As such, Officers consider that there would not be a loss of an important public view, and that the character of the area would be retained.
- 5.5 The front of the proposed dwelling measures some 21.5m in length. This is similar in length to the barn which collapsed. However, the section of the barn which was single storey is now proposed at two storey. Although the proposed barn is significantly larger than the structure it would replace, regard has been paid to the nature of the surrounding properties. On approach to the site, the dominant property is the three storey modern dwelling, Chiltern view, which has a height of 10m. The proposed dwelling has a ridge height of 7m, and as such would appear as a more modest structure in comparison. The existing farmhouse has a height of some 7.4m, which would be slightly higher than the proposed dwelling. The proposed dwelling would be set back from the frontage of the site behind the existing outbuilding, which is

proposed to be retained. A 'street scene elevation' has been provided by the agent, **attached** at Appendix 11, and shows the relative heights of the buildings.

- 5.6 In terms of design and materials, the proposed dwelling is designed to look like a 'converted barn'. The building is proposed with weather boarded walls for the main section, second hand bricks for the lower section and plinth, and plain clay tiles for the roof. The form and shape of the building is simple. In overall terms, the design and materials are considered to be acceptable. Officers have considered the Parish Council view that the proposed dwelling would be out of scale with its surroundings. However, in the site circumstances described above, Officers consider that the design, height, scale and materials of the proposed development would be in keeping with its surroundings.

Impact on the amenity of neighbouring occupiers.

- 5.7 The proposed building would essentially be on the footprint of the demolished building but would be some 1m shorter. This would take it further away from the adjoining property, Chiltern View. Although that property has a bedroom window facing the proposed dwelling, it is a secondary window to that room, and the window has been compromised in the past by the barn which previously existed. With regard to the amenity of the existing farmhouse, that property lies to the side of the proposed dwelling. Permission has already been granted for the conversion of a barn to a dwelling in this position. Accordingly, the relationship of a new dwelling with the existing dwelling has previously been considered to be satisfactory and there is no change to that assessment. In view of the above, officers consider that the proposed dwelling would respect the privacy and amenity of adjoining properties.

Sustainability.

- 5.8 A number of measures are proposed for the efficient use of energy and water, including construction methods, draught proofing, use of a condensing combination boiler, low capacity WC cisterns, low energy lighting, and rainwater harvesting. These and other sustainability measures in accordance with Policy D8 of the SOLP and guidance contained within the SODG can be secured by condition.

Highway Considerations.

- 5.9 The proposed dwelling would use the existing access into the site which serves the existing farmhouse. The Highway Authority consider the access to be suitable for use by two dwellings. The proposed dwelling would have 4 bedrooms, and two parking spaces would be required to serve the property. Five car parking spaces exist on the site, and these would be retained to serve the existing and proposed dwellings, all in accordance with the Council's policies. Therefore, whilst the Parish Council are concerned about the lack of on site parking, the level provided would meet the Council's standards.

Other Material Considerations

- 5.10 The Parish Council are of the view that the previous approval for the barn conversion was for conversion to a granny annexe. This is incorrect. The approval was for a fully self contained separate unit of accommodation. The Parish Council are concerned about sewage outflow. However, the Council's drainage engineer raises no objection to the proposals to install a sewage treatment system in the courtyard of the building. This would be a modern packaged treatment plant.

6.0 CONCLUSION

6.1 The site lies within the main confines of Postcombe where the principle of infill development is acceptable. Officers consider that the proposed dwelling would be in keeping with the character of the area, would respect the privacy and amenity of adjoining properties, and would provide on site parking in accordance with the Council's standards. Accordingly, the proposals are recommended for an approval of planning permission.

7.0 RECOMMENDATION

7.1 **That planning permission be granted subject to the imposition of the following conditions:**

1. **Commencement detailed 3 years**
2. **Sample of all materials to be submitted and agreed.**
3. **The boarding for the walls to be dark stained.**
4. **Details of windows, doors and rainwater goods to be submitted and agreed.**
5. **Retention of 2 parking spaces for new dwelling.**
6. **Slab height of building**
7. **Removal of permitted development rights for extensions.**
8. **Removal of permitted development rights for windows in side facing neighbour**
9. **Installation of drainage scheme to be agreed.**
10. **Submission of contamination investigation scheme**
11. **Contamination remediation if required.**
12. **Sustainability measures to be incorporated.**

Author Helen Moore
Contact No. 01491 823732
Email Add. planning.east@southoxon.gov.uk