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<b>APPLICATION NO.</b>	P09/E0270
<b>APPLICATION TYPE</b>	Full
<b>REGISTERED</b>	17 March 2009
<b>PARISH</b>	ASTON ROWANT
<b>WARD MEMBER(S)</b>	Mrs Dorothy Brown
<b>APPLICANT</b>	Mr and Mrs James Lee
<b>SITE</b>	Oak Barn, Stert Road, Kingston Blount
<b>PROPOSAL</b>	Conversion and infilling of covered storage to provide additional living accommodation and associated alterations including insertion of rooflights
<b>AMENDMENTS</b>	As amended by drawing No's 186209/A, 186109/A and 186009 accompanying Agents letter dated 21/04/09
<b>GRID REFERENCE</b>	473644/199511
<b>OFFICER</b>	Emma Bowerman

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1.0 **INTRODUCTION**

- 1.1 This application is reported to the Planning Committee at the request of Councillor Dorothy Brown.
- 1.2 The application site is shown on the OS extract **attached** as Appendix 1. Oak Barn was converted from an agricultural building to a dwelling in 1997 and forms part of a larger complex of converted barns. The site is located at the junction of Brook Street and Stert Road and the building lies close to the road. The application property has a small rear garden and a parking area within the courtyard to the rear, which is accessed from Stert Road. The site falls within Kingston Blount Conservation Area.

2.0 **PROPOSAL**

- 2.1 The application seeks full planning permission for alterations to the existing dwelling. The only alteration visible from the road would be the insertion of a door in the northwest elevation. A rooflight is proposed on the southeast roof slope and this would face into the courtyard. A wall would also be constructed below the existing roof on the southeast elevation to enclose the space below. The alterations would allow the existing roof space and storage area below to be used as living accommodation.
- 2.2 The plans of the proposed development are **attached** as Appendix 2.

3.0 **CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Aston Rowant Parish Council** – Considers the application should be refused on the basis that the proposed development would create a semi-detached dwelling from detached as present. Unneighbourly – change of designation to semi, proximity of children's playroom. Not acceptable within Conservation Area guidelines.
- 3.2 **Conservation and Design** – No objection subject to conditions regarding materials and details of windows / doors. Commented that the proposed development would have a minimal impact on the external appearance of the barns and the proposal would remain in keeping with the character of the courtyard development.

3.3 **Neighbours** – One objection received from the neighbouring property, Mulberry Barn, raising, in summary, the following concerns:

- The proposal would visually destroy the character of the existing barn feature
- Cutting through the existing barn door would have a detrimental visual consequence for the surrounding area
- Creating a pathway and clearing the vegetation for the door would look out of place and inappropriate in the context of the surrounding barns
- Precedent for further development in the Conservation Area
- Mulberry Barn would become attached
- The proposal would result in a significant increase in noise levels
- Overdevelopment – would result in the barns looking squashed
- Proposal would intensify an already difficult situation in terms of parking
- The proposal would result in a loss of property value

#### 4.0 **RELEVANT PLANNING HISTORY**

4.1 P95/N0396 - Part demolition, conversion, extension and alteration to existing barns with car parking and new access - Approved

#### 5.0 **POLICY & GUIDANCE**

5.1 Adopted South Oxfordshire Local Plan 2011 Policies:

CON7 – Proposals affecting a Conservation Area

H13 – Extensions to dwellings

G2 – Protection of the Environment

G6 – Promoting Good Design

D1 – Good Design and Local Distinctiveness

D2 – Vehicle and Bicycle Parking

D4 – Privacy and Daylight

T1 – Transport Requirements for New Developments

5.2 Supplementary Planning Guidance:

South Oxfordshire Design Guide 2008 – Sections 5, 6 and 7.

5.3 Government Guidance:

PPS1 – Delivering Sustainable Development

PPG15 – Planning and the Historic Environment

#### 6.0 **PLANNING CONSIDERATIONS**

6.1 The main planning issues to be considered are:

1. Whether the design and appearance of the proposal is in keeping with the character of the dwelling.
2. Whether the design and appearance of proposal is in keeping with the character of the surrounding Conservation area.
3. Whether the proposal would have any adverse impact on the amenity of occupants of nearby properties.
4. Whether the proposal would have any impact on the level of parking provision or amenity area.

Impact on the existing dwelling

- 6.2 Criteria (ii) of Policy H13 of the SOLP 2011 requires the scale and design of householder developments to be in keeping with the character of the dwelling. The proposal would not increase the footprint of the dwelling or add any volume to it and would therefore not alter the scale of the existing dwelling. The alterations proposed would be modest and low key and in your Officers opinion, the design of the alterations would be in keeping with the character of the dwelling and would retain its barn style and appearance. The proposal would make use of existing space within the footprint of the dwelling and in your Officers opinion, could not be classed as an overdevelopment of the site.

Impact on the surrounding Conservation Area

- 6.3 Criteria (i) of Policy CON7 of the SOLP 2011 requires the design and scale of new work to be in sympathy with the established character of the area. The only alteration to the dwelling that would be visible from the road would be the insertion of a door in the northwest elevation, which runs along Brook Street. The proposed door would have vertical timber boarding, which would match the surrounding timber boarding and would not be a prominent change to the streetscene. The neighbour at Mulberry Barn has commented that clearing vegetation and forming a path to this door would look out of place. These matters do not require planning permission but in any case, would have a minimal impact on the appearance of the area. The proposed rooflight would be to the rear of the dwelling and as there are a number of rooflights in the surrounding barns, the proposed rooflight would not look out of place or detract from the character of the group of barns. The existing roof of the application property is linked to the roof of Mulberry Barn and the open storage area below the roof is not perceived from the road. The construction of the wall to enclose the open storage area would not materially change the appearance of the dwelling and its form would remain unaltered. In your Officers opinion, the infilling of this area would be a sympathetic alteration that would not harm the character or appearance of the surrounding Conservation Area.

Impact on neighbouring properties

- 6.4 Criterion (iii) of Policy H13 states that householder developments will only be permitted provided that the amenity of occupants of nearby properties is not materially harmed. The proposal would not increase the external dimensions of the dwelling and would not result in any adverse impacts in terms of light or outlook. The proposed rooflight would face the internal courtyard area but would be high level and would not allow for any views of neighbouring gardens. The neighbour at Mulberry Barn has raised concerns regarding the potential additional noise that might result from the conversion of the open storage area to a playroom. Soundproofing and insulation would be required through the building regulations process. On the basis of this assessment, Officers are of the opinion that the proposed development would have an acceptable impact upon neighbouring properties.

Impact on parking provision and amenity space

- 6.5 Criterion (v) of Policy H13 of the SOLP 2011 requires that adequate and satisfactory parking and amenity areas are provided for householder developments. The application property has a dedicated parking area within the rear courtyard. This allows for the parking of at least two vehicles, which meets the Council's parking standards. The level of amenity space would remain unaltered. As such the proposed development would comply with the above criteria.

**7.0 CONCLUSION**

7.1 The application proposal would comply with the relevant Development Plan Policies, Supplementary Planning Guidance and Government Guidance and it is considered that, subject to the attached conditions, the proposed development would not materially harm the living conditions of nearby residents or the character and appearance of the existing dwelling or surrounding Conservation Area.

**8.0 RECOMMENDATION**

**8.1 Grant Planning Permission subject to the following conditions:**

- 1. Standard 3 Year Time Limit**
- 2. Materials to match existing**
- 3. Rooflight to be a flush fitting ‘conservation style’ rooflight**
- 4. Joinery details for new windows and doors to be submitted at a scale of 1:5 and 1:20**

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