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| <b>APPLICATION NO.</b>  | <a href="#">P09/W0378</a>             |
| <b>APPLICATION TYPE</b> | FULL                                  |
| <b>REGISTERED</b>       | 27.04.2009                            |
| <b>PARISH</b>           | LITTLE MILTON                         |
| <b>WARD MEMBER(S)</b>   | Mr John Nowell-Smith                  |
| <b>APPLICANT</b>        | Mr D McCaig                           |
| <b>SITE</b>             | Penn House Little Milton              |
| <b>PROPOSAL</b>         | Extension over existing utility room. |
| <b>AMENDMENTS</b>       | None                                  |
| <b>GRID REFERENCE</b>   | 461892/200817                         |
| <b>OFFICER</b>          | Miss G Napier                         |

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**1.0 INTRODUCTION**

- 1.1 This application has been referred to the Planning Committee at the request of the Local Member Mr John Nowell-Smith.
- 1.2 The application site is shown on the OS plan **attached** at Appendix 1. The property is a two storey detached dwelling located within the built up limits of the settlement of Little Milton. The property has an 'L' shaped footprint. It was originally four cottages but is now occupied as a single dwelling. It is a two storey property with an existing conservatory extension and lean-to at the rear. The property lies within the Little Milton Conservation Area and is adjacent to Grade II listed Abbots Close.

**2.0 PROPOSAL**

- 2.1 The proposal is to erect a first floor extension above the existing lean-to at the rear of the property which was erected some time after the four cottages were made in to two in 1949. The property has 5 bedrooms and 3 bathrooms on the first floor and the proposed extension would provide a fourth bathroom. The extension has a hipped roof, the ridge of which is set down from the ridge of the main dwelling by some 0.6 metres. A copy of the plans is **attached** at Appendix 2, the supporting information is available on the Council's website.

**3.0 CONSULTATIONS & REPRESENTATIONS**

- 3.1 County Archaeological Services – No objection.

Little Milton Parish Council – Recommends approval.

SODC Conservation Officer – Recommends refusal.  
 The property occupies an elevated road-side position within the Little Milton Conservation Area. The extension would have a negative impact on the setting of Grade II listed Abbots Close contrary to Local Plan Policy CON5. In addition the half-hipped design fails to relate to the simple gables of the existing building.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P08/W1117. Single storey glazed extension to replace existing conservatory. First floor extension over existing utility. Withdrawn prior to determination on 24 November 2008.  
P97/N0526. Erection of conservatory. Planning Permission on 22 September 1997.  
P49/M0319. Alterations to convert four cottages in to two, and addition of outbuildings. Planning Permission on 07 June 1949.

5.0 **POLICY & GUIDANCE**

5.1 **Adopted South Oxfordshire Local Plan 201, policies:**

- G6 – Promoting good design  
CON5 – The setting of listed buildings  
CON7 – Proposals affecting a conservation area  
D1 – Good design and local distinctiveness  
H13 – Extensions to dwellings

**South Oxfordshire Design Guide, Sections:**

5 & 6

Planning Policy Guidance 15: Planning and the historic environment

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The planning issues that are relevant to this application are:
1. Impact on the setting of grade II listed Abbots Close
  2. Impact on the character and appearance of Little Milton Conservation Area
- 6.2 **Impact on the setting of grade II listed Abbots Close.** Penn House is an unlisted traditional stone property occupying an elevated road-side position on the corner of Church Hill and Haseley Road. The existing single storey lean-to extension which accommodates a utility room is considered by officers to have a minimal impact up on the setting of the Grade II listed, 17<sup>th</sup> century Abbots Close which lies directly to west of the applicants' property. Currently, the attractive gable end of Abbots Close with stone mullioned window can be clearly viewed from the garden of Penn House as well as in views from Church Hill. The proposed first floor extension would significantly over-lap this historic building and given the elevated level of the property, it will reduce visibility of the listed property in views from Church Hill, harming its setting. Your officers therefore consider that the proposed development is contrary to Policy CON5 of the adopted South Oxfordshire Local Plan and to advice contained within paragraphs 2.16 and 2.17 of PPG15.
- 6.3 **Impact on the character and appearance of Little Milton Conservation Area.** Penn House has a simple linear form with a steeply pitched clay-tiled roof. The proposed extension has a half-hip in order to try and overcome the concerns that were raised by officers with regard to the previous application. Officers were previously concerned that the extension would have a detrimental impact on the amenity of the occupants of Abbots Close by reason of being oppressive and intrusive. Whilst overcoming the concerns with regard to neighbour impact, the half hipped design fails to relate to the traditional vernacular character and steeply pitched roofs of the existing property and fails to preserve or enhance the character or appearance of the Little Milton Conservation Area contrary to Policy CON7 of the adopted South Oxfordshire Local Plan and the principles of the South Oxfordshire Design Guide.

7.0 **CONCLUSION**

7.1 Officers consider that the proposed extension would harm the setting of Grade II listed Abbots Close and would neither preserve or enhance the character or appearance of the Little Milton Conservation Area contrary to South Oxfordshire Local Plan Policies, to the Design Guide principles and to advice contained with PPG15.

8.0 **RECOMMENDATION**

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

1. **That having regard to the location of the extension in relation to Grade II listed Abbots Close, the proposed development would reduce the visibility of the listed building in views from Church Hill, harming its setting. The half-hipped design of the extension also fails to relate to the traditional vernacular character and steeply pitched roofs of this existing property and the development would therefore harm the setting of the listed building and would fail to preserve or enhance the character or appearance of the Little Milton Conservation Area contrary to Policies D1, G6, CON5, CON7 and H13 of the South Oxfordshire Design Guide and to advice contained within PPG15.**

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