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<b>APPLICATION NO.</b>	P09/W0859 & P09/W0860/LB
<b>APPLICATION TYPE</b>	FULL
<b>REGISTERED</b>	09.09.2009
<b>PARISH</b>	BENSON
<b>WARD MEMBER(S)</b>	Mr F Bloomfield Mrs S Cooper
<b>APPLICANT</b>	Mr & Mrs Leppard
<b>SITE</b>	12 High Street Benson
<b>PROPOSAL</b>	Alterations and single rear storey extension.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	461853/191702
<b>OFFICER</b>	Mr D.Burson

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**1.0 INTRODUCTION**

- 1.1 This application is brought before the committee as the applicant is related to a member of staff of the council. The application is for a single storey rear extension to 12 High Street Benson.
- 1.2 The property is a two storey terraced dwelling and is constructed from red brick with timber fittings. The property fronts directly on to the High Street and access to the rear of the property is gained along a track just off Mill Lane. The property is a Grade II Listed Building and is located within the Benson Conservation Area.
- 1.3 The application property is adjoined on both sides by Grade II listed buildings at numbers 10 and 14 High Street both brick built two storey properties originally constructed as houses. Number 10 High Street along with number 8 fronts directly onto the High Street alongside number 12 whilst number 14 while adjoining is set back from the application property. The adjoining properties to the west of 12 High Street and on the listed buildings at the northern end of Mill Lane occupy a corner plot forming an enclosed courtyard to the rear of the properties.
- 1.4 A site location plan can be found **attached** at Appendix A and the plans accompanying the planning and listed building applications can be found at Appendix B.

**2.0 PROPOSAL**

- 2.1 The application seeks planning permission and listed building consent to erect a modest single storey extension to the rear of the property to provide a garden room and internal alterations to the dwelling to provide improved WC facilities and an enlarged sitting room. The proposed extension is to be of brick construction with two pairs of french windows offering access to the garden to the rear. The extension is to have a lean-two roof with two rooflights within it.
- 2.2 The proposed extension involves the removal of a section of the garden wall shared with 10 High Street and the construction of the extension wall in its place, the proposal also involves the abutment of the conservatory with the wall the neighbouring property at number 14 High Street. The applicant has served notice of the application on the owners of the affected adjoining properties as confirmed by 'Certificate of Ownership-Certificate B' of the planning application.

- 2.3 The proposed extension is to be erected in the same location as a conservatory has previously been approved under planning permission P07/W0995/LB, this permission has not been implemented but remains extant.

### 3.0 **CONSULTATIONS & REPRESENTATIONS**

- 3.1 Benson Parish Council - No objections

County Archaeological Services - No strong views

Conservation Officer - No objection - the proposals will not harm the special interest of the Listed Building and will preserve the character and appearance of the surrounding conservation area.

1x Neighbour- Objection - concern over noise, reduction of light and requirement for a party wall agreement

### 4.0 **RELEVANT PLANNING HISTORY**

- 4.1 **P07/W0995/LB: Conservatory on rear elevation- Listed Building Consent on 29 October 2007**

**P91/W0147: Erection of a conservatory- Refusal of Planning Perm on 03 March 1992**

**P91/W0148/LB: Erection of a conservatory- Refusal LB Consent on 03 March 1992**

### 5.0 **POLICY & GUIDANCE**

- 5.1 **South Oxfordshire Local Plan 2011 policies-**

G2- Protection and enhancement of the environment

G6- Promoting good design

H13- Extensions to dwellings

CON2- Alterations and extensions to listed buildings

CON5- The setting of listed buildings

CON7- Proposals affecting a conservation area

**South Oxfordshire Design Guide 2008**

**PPG15: Planning and the Historic Environment**

### 6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main considerations in determining these applications are:

- **The impact on the character and appearance of the grade II Listed Building**
- **Impact on the setting of the Grade II Listed Building**
- **Impact on the character and appearance of the Benson Conservation Area**
- **The impact on the amenities of the occupants of nearby properties**

#### **The impact on the character and appearance of the grade II Listed Building**

- 6.2 In accordance with guidance set out in PPG15: Planning and the Historic Environment the council has set out its policy for considering applications that affect listed buildings. Policy CON2 of the South Oxfordshire Local Plan 2011 deals with extensions to listed buildings and states:

*'an extension to a listed building must be appropriate to its character, must be sympathetic to the original structure in design, scale and must not dominate or overwhelm it.'*

The proposed extension is of a modest scale and simple design. The scale and design of the conservatory ensure that it stands as a subservient feature to the main house and will not dominate or overwhelm the structure in accordance with policies CON2 and H13 of the South Oxfordshire Local Plan 2011.

The Conservation officer has had opportunity to comment upon the proposal and subject to the attached conditions has raised no objection to the proposal as it would not harm the special interest of the listed building. The officer observed that the internal walls proposed to be adapted are of modern construction and cut into what was formerly a single open space, as such their reduction and modification would not be harmful. In addition the portion of brick wall to the rear that would require reconstruction is also of modern construction.

In view of the design, scale and siting of the extension it is considered to have an acceptable impact upon the Grade II Listed Building.

### **Impact on the setting of the Grade II Listed Buildings**

- 6.3 Policy CON5 of the South Oxfordshire Local Plan 2011 states that proposals that would adversely affect the setting of a listed building will be refused.

As discussed above the proposal is considered to have an acceptable impact upon the dwelling itself, however the proposal must also be considered in terms of its impact upon the setting of the listed application property and the other nearby listed buildings.

The proposal is of a modest scale and simple design and would appear as a clearly subservient element of the dwelling. The location of the proposal is such that it would appear in the context of the application property to which it is considered to have an acceptable impact. When viewed in this context the extensions would have an acceptable impact upon both the host Grade II Listed Building and those that surround it.

In view of the siting, scale and design of the proposed extension it is considered that it has an acceptable impact upon the listed buildings.

### **Impact on the character and appearance of the Benson Conservation Area**

- 6.4 Policy CON7 of the South Oxfordshire Local Plan 2011 states that planning permission will not be granted for development that would harm the character or appearance of a conservation area. Development within the conservation area is required to be of a design and scale that is in sympathy with the established character of the area and that traditional materials should be used wherever it is appropriate to the character of the area.

As previously discussed the proposed extension is considered to have an acceptable impact upon the host Grade II Listed Building and the surrounding Grade II Listed Buildings.

The proposed extension is of a modest scale and is to be located to the rear of the property as part of an enclosed courtyard surrounded by high walls. The siting and scale of the proposed extension is such that it would be visually discreet and in view of the proposal's impact upon the listed buildings and their settings it is not considered that the proposal would have a detrimental impact upon the Benson Conservation Area.

### **The impact on neighbours**

- .5 Policy H13 of the South Oxfordshire Local Plan 2011 indicates that extension to dwellings will be permitted subject to a number of criteria. One of these is that the amenity of occupants of nearby properties is not materially harmed.

The proposed extension is to be erected as part of an enclosed courtyard to the rear of 12 High Street, Benson along a party wall with the neighbouring property at numbers 14 & 16 High Street.

The proposed extension is of a modest height and projection from the rear of the property minimising the impact upon neighbours. The neighbour to the proposal at number 14 has raised objections to the potential loss of light to his property.

Whilst the neighbours concerns are appreciated it is not felt that the proposal will have a detrimental effect upon light levels within his property. The proposed extension is to be located to the north west of the neighbour's window limiting the opportunity of the extension to impact upon light levels. The extension is also of a modest scale further limiting the potential to impact upon the amenity of neighbouring properties, especially when considered in the context of the high wall surrounding the courtyard.

The a further concern raised relates to the requirement for a party wall act to enable the extension to proposed extension to be built, it is proposed to attach an informative to any permission granted to remind the applicants of the necessity of this agreement prior to development.

### **7.0 CONCLUSION**

- 7.1 The extension does not materially harm the amenities of the occupants of neighbouring properties. Its scale and design are in keeping with the character of the listed building and the wider conservation area.

The proposed extension and internal alterations will preserve the character of the listed building and would preserve and enhance the character of the conservation area.

### **8.0 RECOMMENDATION**

- 8.1 **That planning permission is approved subject to the following conditions:**

- 1. Commencement 3 yrs - Full Planning Permission**
- 2. Sample materials required (walls and roof)**
- 3. Matching materials (brickwork)**
- 4. Rooflights**
- 5. Materials as on plan**

**8.2 That listed building consent be granted subject to the following conditions:**

- 1. Commencement 3 yrs - Listed Building Consent**
- 2. Sample materials required (walls and roof)**
- 3. Matching materials (brickwork)**
- 4. Rooflights**
- 5. Materials as on plan**

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