
APPLICATION NO.	P09/W0823
APPLICATION TYPE	FULL
REGISTERED	24.08.2009
PARISH	GREAT MILTON
WARD MEMBER(S)	Mr John Nowell-Smith
APPLICANT	Mr Anthony Cain
SITE	Romeyns Stables Church Road Great Milton
PROPOSAL	Alterations to proposed new stable building to provide bedrooms within the roof (Resubmission of P08/W1030).
AMENDMENTS	PL 231 A & PL 232 A received by e-mail on 14 October 2009.
GRID REFERENCE	462636/202425
OFFICER	Miss G Napier

1.0 INTRODUCTION

- 1.1 The 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. Romeyns Court is a substantial residential property, located within considerable grounds comprising some 3.3 hectares on the edge of Great Milton. The site contains the main house, a squash court, tennis court and swimming pool, detached staff accommodation, workshop, garaging and stables.
- 1.3 Conservation Area Consent and planning permission were granted in 2008 for the demolition of the existing stable building and the erection of a new 'L' shaped outbuilding measuring some 27 metres wide by some 6 metres deep. The proposal provided for two horses, a tack room and feed storage, garaging and a garden equipment store.
- 1.4 The development has not been commenced and the stable building still stands. It lies to the west of the property at a distance of over 85 metres from the main house. It is located close to the boundary wall with The Great House and is of a modern construction comprising concrete block walls, a corrugated iron roof and a concrete floor.
- 1.5 Romeyns Court is a grade II listed building and it lies within the Great Milton Conservation Area and the Oxford Green Belt.

2.0 PROPOSAL

- 2.1 This is a full application seeking alterations to the approved outbuilding to provide bedrooms in the roof. The footprint of the building is to remain the same but the overall ridge height is to be increased by some 0.7 metres from 6.0 metres to 6.7 metres. The eaves height is also to be increased from 3.0 metres to 3.3 metres and the plans show a number of conservation style rooflights within the hipped roof. The changes enable the provision of some guest accommodation at first floor level comprising 3 bedrooms with en-suite bathrooms and a store room. The layout of the ground floor accommodation has been revised slightly to allow for 2 new staircases to provide access to the first floor bedrooms.

2.2 The building is to be constructed in coursed rubble masonry with random dressed stone quoins; clay tiles to the roof and painted timber doors and windows.
The new access route which was approved under the previous consent is still proposed and it is a reinforced grassed access way to the outbuilding which will link up with the existing driveway within the grounds.

2.3 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 Conservation Officer – The number of rooflights that are proposed is excessive and should be reduced. No objection to amended plans.

Great Milton Parish Council – Object. Concerns that the proposed building would no longer appear to be a stable. Neighbours have expressed concerns that the development could lead to 'planning creep' and that a future occupant of the property could use the stable building as a separate dwelling.

Neighbour Object (1) – It would appear that the proposed building is not significantly different from the previous application other than different windows and the structure would be even higher. 'I cannot believe that three large double bedrooms, with ensuite bathrooms, above a large space below, will not eventually be turned into a substantial house and, at some time in the future, sold off separately even if not by the present owners.' The proposed building would be built directly along the shared wall and would not be in keeping with either property. '...this has now turned into an application for a dwelling house of far greater proportions to which we strongly object'.

4.0 RELEVANT PLANNING HISTORY

4.1 P08/W1030 Alterations to proposed new stable building to provide accommodation within the roof. Withdrawn prior to determination on 22 October 2008.

P07/W1276 Demolition of existing detached stables, and construction of a new stable building (as amplified by drawing accompanying email from Agent dated 22 January 2008). Planning Permission on 10 March 2008.

P07/W1287/CA Demolition of detached stables. Conservation Area Consent on 08 January 2008.

5.0 POLICY & GUIDANCE

5.1 Adopted South Oxfordshire Local Plan 2011 Policies:

CON5: The setting of listed buildings

CON7: Proposals affecting a conservation area

G2: Protection and enhancement of the environment

G6: Promoting good design

GB2: New buildings in the green belt

GB4: Visual amenity of the green belt
H13: Extensions to dwellings

South Oxfordshire Design Guide Section:

6.3.11

PPG15

6.0 PLANNING CONSIDERATIONS

6.1 The main considerations in the determination of the application are:

- Principle
- Impact on setting of listed building
- Impact on character and appearance of Great Milton Conservation Area
- Impact on openness of Oxford Green Belt
- Tree impact

6.2 **Principle.** Policy H13 of the adopted South Oxfordshire Local Plan permits the erection and extension of ancillary buildings within the curtilage of a dwelling subject to the following criteria:

(i) in the Green Belt, outside the limits of the larger and smaller villages the extension would be no greater than 40% of the volume of the original dwelling;

The proposal is for an outbuilding rather than an extension to the dwelling and as such this restriction does not apply.

(ii) the scale and design of the proposal is in keeping with the character of the dwelling and the site and with the appearance of the surrounding area;

There are a number of stone built outbuildings within the curtilage of Romeyns Court and having regard to the scale of the property and to the extensive grounds, officers consider that the number of outbuildings is not inappropriate.

The replacement of the breeze block stables with a building that is to be constructed from materials that are in keeping with the local vernacular and with the existing outbuildings will, in your officers' opinion, have a positive impact on the appearance of the surrounding area.

Section 6.3 of the South Oxfordshire Design Guide advises that outbuildings should not compete with the main dwelling in terms of size and scale and they should generally be simple in terms of their form and design. The proposed outbuilding would not compete with the substantial dwelling in terms of its scale and the form of the building is simple with minimal openings and traditional features such as the stable doors and feather edged boarding.

(iii) the amenity of the occupants of nearby properties is not materially harmed;

The replacement building is located at a distance of over 120 metres from The Great House. A 1.2 metre high stone wall marks the boundary between the applicants' property and The Great House and the new building would be erected at a distance of some 1.6 metres from the wall. No rooflights are proposed within the south-east elevation of the building and as such, no overlooking of the neighbouring garden will take place. The location of the building within the curtilage of a listed building means that planning permission would be required for any external changes and as such, the Council would be able to control the introduction of new openings.

The impact of the previously approved stable building on the amenities of the occupants of The Great House was considered by your officers to be acceptable. This was due to the substantial distance of the outbuilding from the neighbouring dwelling as well as to the location of a range of outbuildings at The Great House which provide a courtyard enclosure around the rear of the property.

The minimal increase in the overall height of the building is not considered by officers to materially alter the impact of the development which was previously considered to be acceptable.

(iv) the proposal would not be tantamount to the creation of a separate dwelling;

The first floor residential accommodation comprises 3 bedrooms with en-suite bathrooms but there is no kitchen. Officers consider that the building does not constitute a separate unit of residential accommodation and as further reassurance of this the applicant chose to submit a legal agreement (Unilateral Undertaking) as part of the application. The Unilateral Undertaking has been agreed by the Councils' Solicitor and is substantially completed. The legal agreement ensures that the stable building cannot be sold off independently of the main house and vice versa. The restriction would run with the land and not with the owner of the property.

(v) adequate and satisfactory parking and amenity areas are provided for the extended dwelling.

Not applicable in this instance.

- 6.3 **Impact on setting of listed building.** The stable block is to be constructed at a distance of over 80 metres from the listed dwelling. Due to this distance and to a dense hedgerow and a number of mature trees within the grounds, views of the existing stable block from the dwelling are limited. The proposed building is significantly higher than the flat roof breeze block structure and officers acknowledge that it will be more prominent within the site. Some new planting is proposed however and the Oak Tree and Beech hedge that are shown on the floor plans will provide additional screening of the new building.

A further consideration is that the timber and coursed rubble construction would replace an unsightly breeze block and corrugated iron stable building and it is considered that the new outbuilding would improve the setting of the listed building when compared to the existing situation. The outbuilding would also be similar in terms of its character and construction materials to other outbuildings within the site. Officers consider therefore that the proposal will not have a detrimental impact on the setting of the listed building in accordance with Policy CON5 of the adopted South Oxfordshire Local Plan and with advice contained within PPG15.

- 6.4 **Impact on character and appearance of the Great Milton Conservation Area.** The proposed outbuilding is in keeping with the character of the site and existing outbuildings within the grounds, including the squash court, and will improve the character of this particular part of the site. Views of the building from public vantage points will only be possible from the fields to the south west of the site although there is no public right of way across the fields and there is a belt of trees on the south west boundary which provides screening. Due to the relatively minor alterations that are proposed to the exterior (and to the reduction in the number of proposed rooflights), it is considered that the impact of the outbuilding on the character and appearance of the Great Milton Conservation area will not be materially greater than the building that has

already been approved. Your officers therefore consider that the proposal accords with Policy CON7 of the adopted South Oxfordshire Local Plan.

- 6.5 **Impact on openness of Oxford Green Belt.** Planning permission was granted in 2008 for the replacement of the existing stable block. Having regard to the fact that a building already existed on this part of the site, your officers considered that the impact of the replacement stable building on the openness of the Oxford Green Belt would be limited.

This permission remains extant and the outbuilding could still be built. The outbuilding that is currently proposed is some 0.7 metres higher than the approved structure and your officers consider that this limited increase in the ridge height would not have a materially harmful impact on the openness or visual amenity of the Oxford Green Belt in accordance with Policies GB2 and GB4 of the adopted South Oxfordshire Local Plan 2011.

- 6.6 **Tree impact.** The footprint and siting of the proposed building has not changed from the previously approved scheme. There are a number of trees within close proximity of the proposed outbuilding on the opposite side of the boundary wall that is shared with The Great House. The forestry officer considered that the impact of the development on those trees was acceptable and that the trees would not be harmed as a result of the works.

7.0 **CONCLUSION**

- 7.1 Your officers recommend that planning permission is granted because the proposal is not considered to have a detrimental impact on the character or appearance of the Great Milton Conservation Area or on the setting of the grade II listed Romeyns Court. The outbuilding would not have a materially harmful impact on the openness or visual amenity of the Oxford Green Belt in accordance with Development Plan Policies.

8.0 **RECOMMENDATION**

- 8.1 **That planning permission is granted subject to the following conditions and to the satisfactory completion of the Unilateral Undertaking.**

1. **Commencement 3 yrs - Full Planning Permission**
2. **Sample panels of facing brickwork**
3. **Submission of sample materials**
4. **Submission of detailed drawings**
5. **Cast iron rain water goods**

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