

SUBJECT **DEVELOPMENT APPLICATION REPORTS** **ITEM 8**
REPORT OF Head of Planning & Building Control

APPLICATION NO.	P10/W1006 & P10/W1007/LB
APPLICATION TYPE	FULL
REGISTERED	14.07.2010
PARISH	ASTON TIRROLD
WARD MEMBER(S)	Mr P Greene
APPLICANT	Mr Piers & Mrs Roxanne Marmion
SITE	Copse Stile House Spring Lane Aston Tirrold
PROPOSAL	Erection of single storey family room/kitchen extension.
AMENDMENTS	None
GRID REFERENCE	455420185902
OFFICER	Mr D.Burson

1.0 INTRODUCTION

- 1.1 This application is brought before the committee at the request of the local member. The application is for the erection of a single storey kitchen and family room extension at Copse Stile House, Spring Lane, Aston Tirrold.
- 1.2 Copse Style House is a substantial two storey dwelling with accommodation in the roof, the property has a single storey kitchen wing adjoining to the south and a large range of outbuildings in various uses. The main part of Copse Style House is Grade II* listed while the kitchen wing and a number of the outbuildings are Grade II listed
- 1.3 The property stands to the western end of the Aston Tirrold and Aston Upton Conservation Area. The house addresses expansive gardens to the east whilst to the west the rear elevation faces immediately onto a road. The property is located within the North Wessex Downs Area of Outstanding Natural Beauty.
- 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 construct an extension to the eastern elevation of the kitchen wing alongside the principal elevation of the main house. The proposed extension is to be of brick construction with a tile roof to match the existing kitchen wing.
- 2.2 The proposed extension is to be set 2 - 2.6 metres to the south of the gable wall of the main house projecting a little over 5 metres from the eastern elevation of the kitchen wing. The proposed extension has a width of 8 metres with a dual pitch roof running parallel with the roof of the element of the wing extended. The proposal is set down from the roof of the kitchen wing standing at a height of 3.9 metres.

- 2.3 In order to facilitate a larger kitchen space elements of the current front wall of the kitchen wing are to be removed. It is proposed to remove the existing door in the kitchen wing and widen the opening. The windows currently in the eastern elevation of the extended kitchen wing are also proposed for removal along with the brick work below.

3.0 **CONSULTATIONS & REPRESENTATIONS**

- 3.1 Aston Tirrold Parish Council – Approve; the proposal does not impact on any neighbours or members of the public

County Archaeological Services - No comment

English Heritage (South East) – The applications should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Conservation Officer – Object; the proposal would have a harmful impact upon the special architectural and historic significance of the Grade II listed kitchen range, as well as harming the setting of the Grade II* listed house.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 **P09/W1137 & P09/W1138/LB:** Erect a single storey, timber framed glazed orangery – *Refusal of planning permission and listed building consent 14 January 2010*

P09/W0615 & P09/W0616/LB: Erect a single storey, timber framed glazed orangery – *Refusal of planning permission and listed building consent 27 August 2009*

P01/1035 & P01/1036/LB: Various works on site including alterations to form house keeper's accommodation – *Planning permission and listed building consent on 20 June 2002.*

5.0 **POLICY & GUIDANCE**

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

G2- Protection and enhancement of the environment
G6- Promoting good design
C2- Areas of Outstanding Natural Beauty
H13- Extensions to dwellings
CON2- Extensions to listed buildings
CON3- Alterations to listed buildings
CON5- The setting of listed buildings
CON7- Proposals affecting a conservation area

South Oxfordshire Design Guide 2008

Planning Policy Statement 5: Planning for the Historic Environment

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main considerations in determining the planning application are:
- **The impact of the proposal upon the character and appearance of the Grade II listed building**
 - **The impact of the proposal upon the setting of the Grade II and Grade II* listed buildings**
 - **Whether the amenity of occupants of nearby properties is materially harmed**

- **The impact of the proposal upon the North Wessex Downs Area of Outstanding Natural Beauty**
- **The impact of the proposed development upon the Aston Tirrold/Aston Upthorpe Conservation Area**

The main considerations in determining the listed building consent application is:

- **The impact of the proposal upon the character and appearance of the Grade II listed building**
- **The impact of the proposal upon the setting of the Grade II and Grade II* listed buildings**

6.2 **The impact of the proposal upon the character and appearance of the Grade II listed building**

Copse Style House is a substantial Grade II* listed farmhouse with a formal style while the Grade II listed kitchen wing to the south directly alongside the principal elevation has a more humble character. The humble kitchen with its distinctly different character establishes an important hierarchy in the setting of the principal elevation of the Grade II* listed house.

Policy CON2 of the South Oxfordshire Local Plan 2011 applies to extensions to listed buildings and states:

‘Any 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.’

Policy CON3 of the South Oxfordshire Local Plan 2011 applies to alterations to listed buildings and states:

‘Any alteration to a listed building must respect its established character and not diminish the special historical or architectural qualities which make it worthy of inclusion on the statutory list’.

Although the proposal is for an extension to the listed building a number of alterations are proposed to the existing fabric of the structure as part of the works, these alterations fall to be considered under policy CON3. Considered in the context of Local Plan policies and guidance contained in PPS5 the proposed extension is considered harmful to the character and appearance of the listed building for a number of reasons.

The extension proposed is intended to offer a larger kitchen to the dwelling. The large internal space created by the kitchen is however considered detrimental to the internal character of the listed building. The proposal would create a single open-plan space, significantly larger than any other room in the kitchen wing or the main house, both of which are characterised by cellular spaces of comparatively modest proportions. The loss of the wall to the west of the chimney would also isolate the stack in the centre of a more expansive space, and would alter the compartmental character of the kitchen wing where you currently travel through spaces one after another in order to reach the next service room.

The footprint of the proposed extension is also considered to be out of character with the listed building. The proposed extension is approximately half a meter deeper and over a meter wider (internal measurements) than the proportions of the kitchen wing to which it would be attached, making it appear in footprint terms bulky and over-sized contrary to para 178 of PPS5 Practice Guide and HE7.5 of PPS5. The proportions

relate more closely to those of the drawing room in the main house, but given that the extension is to the kitchen wing, its proportions as well as its form should be informed by the more humble character of the ancillary wing.

There are also concerns in relation to the siting of the extension. The existing kitchen wing has a long, low, linear form, connecting the buildings around the stable courtyard/farmyard to that of the main house, emphasising the wing's character as a service range. By projecting in-front of this, the proposed kitchen extension appears disconnected to both the service wing and the main house, giving it an uncomfortable relationship with surrounding structures, contrary to CON2 of the Local Plan.

As set out above the proposal also involves the removal of historic fabric through the enlargement of window and door openings and the removal of the side wall to a chimney. The front elevation of the kitchen range has evidential value, featuring in at least two places closer bricks and evidence for earlier openings or former breaks in construction. One of these lines of closer bricks would be entirely lost as a result of a widened opening, whilst the other could be hidden if the existing face of the wall was to be covered. The attractive section of vitrified headers and penny struck pointing beneath the main kitchen window appears to match some of the lowest sections of possible 18th century brickwork in the south elevation stack of the house, and this as well as the historic window above would be lost as the result of a widened opening.

In view of these factors it is considered that the proposal would have a harmful impact upon the special architectural and historic significance of the Grade II listed kitchen range contrary to policies CON2 and CON3 of the South Oxfordshire Local Plan 2011.

6.3 The impact of the proposal upon the setting of the Grade II and Grade II* listed buildings

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. The proposed extension is set to the front of the existing kitchen wing to the side of the principal elevation of the main house.

The cobbled courtyard which currently lies in front of the kitchen, enhances both the setting of the Grade II* farmhouse and the Grade II kitchen wing, by its informal, open character. The proposed kitchen extension would considerably encroach into this space, involving the loss of some of the cobbles, and leaving the remaining area of courtyard cramped, harming its open character, contrary to HE10.1 of PPS5 and CON5 of the Local Plan.

6.4 Whether the amenity of occupants of nearby properties is materially harmed

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.

Copse Stile House is set in very generous grounds enclosed by high boundary walls. In view of the scale of the proposed extension and the distance from neighbouring properties the proposal is not considered to result in a material impact upon the amenity of the occupants of neighbouring properties.

6.5 The impact of the proposal upon the North Wessex Downs Area of Outstanding Natural Beauty

The application site is set within the North Wessex Downs Area of Outstanding Natural Beauty. Local Plan policy C2 states that to be acceptable in an area of outstanding natural beauty “development must be of a scale type appropriate to the area, and be sympathetic in terms of its siting, design and materials used”.

The proposed development is a relatively modest extension to a substantial dwelling. Long established large dwellings are characteristic of this part of the area of outstanding natural beauty. The proposal is set against the dwelling house and mimics the existing style of the kitchen wing to which it is attached and in materials to match those existing. Considered in the context of the area of outstanding natural beauty the proposal is not considered to have a material detrimental impact.

6.6 The impact of the proposed development upon the Aston Tirrold/Aston Upthorpe Conservation Area

The application site lies within the Aston Tirrold / Aston Upthorpe Conservation Area. Policy CON7 of the Local Plan sets out that planning permission will not be granted for development that would harm the character or appearance of a conservation area. The design and scale of any new work must be in sympathy with the established character of the area and traditional materials should be employed whenever appropriate.

The proposed extension is to be constructed of traditional materials to match those used in the existing kitchen wing. The design of the proposed extension mimics that of the existing kitchen wing and is smaller in scale than the main house and the totality of the kitchen wing. Although the proposed extension is of a similar design and smaller scale than the existing wing the proposal is considered to compete with the existing wing by virtue of its siting forward of the kitchen wing to the detriment of the character of the listed buildings.

The application site is largely surrounded by high brick walls, limited views of the dwelling are however available through the gateway to Spring Lane to the north. The complex of listed buildings within the application site makes an important contribution to the wider conservation area. In detracting from the character and setting of the listed buildings and by screening the existing kitchen wing the proposal has an undesirable impact on the character of the conservation area. However it is acknowledged that this undesirable impact on the character of the conservation area is relatively limited.

7.0 CONCLUSION

7.1 The proposed extension is considered to have a harmful impact upon the special architectural and historic significance of the Grade II listed kitchen range, as well as harming the setting of the Grade II* listed house.

8.0 RECOMMENDATION

8.1 **That planning permission is refused for the following reason:**

Having regard to its design, siting and scale the proposal would be an incongruous addition to the listed building and would be detrimental to its special architectural and historic importance contrary to policies G6, CON2, CON3, CON5 and H13 of the South Oxfordshire Local Plan 2011 and section 6.3.4 of the South Oxfordshire Design Guide 2008 and advice in PPS5.

8.2 That listed building consent be refused for the following reason:

Having regard to its design, siting and scale the proposal would be an incongruous addition to the listed building and detrimental to its special architectural and historic importance contrary to policies CON2 and CON3, and detrimental to the setting of the Grade II* listed building contrary to policy CON5 of the South Oxfordshire Local Plan 2011 and advice in PPS5.

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