

**SUBJECT            DEVELOPMENT APPLICATION REPORTS            ITEM 9**

**REPORT OF**        Head of Planning & Building Control

<b>APPLICATION NO.</b>	<a href="#">P10/W1697</a>
<b>APPLICATION TYPE</b>	FULL
<b>REGISTERED</b>	05.11.2010
<b>PARISH</b>	GREAT HASELEY
<b>WARD MEMBER(S)</b>	John Nowell-Smith
<b>APPLICANT</b>	Mr James deRaeve
<b>SITE</b>	Keepers Cottage Little Haseley Road Great Haseley
<b>PROPOSAL</b>	Construction of replacement dwelling following destruction of original house by fire. New vehicular access (As amended by drawing numbers 492/10/04C, 492/10/03B & 492/10/10 accompanying letter from Agent dated 7 December 2010).
<b>AMENDMENTS</b>	
<b>GRID REFERENCE</b>	464197/201450
<b>OFFICER</b>	Mrs K Gould (W)

**1.0 INTRODUCTION**

- 1.1 This planning application has been referred to the Planning Committee because the recommendation conflicts with the views of the Parish Council.
- 1.2 Keepers Cottage is a non listed dwelling located south of Great Haseley outside the built up limits of this settlement. In April, 2010, the thatched roof of the cottage caught fire and spread throughout the first floor of the house, destroying the roof structure. The site is identified on an Ordnance Survey extract **attached**.

**2.0 PROPOSAL**

- 2.1 This planning application seeks full planning permission to erect a replacement dwelling on this site, to form a new vehicular access approximately 40m further from the bend and close the existing access and to construct a new car port in the north corner of the plot. The existing garage is to be removed.
- 2.2 The walls of the fire damaged property will be taken down to the ground floor level and it is proposed to rebuild them on the existing foundations to a height approximately 1500mm above the level of the existing wall plate in an attempt to overcome flooding which has damaged the property in the past. The new dwelling would not be thatched but would have clay tiles and the facing materials would be natural stone salvaged from the original house together with brickwork.
- 2.3 The new dwelling would be constructed on the same footprint as the original. However, there would be an additional increase in volume as the existing lean to structures that provide a utility room and study at ground floor will be replaced as two storey elements with a secondary pitched roof parallel to the main pitch to accommodate a new hall and

utility on the ground floor with bathrooms above. The rear wing will be extended by approximately 1m on the south west elevation to provide a study on the ground floor and improve the size of bedroom 3.

- 2.4 The proposal to relocate the access entrance is an opportunity to improve road safety as well as providing an outlet for the flood water which comes off the fields and has damaged the cottage in the past. The plans of the proposed development are **attached** as Appendix 2.

### 3.0 **CONSULTATIONS & REPRESENTATIONS**

- 3.1 Great Haseley Parish Council – Object – The proposed replacement dwelling is unacceptable for a number of reasons. The ridge line is considerably higher than existing and the raised eaves above first floor windows together with raising the floor levels has driven up the height of the building by an unacceptable amount. The elevation to the highway is characterless when compared with that of the existing building. The new garage and log store are out of scale.
- 3.2 Highways Liaison Officer – The proposed access will not worsen the existing situation and therefore no objection is being raised to the new access. Details of drainage from the site need to be submitted.
- 3.3 Countryside Officer - No Objection – having visited the site and carried out an assessment I do not believe that it is possible to conclude that there is a reasonable likelihood of bats or any other protected species being present or affected by this development.

### 4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P03/W0556 – Two storey extension and change of use of existing garage - Planning permission granted.  
P90/N0848 – Demolition of existing garage, two storey extension at rear of property – Planning permission refused. Appeal allowed  
P90/N0341 – Demolition of existing stone garage, two storey extension to form two bedrooms at first floor and a dining room and entrance hall at ground floor  
P88/N0785 – Two storey rear extension – Planning permission refused.

### 5.0 **POLICY & GUIDANCE**

- 5.1 Adopted South Oxfordshire Local Plan 2011 policies:

G2 - Protection of the Environment  
G6 - Promoting Good Design  
C9 - Landscaping Feature  
D1 - Good Design and Local Distinctiveness  
D8 - energy, Water and Materials Efficient Design  
H12 - Replacement dwellings  
T1 - Transport requirements for new developments  
T2 - Transport requirements for new developments.

Supplementary Planning Guidance:  
South Oxfordshire Design Guide 2008

Government Guidance

PPS1 - Delivering Sustainable development  
PPS3 - Housing

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues to be considered in the determination of this planning application are:
- Whether a replacement dwelling is acceptable on this site. ( policy H 12 criteria)
  - Access
  - Sustainability

- 6.2 Policy H12 allows for replacement dwellings outside the built up limits of settlements provided that the following criteria are met.

**(i) the use has not been abandoned.**

Keepers Cottage has been a family home until it was destroyed by fire last year. Although it is not currently lived in, this is not because the use has been abandoned but because the property is uninhabitable.

**(ii) the existing dwelling is not listed, or of historic, visual or architectural interest.**

The property is not listed and it does not lie within a conservation area. The property does have a thatched roof (destroyed by fire) and was an attractive building. It is not of any architectural interest and currently is an eyesore.

**(iii) the proposed dwelling is not materially greater in volume than the existing dwelling( taking account of permitted development rights)**

The proposed replacement dwelling will be greater in volume than the existing (previously extended dwelling) The proposed dwelling will be approximately 12% larger than the existing dwelling. Policy H12 allows for an increase of up to 10% in volume over the original property. The purpose of this restriction is to retain a stock of smaller, less expensive dwellings in the District. In this case, the existing dwelling is a large 5 bed family dwelling which is to be occupied by the same family. A modest increase in volume is therefore not considered by your officers to be harmful. Some of this volume increase is due to the raising of the floor levels which would have been required even if the cottage was re-built exactly as existing because the floor to ceiling heights in some of the existing rooms were below the minimum 2m headroom required under building regulations. The replacement dwelling will occupy the same footprint as the existing dwelling except for a modest 1m extension at the rear. The increase in ridge height is approximately 1.2m. As such, although the proposed replacement dwelling would be larger in volume than the existing, some of this additional volume is required to meet current building regulations and an increase of 12% is not considered to be a significant increase.

**(iv) The overall impact would not be any greater than the existing dwelling on the character and appearance of the site and the surrounding area.**

One of the Parish Council objections to this proposal is that the increase in ridge height would result in the property being more visually prominent in the landscape. The footprint of the existing property is being retained (except for a small area at the rear referred to above) and the modest increase in ridge height of some 1.2m is not considered by your officers to be excessive. The site is well screened by mature vegetation when travelling from south or the north and the development would not have any materially greater impact on the character and appearance of the site and the surrounding area than the existing dwelling.

**(v) The siting, design and materials are in keeping with the locality.**

The siting of the proposed dwelling is the same as the existing dwelling. The design is very similar to the existing. The main differences discernable from the public view point are the replacement of the thatch with clay tiles and the increase in ridge height. The size and scale of the replacement dwelling are similar to the existing dwelling. The

materials to be used, stone, brick and clay tiles are in keeping with properties in the neighbouring settlements of Little Haseley and Great Haseley.

**6.3 Access**

The proposal involves closing the existing vehicular access and creating a new vehicular access with a view to improving road safety as well as providing an outlet for the flood water that runs off the surrounding fields. An existing access exists to the property and the main consideration is whether the proposed access will worsen the situation in terms of highway safety. The Highway officer has concluded that there would not be any significant worsening of the current situation and that there is no objection to the proposed new access. The Highway officer has recommended a condition which shall prevent surface water from the development being discharged onto the adjoining highway.

**6.4 Sustainability**

Policy D8 of the South Oxfordshire Local Plan requires all new development to demonstrate high standards in the conservation and efficient use of energy, water and materials through its siting, landscaping, building design, use of materials, layout and orientation of buildings. A sustainability statement has been submitted with the application and includes features such as reclaimed materials, ground source heat pump, underfloor heating and water butts to be installed to all rainwater pipes.

**7.0 CONCLUSION**

7.1 The existing dwelling is uninhabitable and requires replacing. The replacement dwelling would be marginally larger in volume than the existing property but would not be visually harmful to the surrounding area and would result in a more sustainable, modern family home.

**8.0 RECOMMENDATION**

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

1. **Commencement 3 yrs - Full Planning Permission**
2. **Compliance condition**
3. **Close existing access (a)**
4. **Removal of existing garage**
5. **Turning and parking area to be provided**
6. **No surface water from the development to be discharged onto the adjoining highway**

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