
APPLICATION NO.	P10/W1809 and P10/W1810/LB
APPLICATION TYPE	FULL and LISTED BUILDING CONSENT
REGISTERED	22.11.2010
PARISH	GREAT HASELEY
WARD MEMBER(S)	Mr. J. Nowell Smith
APPLICANT	Mr Andrew Perkins
SITE	6 Rectory Road Great Haseley
PROPOSAL	Demolition of existing single-storey kitchen extension and construction of two-storey extension with new kitchen and cloakroom to the ground floor, with en-suite bathroom and dressing room to first floor.
AMENDMENTS	None.
GRID REFERENCE	463784/201776
OFFICER	Mr P Bowers

1.0 INTRODUCTION

- 1.1 The application is referred to the Planning Committee at the request of the local member Mr. Nowell-Smith.
- 1.1 The application site comprises one half of a pair of rubble limestone, thatched Grade II Listed Buildings on Haseley Road within the Great Haseley Conservation Area.
- 1.2 The original modest property has been extended with a single storey flat roof extension to the rear comprising a kitchen and bathroom and a flat roof single storey extension to the side providing for a store.
- 1.3 The application site, including the dwelling, measures 107 square metres and is triangular in shape. The other half of the pair number 6 Haseley Road benefits from a larger plot. The applicants own a rectangular shaped piece of land immediately adjoining number 6 to the south west. Haseley Road sweeps round from the north around an open piece of land which provides for the setting for the two listed buildings.

2.0 PROPOSAL

- 2.1 The applications seek both planning permission and listed building consent to replace the existing single storey flat roof rear extension with a two storey addition.
- 2.2 A location plan of the site can be found at [Appendix 1](#) and the plans showing the proposed development can be found at [Appendix 2](#).
- 2.3 Planning permission and listed building consent was refused in April 2010 for a similar extension. An appeal was lodged with the Planning Inspectorate against the Council's decisions. Following the lodge of the appeal several similar schemes were submitted and the same objections made. These schemes were withdrawn prior to the Council issuing a decision.
- 2.4 During the course of this current application the Planning Inspector reached his decision and dismissed the appeal. The Appeal decision and the previously refused plans can be found at [Appendix 3](#).

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 Great Haseley Parish Council – Recommend Approval.

Neighbours – No responses received.

Conservation Officer – The differences between the proposed extensions and those previously refused are not significant and the original objection to this form of extension still stands.

4.0 RELEVANT PLANNING HISTORY

- 4.1 **P10/W1497/LB** - Demolition of existing single-storey kitchen extension and construction of two-storey extension with new kitchen and cloakroom to ground floor and en-suite bathroom and dressing area to first floor - Withdrawn prior to determination on 18 November 2010 - **6 Rectory Road, Great Haseley**
- 4.2 **P10/W1493** - Demolition of existing single-storey kitchen extension and construction of two-storey extension with new kitchen and cloakroom to ground floor and en-suite bathroom and dressing area to first floor - Withdrawn prior to determination on 18 November 2010 - **6 Rectory Road, Great Haseley**
- 4.3 **P10/W1148/LB** - Demolition of side and rear flat roof extensions and construction of two storey extensions to the rear and side of the dwelling (resubmission of P10/W0310/LB). - Withdrawn prior to determination on 20 September 2010 - **6 Rectory Road, Great Haseley**
- 4.4 **P10/W1147** - Demolition of side and rear flat roof extensions and construction of two storey extensions to the rear and side of the dwelling (resubmission of planning application P10/W0303). - Withdrawn prior to determination on 20 September 2010 - **6 Rectory Road, Great Haseley**
- 4.5 **P10/W0310/LB** - Demolition of existing side and rear flat roof extensions and construction of two storey extensions to the rear and side of the dwelling. - Refusal of Listed Building Consent on 28 April 2010 - **Refusal of Planning Permission on 28 April 2010 - Appeal Dismissed 31 December 2010- - 6 Rectory Road, Great Haseley**
- 4.6 **P10/W0303** - Demolition of side and rear flat roof extensions and construction of two storey extensions to the rear and side of the dwelling. - **Refusal of Planning Permission on 28 April 2010 - Appeal Dismissed 31 December 2010- 6 Rectory Road, Great Haseley**
- 4.7 **P98/N0285/RET** - Erection of side extension. (Retrospective.) - Planning Permission on 19 June 1998 - **5 Rectory Road**
- 4.8 **P98/N0286/RLB** - Erection of side extension. (Retrospective.) – Listed Building Consent on 19 June 1998 - **5 Rectory Road**

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Local Plan 2011 Policies;

G2 – Protection and enhancement of the environment.

G6 – Promoting Good Design.

C9 – Landscape Features.

CON2 – Alterations an extensions to listed buildings.

CON3 – Alterations and extensions to listed buildings.
CON5 – Setting of listed buildings.
CON7 – Proposals affecting a conservation area.
D1 – Good design and local distinctiveness.
H13 – Extensions to dwellings.

South Oxfordshire Design Guide 2008

Great Haseley Character Appraisal

PPS5: Planning and the Historic Environment

6.0 PLANNING CONSIDERATIONS

6.1 The main issues in this case are as follows;

- i) **Differences between the previous proposals and current scheme.**
- ii) **Impact on the special historic character and appearance of the Grade II Listed Building and its setting.**
- iii) **Impact on the character and appearance of the Great Haseley Conservation Area.**
- iv) **Impact on the amenities of the occupants of nearby properties.**
- v) **Impact on trees.**
- vi) **Other material planning considerations.**

6.2 i) Differences between the previous proposals and current scheme.

The main difference between the three schemes previously proposed is that the proposed two storey rear extension has increased in width from the proposed extensions the subject of the last determined applications P10/W0303 and P10/W0310/LB from 4.8 metres to 5.7 metres.

The side extension the subject of the last two schemes has now been omitted altogether.

6.3 ii) Impact on the special historic character and appearance of the Grade II Listed Building and its setting.

Advice from Central Government is set out in PPS5: Planning for the Historic Environment, Policy HE9 states that there should be a presumption in favour of the conservation of designated heritage assets. It makes it clear that where applications will lead to substantial harm to or loss of significance, local planning authorities should refuse consent unless it can be demonstrated the substantial harm or loss is necessary to deliver substantial public benefits that outweigh the harm.

In addition the explanatory text makes it clear that the main issues to consider in proposals for additions to heritage assets are proportion, height massing and bulk. The listed buildings historic fabric will always be an important part of its significance. Retention of as much historic fabric as possible is fundamental.

The advice from Central Government is reflected locally in terms of South Oxfordshire Local Plan policies. In particular policies CON2 and CON3.

Policy CON2 of the South Oxfordshire Local Plan states that 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.

Policy CON3 states that 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.

The removal of the existing flat roof extension which are not in keeping and of poor quality construction is a benefit and there is no objection to this aspect of the proposal.

The replacement with the proposed extension are not however considered acceptable. The cottage is a simple one and a half storey, two bay building. The proposed extension is not proportionate to the original historic building. The difference between the proposed rear extension and the one recently dismissed at appeal is that the proposed extension is wider increasing its dominance further and obscuring even more of the original rear elevation.

This was a concern shared by the Planning Inspector. He agreed with the Council's view that the extension on the rear would obscure the original building and intrude in to the thatch.

The first floor of the rear extension would obscure the view of the thatched roof which is a principal element of the buildings special interest.

The rear extension also requires the creation of an opening through the existing rear wall and the removal of part of the thatched roof. This is an unacceptable loss of historic fabric of the listed building which diminishes its special interest.

The proposed works of extension and alteration significantly harm the listed building's character and appearance. They do not present an improvement on the recently refused scheme and in terms of size and bulk of the rear extension has an even greater impact. There is no public interest that outweighs the harm caused by the extensions. The proposal is therefore contrary to policies CON2 and CON3 of the South Oxfordshire Local Plan and PPS5 Planning and the Historic Environment.

6.4 iii) Impact on the character and appearance of the Great Haseley Conservation Area.

Policy CON7 of the South Oxfordshire Local Plan states that planning permission will not be granted for development which would harm the character or appearance of the 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 whenever it is appropriate to the character of the area.

The Great Haseley Conservation Area is also the subject of a character appraisal which benefits from supplementary planning guidance status. Page 17 of the appraisal states;

“as the road curves into Great Haseley the historic village quickly emerges on the bend where the thatched roofs of Nos. 5 and 6 Rectory Road and Nos. 7-9 and 14 Mill Lane come into view. These properties, along with Nos. 16 and 17 Rectory Road (Rose and Clematis Cottages), which are also visible upon rounding the bend by Mill Lane, form an excellent group of vernacular buildings so typical of the village: thatched stone-built cottages and houses. Their irregular positioning and setting within clusters of trees are characteristic of the village.”

It is clear from this extract that the property forms an integral part of the makeup of the conservation area contributes significantly to its character and appearance. The proposed extension to the listed building would harm its special architectural and historic character and dilute its contribution to the conservation area. This will be a harmful impact contrary to Policy CON7 and its objective of preserving and enhancing the conservation areas character and appearance.

6.5 iv) Impact on the amenities of the occupants of nearby properties.

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

The property most affected by the extensions is the other half of the pair number 6. The extension at that property assists in mitigating the impact created by the bulk, mass and height of the extension so close to the shared boundary. In terms of overlooking the extension does not create any material increase.

The extensions are to the south of the existing side elevation of the neighbouring property Bavaria. That dwelling is on a higher level than the application site and screened by existing trees and bushes. This all assists in reducing the impact of the extension to such an extent that it is not materially harmful to the occupants of that property.

6.6 v) Impact on trees.

Policy C9 seeks to protect landscape features which would include trees given that they make an important contribution to the local scene. It also states that where such features are to be retained they should be protected during the course of development and ensure their survival following completion.

There are trees and hedging along the boundary with Bavaria which are in close proximity to the proposed extension. They are not the subject of a tree preservation order but are afforded protection under conservation area legislation. The extension will be within the root protection area of the adjacent trees which are Category B as per British Standard 5837. However due to the change in soil levels between the proposed development and the garden of Bavaria it is possible to build the extension without causing damage to the trees. This could be ensured through the use of an appropriately worded condition.

6.7 vi) Other material planning considerations.

5 Haseley Road was extended significantly in 1998. The proposed extension at number 6 is similar in terms of bulk, mass and design. That extension also affects the original thatched roof and is arguably more prominent than the application site.

However, this extension clearly demonstrates the harm that such a large extension can have on an historic, modest, listed building. Whilst it should be weighed in the balance when considering this proposal it should also be seen as an example of where such an addition detracts from both the listed building and the conservation area.

Since the 1998 decision the Council has produced the South Oxfordshire Design Guide in 2000 and an updated version in 2008. There is now a different local plan in place and recently produced advice from Central Government in the form of 'PPS5: Planning and the Historic Environment'. The application site is also different in terms of its size and

relationship to the boundaries.

Taking all of this in to consideration, the fact that the Council granted planning permission for a similar extension 12 years ago does not outweigh the harm that would be caused to this listed building and the conservation area.

This view was shared by the Planning Inspector. He commented that the extension to number 5 had not been successful in preserving the special interest of the listed building and did not preserve or enhance the character and appearance of the conservation area.

Whilst the appeal decision relates to a rear and side extension and the current proposal is only for an extension to the rear, the Inspector was very clear that extending in a similar way to that which is now proposed is not acceptable. This is a material planning consideration and should be given significant weight in the determining of this current scheme.

7.0 **CONCLUSION**

- 7.1 The proposed extension not materially different and is even more harmful than the previously refused applications that were dismissed at appeal due to the increased size of the proposed rear extension. The extension by virtue of its size, bulk and design detract from the special architectural and historic character of the listed building and harm the character and appearance of the conservation area.

8.0 **RECOMMENDATION**

8.1 **Refusal of Planning Permission**

1. **That, having regard to the simple modest scale of the thatched Grade II Listed Building the proposed addition is disproportionate in terms of scale, location and detailing. It obscures the original rear elevation and projects in to the thatch, significantly harming the listed buildings special architectural and historic character and the character and appearance of the Great Haseley Conservation Area contrary to Policies G2, G6, CON2, CON3, CON5, CON7 and H13 of the South Oxfordshire Local Plan 2011 and advice contained in the South Oxfordshire Design Guide 2008 and PPS5:Planning and the Historic Environment.**

8.2 **Refusal of Listed Building Consent**

1. **That, having regard to the simple modest scale of the thatched Grade II Listed Building the proposed addition is disproportionate in terms of scale, location and detailing. It obscures the original rear elevations and projects in to the thatch, significantly harming the listed buildings special architectural and historic character contrary to Policies CON2 and CON3, of the South Oxfordshire Local Plan 2011 and advice contained in the South Oxfordshire Design Guide 2008 and PPS5:Planning and the Historic Environment.**

2. **That, having regard to the creation of a doorway at first floor level, the proposed works result in an unacceptable loss of historic fabric of the Grade II Listed Building contrary to Policies CON2 and CON3 of the South Oxfordshire Local Plan 2011 and the advice contained in PPS5: Planning and the Historic Environment.**

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