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<b>APPLICATION NO.</b>	<a href="#">P10/W1949/LB</a>
	P10/W1948
<b>APPLICATION TYPE</b>	LISTED BLDG. CONSENT PLANNING APPLICATION
<b>REGISTERED</b>	21.12.2010
<b>PARISH</b>	LITTLE MILTON
<b>WARD MEMBER(S)</b>	MR JOHN NOWELL-SMITH
<b>APPLICANT</b>	MR & MRS SMITH
<b>SITE</b>	FLETCHERS FARMHOUSE, HASELEY ROAD, LITTLE MILTON
<b>PROPOSAL</b>	SINGLE STOREY REAR EXTENSION
<b>AMENDMENTS</b>	NONE
<b>GRID REFERENCE</b>	462035/200703
<b>OFFICER</b>	MRS E HAMERTON

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## 1.0 INTRODUCTION

- 1.1 These applications have been referred to Planning Committee at the request of Mrs Brown. This report covers both the listed building and planning application.
- 1.2 This site lies within the Little Milton Conservation Area. It comprises the main house, Fletchers Farmhouse which is Grade II Listed, a Grade II Listed barn, a former stable block which is opposite the house and a garage. The total site area is some 0.18ha.
- 1.3 Fletchers Farmhouse dates back to the early to mid 17<sup>th</sup> Century. It is constructed from coursed limestone rubble under a plain tile roof. The barn is also constructed from coursed limestone rubble and weather boarded timber framing, this building is now used as vehicle storage and the stable block has been converted to an annex. The main house has also benefitted from a single storey extension and alterations and repairs.
- 1.4 This site is identified on the OS extract **attached** at Appendix 1.

## 2.0 PROPOSAL

- 2.1 The applicants have applied for planning permission and listed building consent for a single storey extension.
- 2.2 The proposed extension is on the south east elevation of the property, adjoining the previous extension. It measures some 3m long by 3.3m wide and will be 4m high. The walls will be constructed from black stained feather edged boarding over a brick plinth. The roof will be constructed from plain clay tiles, matching the previous extension. Copies of the floor plans and elevations are **attached** at Appendix 2.

## 3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 The consultation responses below apply to both the listed building consent application and the planning application.
- 3.2 **Little Milton Parish Council**
- Refused
  - Further extension would detract from the main farmhouse and this was consistent with the Council's position on an application made in 2009 albeit for a

larger extension.

### 3.3 **Conservation Officer**

- Objection
- The proposals will have a harmful impact upon the special architectural and historic interest of the listed building, contrary to policies CON2 and CON3 of the adopted Local Plan as well as harming the character and appearance of the surrounding Conservation Area, contrary to Policy CON7.
- By adding a further extension to the south east elevation, the cumulative impact of the development detracts from the simple stone form of the main farmhouse creating an elongated appearance, this is contrary to para 87 of PPS5 Practice Guide
- Any further extension to this listed building will have a detrimental impact on its special architectural and historic interest.

### 3.4 **Neighbours**

- 2 letters of objection.
- This extension will be at odds with the attractive farmhouse building.
- This is already a large property that has benefited from previous extensions and conversions.
- The proposed extension would look inappropriate attached to this Grade II Listed building.
- Given the dimensions of the original property, to extend the long run of back extensions would create an unsympathetic and odd extension.
- This extension would be seen by walkers from the nearby field.
- There is a drop in levels between Fletchers Farmhouse and the adjacent neighbour's gardens to the south.
- There are a number of springs in the area and neighbours have had flooding in their property since the previous extension at Fletchers Farmhouse was built, another has had insurance refused due to the history of flooding. Any further building development in this area could have unforeseen consequences for neighbouring properties.
- Due to the level changes between neighbour's gardens the construction of the proposed extension could cause existing walls along the neighbour's boundary to collapse.
- The height difference also means any extension at Fletchers could appear very looming and dominant to surrounding properties.

### 4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P09/W1028 - Single Storey extension to rear - Refusal of Planning Permission on 22 December 2009
- 4.2 P09/W1031/LB - Single Storey extension to rear - Refusal of Listed Building Consent on 22 December 2009
- 4.3 P05/W0166/LB - Modifications to external door and removal of chimney breast, insertion of rooflight. Variations to approved Listed Building Consent no. P04/W0473/LB - Listed Building Consent on 07 April 2005.
- 4.4 P04/W0473/LB - Alterations and extension to dwelling, conversion of existing stable block into annexe and alterations to existing garage - Listed Building Consent on 16 August 2004
- 4.5 P04/W0462 - Alterations and extension to dwelling, conversion of existing stable block

into annexe and alterations to the existing garage - Planning Permission on 16 August 2004

4.6 P03/N0366 - Conversion of barn to single dwelling. Detached 3 bay car port and log store. Demolition of prefabricated garage - Refusal of Planning Permission on 13 August 2003

4.7 P03/W0429/LB - Conversion of barn to single dwelling. Detached 3 bay car port and log store. Demolition of prefabricated garage - Refusal of Listed Building Consent on 13 August 2003

## 5.0 **POLICY & GUIDANCE**

### 5.1 **Adopted South Oxfordshire Local Plan Policies**

G6 – Promoting good design

C9 – Landscape features

CON2 – Alterations and extensions to listed buildings

CON3 – Alterations and extensions to listed buildings

CON7 – Proposals affecting a conservation area

CON5 – The setting of listed buildings

D4 – Privacy and daylight

H13 – Extensions to dwellings

### **Planning Policy Statement 5 – Planning for the Historic Environment**

## 6.0 **PLANNING CONSIDERATIONS**

6.1 The relevant planning and listed building issues are:

- Impact on neighbours
- Impact on the Conservation Area
- Impact on the listed building

### **Impact on neighbours**

6.2 There have been concerns from the occupiers of Grenfell that as the ground level is about 1m higher at Fletchers Farmhouse than their property, the proposed extension could appear dominant and looming. Although there is a change in levels between Grenfell and Fletchers Farmhouse, the proposed extension would be some 20m away from the rear elevation of Glenfell. At this distance the single storey extension would not give rise to an oppressive and overbearing form of development that would be harmful to the amenity of the occupiers of this property.

6.3 The other neighbouring property that shares a common boundary with Fletchers Farmhouse is Woodbine Cottage; this property abuts the common boundary. The proposed extension would be some 6m from the rear elevation of this property, however the height of the extension would only be 4m, as such this extension would not have a detrimental impact on the amenity of the occupiers of Woodbine Cottage. There are no windows proposed in the side elevation of the extension so there would not be any issues of direct overlooking.

6.4 For the reasons outlined above this extension would not be detrimental to the amenity of the occupiers of nearby neighbouring properties.

### **Impact on the Conservation Area**

6.5 It is possible to glimpse views of this extension from public view points within the Conservation Area, although given the position of the extension it will not be a prominent feature.

- 6.6 New development within conservation areas cannot be considered in isolation but should be seen as part of a larger whole, as worthwhile additions to an area which already has an established and recognised character of its own. Policy CON7 of the adopted Local Plan states that planning permission will not be granted for development which would harm the character or appearance of a conservation area.
- 6.7 The Conservation Officer has raised objections to this proposal and considers the cumulative impact of this extension will detract from the simple stone form of the main farmhouse and this in turn will be harmful to the character and appearance of the surrounding conservation area.
- 6.8 For these reasons this development is considered to be contrary to Policy CON7 of the adopted South Oxfordshire Local Plan.

#### **Impact on the listed building**

- 6.9 The Parish Council, neighbours and the Conservation Officer have all raised concerns about the impact of this development on the listed building.
- 6.10 Fletchers Farm House is a substantial stone farm house which is positioned gable-on to the road and has previous extensions to its south east elevation, the most recent being the kitchen extension permitted in 2004. The Conservation Officer considers the proposed extension will have a harmful impact upon the special architectural and historical interest of the listed building. This is because by adding a further extension to the south east elevation, the cumulative impact of the development will detract from the simple form of the main farmhouse. The additional extension will create a very elongated appearance increasing the dominance of this elevation which will detract from the historic stone gable. This will be detrimental to the buildings special architectural and historic interest and the setting of the listed building, contrary to policies CON2, CON3 and CON5 of the adopted Local Plan, advise set out in para 87 of Planning Policy Statement 5 Practice Guide and advice set out in section 6.2.3 of the South Oxfordshire Design Guide.

#### **7.0 CONCLUSION**

- 7.1 The cumulative impact of a further extension on the south east elevation will detract from the simple form of the main farmhouse. This development would be harmful to the historic character and interest of the listed building and its setting and would detract from the character and appearance of the Conservation Area.
- 7.2 For these reasons it is recommended that planning permission and listed building consent are refused.

#### **8.0 RECOMMENDATION**

##### **8.1 That Planning Permission is refused for the following reason:**

- 1. That having regard to the position of the extension and its cumulative impact, it would detract from the simple form of the main farmhouse and will be harmful to the special architectural, historic interest and setting of the listed building and the character and appearance of the Conservation Area, contrary to policies CON2, CON3 and CON7 of the adopted South Oxfordshire Local Plan and advice in Planning Policy Statement 5.**

**8.2 That Listed Building Consent is refused for the following reason:**

- 1. That having regard to the position of the extension and its cumulative impact, it would detract from the simple form of the main farmhouse and will be harmful to the special architectural, historic interest and setting of the listed building and the character and appearance of the Conservation Area, contrary to policies CON2, CON3 and CON7 of the adopted South Oxfordshire Local Plan and advice in Planning Policy Statement 5.**

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