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<b>APPLICATION NO.</b>	P11/E1074
<b>APPLICATION TYPE</b>	FULL
<b>REGISTERED</b>	28 JUNE 2011
<b>PARISH</b>	GORING HEATH
<b>APPLICANT</b>	MR B GORDON
<b>SITE PROPOSAL</b>	CEDAR COTTAGE, COPYHOLD FARM, GORING HEATH ERECTION OF REPLACEMENT TWO STOREY THREE BEDROOM DWELLING AND DETACHED DOUBLE GARAGE TOGETHER WITH THE REMOVAL OF CRENDON FARM BUILDINGS.
<b>AMENDMENTS</b>	NONE
<b>OFFICER</b>	PAUL LUCAS

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## 1.0 INTRODUCTION

- 1.1 This application is reported to the Planning Committee as a result of a conflict between the Officers' recommendation and the views of Goring Heath Parish Council.
- 1.2 The application site shown as **Appendix 1** is an L-shaped area extending to about 1,800 square metres and comprises part of a farm complex, incorporating a former farm workers' bungalow, known as Cedar Cottage, two crendon barns and the access leading to these buildings. There is a range of barns which lie adjacent to the west of the site, which are served by the same access. The barn closest to the road is a Grade II listed building. These barns are within the applicant's control. The remainder of the farm complex lies on the opposite side of the road, outside of the applicant's control. These buildings include the original Grade II listed farmhouse. The bungalow provides one bedroom, a kitchen, living area and bathroom. It has been erected using timber boarding and cedar shingles with part of the building being flat roofed. The land rises from the road from south to north and also rises beyond the site to the east and west. The site lies in an isolated location within the Chilterns Area of Outstanding Natural Beauty.

## 2.0 PROPOSAL

- 2.1 This application seeks full planning permission for the erection of a two-storey three-bedroom replacement dwelling for Cedar Cottage and a detached double garage. The proposed dwelling would be relocated to the north of the existing range of barns, on the part of the site presently occupied by one of the crendon barns to be demolished. It would be of a modern construction, with staggered mono-pitch roof in three sections, with two sections of single storey scale and a third of two storey height. It would measure 17 metres wide on its SE to NW axis and would have a depth ranging from 5.5 to 8.1 metres. The ridge height would range across the three mono-pitch roofs from 2.2 to 6 metres.
- 2.2 The single storey elements would slope down in a SE direction, the two storey section would slope downwards in a NW direction. The materials would consist of engineered vertical timber boards with render corner sections and horizontal glazing located behind the timber boards, mainly on the NE and SW elevations. The roof would be constructed from zinc. There would be a gap of 6 metres between the SE elevation of the proposed dwelling and the NW elevation of the adjacent barn. The principal elevation would face NE.

2.3 The removal of the crendon barns would also allow for a rear garden area of about 400 square metres to be formed, with post and rail fencing forming the boundary. A detached double garage with a monopitch roof would be positioned towards the northern corner of the site. It would have a mono-pitch roof design and materials to match the host dwelling, with a maximum ridge height of 3.4 metres. The driveway leading to the garage would be realigned away from the barns over the site of the existing bungalow to form a turning area in front of the proposed dwelling and garage. The plans of the proposed development can be found at **Appendix 2**. Other documents associated with the application can be viewed on the Council's website [www.southoxon.gov.uk](http://www.southoxon.gov.uk).

### 3.0 **CONSULTATIONS & REPRESENTATIONS**

3.1 **Goring Heath Parish Council** – The application should be refused for the following reasons:

- The proposed dwelling does not enhance the countryside or the existing settlement, contrary to Policy G2 of the SODC Local Plan 2011.
- The proposed dwelling does not protect or enhance local distinctiveness, and is not of a type appropriate to the site; it does not complement the existing buildings on the site, or come anywhere near the design standards set out in the Chiltern Buildings Design Guide, contrary to Policy G6 of the SODC Local Plan 2011.
- The overall impact of the proposed dwelling will be greater than the existing dwelling on the character and appearance of the site and the surrounding area and the design and materials are not in keeping with the locality, contrary to Policy H12 of the SODC Local Plan 2011.
- The proposed dwelling is a very poor quality design that has no architectural merit. It fails to address the requirement in Policy D12 of the SODC Local Plan 2011, as it neither respects the character of the existing landscape or the distinctive settlement character.
- The development fails to protect or enhance the Chilterns Area of Outstanding Natural Beauty, contrary to PPS7.
- Especially objectionable is the location of the proposed garage.

3.2 **Conservation Officer** – No objection subject to standard planning conditions relating to landscaping, materials and window details.

3.3 **Forestry Officer** – The proposed development will result in the loss of a small number of semi mature trees. The trees are all of low arboricultural value and therefore should not be considered as a constraint to development. No objection subject to landscaping condition.

3.4 **Countryside Officer** – Previous comments apply: previous survey found no evidence of bats and highly unlikely that they would occupy bungalow or crendon barns due to the nature of construction of these buildings – no objection.

3.5 **Commercial Services (Waste Management)** – Previous comments apply: waste storage and collection point could be secured by planning condition.

3.6 **Chilterns Conservation Board** – No comments received.

- 3.7 **Neighbours** – Two representations of objection received, as summarised:
- The proposed house and double garage would provide an intrusive and suburban element incongruent to the Grade II listed barn and Grade II listed farmhouse in its immediate vicinity. Garage would be over-large and out of keeping with the locality in terms of roof design and materials, more landscaping required. Replacement should be more sensitive to the local vernacular.
  - Overlooking of bedroom and family bathroom from second floor windows. Demolition constraints should be imposed to protect occupiers of Copyhold Farmhouse.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P05/E0237 – A planning application for the demolition of bungalow and agricultural buildings, retention and refurbishment of listed barn and erection of dwelling was refused in April 2005.
- 4.2 P05/E1082/LD – Lawful occupation of Cedar Cottage by non-farm workers was established in December 2005.
- 4.3 P07/E0300 – Planning permission was granted in May 2007 for the erection of extensions to the existing dwelling and a detached garage. This planning permission was not implemented.
- 4.4 P10/E1145 – Planning permission was refused in September 2010 for a replacement dwelling of a more traditional design for the following reason:
- “The proposed replacement dwelling, through its material increase in volume when compared with the existing dwelling and its position in relation to the Grade II listed barn, would compete with the historic relationship between the listed barn and the Grade II listed farmhouse. This would result in harm to the setting of these listed buildings. It would therefore be contrary to South Oxfordshire Local Plan 2011 Policies G2, G6, CON5, D1 and H12 and advice contained within Section 5 of the South Oxfordshire Design Guide 2008 and PPS1, PPS3 and PPS5.”
- 4.5 P10/E1679 – Planning permission was granted in December 2010 for extensions to Cedar Bungalow and a detached double garage similar to P07/E0700.

5.0 **POLICY & GUIDANCE**

- 5.1 Adopted South Oxfordshire Local Plan 2011 Policies:-
- G2 – Protection and enhancement of the environment
  - G4 – Development in the countryside and on the edge of settlements
  - G6 – Promoting good design
  - C1 – Landscape Character
  - C2 – Areas of Outstanding Natural Beauty
  - C4 – The Landscape Setting of Settlements
  - C9 – Landscape Features
  - D1 – Good Design and Local Distinctiveness
  - D2 – Vehicle and Bicycle Parking
  - D3 – Plot Coverage and Garden Areas
  - D4 – Privacy and Daylight
  - D8 – Energy, Water and Materials Efficient Design
  - D10 – Waste Management
  - H12 – Replacement Dwellings
  - H13 – Extensions to Dwellings
  - T1 – Transport Requirements for New Developments

- T2 – Transport Requirements for New Developments

5.2 Supplementary Planning Guidance:

- South Oxfordshire Design Guide 2008 – Sections 3, 4, 5 and 6
- South Oxfordshire Landscape Assessment – Character Area 10
- Chilterns Building Design Guide (CBDG) – Chapter 3

5.3 Government Guidance: PPS1, PPS3, PPS5, PPS7, PPS23 and PPG13

6.0 **PLANNING CONSIDERATIONS**

6.1 The application site lies in an isolated rural location where new housing is unacceptable in principle in accordance with the provisions of Policy H6 of the South Oxfordshire Local Plan 2011 (SOLP 2011). However, Policy H12, allows for the replacement of existing dwellings, subject to several criteria being met. The planning issues that are relevant to this application are whether the development would:

- entail a residential use that has been abandoned;
- involve demolition of an existing dwelling, which is listed, or of historic, visual or architectural interest;
- be materially greater in volume than the existing dwelling (taking account of permitted development rights);
- have an overall impact, which would be greater than the existing dwelling on the character and appearance of the site and the surrounding area, bearing in mind the setting of nearby listed buildings and the location within the Chilterns AONB;
- compromise the living conditions of neighbouring residential occupiers and whether the development would provide suitable living conditions for future occupiers;
- result in an unacceptable deficiency of off-street parking spaces for the resultant development or other conditions prejudicial to highway safety; and
- provide sufficient sustainable and waste management measures.

Abandonment

6.2 At the time the application was submitted, Cedar Cottage appeared to be vacant, but was still able to be used as a dwellinghouse with maintained garden areas. This criterion is therefore met.

Historic Value

6.3 The dwelling is not listed or of other historic value and is of no particular architectural merit. This criterion would therefore be complied with.

6.4 Volume

Criterion (iii) of Policy H12 of the SOLP 2011 specifies a limit of 10% for increases in volume for replacement dwellings. The volume of the proposed dwelling would be 440.29 cubic metres. The applicant has not provided details of the volume of the existing dwelling, but instead refers to the volume of the dwelling that would be achieved if the extensions permitted under P10/E1679 were built, namely a volume of 442.27 cubic metres. It is estimated that the volume of the existing dwelling is about 220 cubic metres. Although the proposal would not be in strict accordance with the volume criterion, because it would represent a 100% increase in the volume of the existing dwelling, significantly greater than the 10% limit, officers consider that in this particular instance the approved extensions are a material planning consideration. As

the replacement dwelling would be no greater in volume than the extended bungalow, it is considered that in this particular instance, the proposal would be in compliance with the spirit of the above criterion.

#### Character and Appearance, and Design

- 6.5 Criteria (iv) and (v) of Policy H12 of the SOLP 2011 are concerned with the impact of a replacement dwelling on the character and appearance of the surrounding area and ensuring appropriate design. Criterion (ii) of Policy H13 requires that the scale and design of proposed extensions and ancillary buildings are in keeping with the character of the dwelling and the site and with the appearance of the surrounding area. Policy C2 seeks to safeguard the natural beauty and landscape quality of AONBs. Policy CON5 aims to protect the setting of listed buildings.
- 6.6 Although the existing bungalow is a low-key structure, along with the approved extensions to the front and rear of the approved dwelling, it is located opposite the listed barn and inevitably has some impact upon its setting. Whilst the previous proposal for a replacement dwelling was also located in a similar part of the site, officers were concerned that the traditional form and scale of the dwelling would detract from the setting of the listed barn, because it would take on the visual appearance of a second farmhouse and would be seen as competing with the historic relationship between the barn and the original farmhouse. The proposed dwelling would have a markedly modern design, which would nonetheless reflect the simple agricultural appearance of the crendon barns that currently occupy that part of the site. Also in comparison with the previous application, there would be greater separation between the closest part of the domestic building and the range of barns. In particular the two storey element would be about 6 metres further away than previously and the maximum height of the main part of the dwelling would be over 1 metre lower than the ridge of the previous design. The large areas of glazing would be set in from the rendered exterior corners and this would help to prevent them from being unduly prominent in the farmyard setting.
- 6.7 There is some local criticism of the design approach and location of the proposed garage. However, the monopitch roof design would help to keep its roof profile lower than any of the previously submitted designs and it would be of a modest scale overall with no roof accommodation, compared with many domestic outbuildings in this part of the District. On balance, officers consider that the proposal would address the previous concerns raised in the light of Policy CON5 and advice contained within PPS5. Although the removal of the crendon barns in its itself would not justify the proposed design, it has previously been accepted that the location of the farm complex in a dip, with higher ground adjacent to the north, east and west, means that the proposed dwelling would be unlikely to be prominent in the wider Chilterns AONB landscape. The guidance in the SODG 2008 and CBDG does not preclude innovative architecture in the Chilterns AONB, where it can be demonstrated that it would be in response to the site context and would not cause significant harm to the surrounding natural beauty of the countryside. The Chilterns Conservation Board has not commented on the application. The Council's Forestry Officer is also satisfied that only insignificant species would be removed and there would be adequate scope for landscaping to strengthen the planting on the site boundaries. As such, the proposal would conserve the Chilterns AONB landscape in accordance with Policy C2 and PPS7.

Living Condition

- 6.8 Policies D3 and D4 of the SOLP 2011 seek to safeguard residential amenity. There are no immediately adjoining residential occupiers, the closest property is Copyhold Farmhouse, which would be located over 50 metres from the proposed dwelling. Although the occupiers have raised concerns about overlooking, the distances involved and the oblique nature of any views from first floor windows towards them would not give rise to a significant loss of privacy. The internal arrangements and outdoor amenity space would be acceptable for future occupiers of the proposed dwelling.

Highways

- 6.9 Policies D2, T1 and T2 of the SOLP 2011 seek to ensure that developments provide secure and convenient parking and would have a safe means of access. There would be no alterations to the existing access and the proposed parking and turning arrangements would be sufficient to meet adopted standards.

Sustainability Measures and Waste Management

- 6.10 Policy D8 of SOLP 2011 requires all new development to demonstrate a high standard of energy, water and materials efficient design. Section 3 of the SODG 2008 recommends that development involving a single dwelling reaches at least Level 3 of the Code for Sustainable Homes. Some measures are listed in the design and access statement, incorporating aspects such as materials, systems, recycling and insulation. A planning condition requiring these to be implemented could be applied. A sensitive location for the provision of refuse, recycling and composting facilities in order to comply with the Waste Management Officer's requirements could also form the basis of a planning condition. The proposal would therefore comply with Policies D8 and D10.

7.0 **CONCLUSION**

- 7.1 Whilst the proposed development would conflict with one of the replacement dwelling criteria, Officers consider that the proposed dwelling would be of a very similar size to the extant permission for an extended dwelling on this site. There would be no harmful impact on the immediate locality or the wider Chilterns AONB landscape. The proposal would not give rise to conditions prejudicial to highway safety and would be of a more sustainable design than the existing dwelling and the earlier planning permission. Consequently, the proposal is considered acceptable in relation to the relevant Development Plan Policies, Supplementary Planning Guidance and Government Guidance.

8.0 **RECOMMENDATION**

8.1 **Grant Planning Permission**

**Subject to the following conditions:**

1. **Standard 3 Year Time Limit**
2. **Development to be in accordance with the approved plans**
3. **Details of levels against fixed datum point prior to commencement**
4. **Samples of materials prior to commencement**
5. **Removal of Permitted Development Rights extensions, rooflights, porches, outbuildings**
6. **Sustainable measures implemented as statement prior to occupation**
7. **Details of waste storage and collection facilities prior to commencement**

- 8. Retention of garaging, parking and turning prior to occupation**
- 9. Details of hard and soft landscaping prior to commencement**
- 10. Details of contamination desktop study and remediation as necessary prior to commencement**

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