
APPLICATION NO.	P11/E1551
APPLICATION TYPE	FULL
REGISTERED	14 September 2011
PARISH	WOODCOTE
WARD MEMBER	Mr Christopher Quinton
APPLICANT	Mr Peter Rumsey
SITE	James Farm, South Stoke Road, Woodcote
PROPOSAL	Demolition of the existing single storey side and rear extensions, erection of two storey side, front and rear extensions and replacement of single storey rear extension.
AMENDMENTS	None
GRID REFERENCE	464332/182175
OFFICER	Miss E. Bowerman

1.0 INTRODUCTION

1.1 This application is referred to Committee at the request of Councillor Quinton, the Ward Member for Woodcote.

1.2 The application site (which is shown on the OS extract **attached** as Appendix A) contains a detached brick and flint cottage with a clay tile roof constructed prior to planning records. First floor accommodation is provided within the roof, served by dormer windows and there is a single storey side extension to the north east of the main part of the building. The dwelling is set back from the road and positioned at an angle to it. There is no access or parking provision within the application site. There are farm buildings to the north and west of the site and the Grade II listed St Leonard's Church is to the east. The site falls within the Chilterns Area of Outstanding Natural Beauty.

2.0 PROPOSAL

2.1 The application seeks full planning permission for extensions to the dwelling. The proposal would involve the replacement of the existing single storey extension with a two storey addition. The proposed side extension would have a width of 7.8m and would be the same depth and height as the existing dwelling. The proposed two storey rear addition would project from the new side extension and would have a depth of 9.8m. A two storey gable would be added to the front of the existing dwelling and also to the front of the new side extension. These would project beyond the front elevation by 1.3m and 0.7m respectively. The single storey rear extension would also be replaced with an extension measuring 3.3m x 5.2m and would have a lean to roof. Two dormer windows would also be added to the rear elevation. The materials proposed would match the existing.

2.2 Copies of the application plans are **attached** as Appendix B. The Design and Access Statement and all other documents associated with the application can be viewed on the council's website at www.southoxon.gov.uk.

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 **Woodcote Parish Council** – Considers the application should be approved

3.2 **Neighbour Representations** – None received

4.0 RELEVANT PLANNING HISTORY

- 4.1 Planning application P11/E0869 for an identical application was refused planning permission under delegated powers on 1 August 2011 for the following reason:

That, having regard to their scale, design and form, the proposed two storey extensions would result in inappropriate and overly dominant additions which would overwhelm the modest proportions of the existing cottage. As such, the proposal would detract from the character and appearance of the existing dwelling and this part of the Chilterns Area of Outstanding Natural Beauty contrary to the South Oxfordshire Local Plan 2011, particularly Policies G2, G6, D1, C2 and H13, the advice in the South Oxfordshire Design Guide 2008 and Government guidance in PPS1 and PPS7.

5.0 POLICY & GUIDANCE

- 5.1 Policies of the Adopted South Oxfordshire Local Plan 2011 (SOLP):
- G2, G6, C2, C9, D1, D2, CON5, CON13, H13
- 5.2 Supplementary Planning Guidance:
- South Oxfordshire Design Guide 2008 (SODG)
- 5.3 Government Guidance:
- PPS1, PPS5, PPS7

6.0 PLANNING CONSIDERATIONS

- 6.1 The planning issues that are relevant to this application are:
1. Whether there has been any material change in site circumstances or planning policy since the refusal of the application in August 2011.
 2. The impact on the character and appearance of the existing building and the surrounding Area of Outstanding Natural Beauty (AONB)
 3. The impact on neighbouring properties
 4. The impact on parking provision
 5. The impact on the setting on the adjacent listed building

Whether there have been any material changes since the previous decision:

- 6.2 This application is identical to an application which was refused planning permission in August this year and this previous decision is a material consideration in the determination of the current application. There have been no changes in site circumstances or planning policy in the last three months which would warrant the council taking a different decision on the application. If the applicant wishes to pursue this proposal he has the option of appealing against the council's decision and under the fast track appeals system, this process would only take eight weeks.

Impact on Character and Appearance of the dwelling and surrounding AONB:

- 6.3 The existing dwelling is a modest brick and flint cottage which is characteristic of the Chilterns AONB. The proposed extensions would represent substantial additions to the dwelling and Officers consider that the scale of the extensions would be disproportionate to the scale of the existing house and would substantially change the character of the cottage. The extensions would fail to be subservient to the main house and would become the more dominant part of the dwelling, with the addition of the two storey gables at the front. One of the gables would be particularly bulky in comparison to the proportions of the existing dwelling.

- 6.4 Officers consider that the extensions would fail to comply with Policy H13 of the SOLP in that the scale and design of the development would not be in keeping with the character of the dwelling. Officers are of the opinion that the proposal would also be contrary to Policies G2, G6 and D1 of the SOLP in that the proposal would be an adverse development that would fail to reinforce local distinctiveness and would be of an inappropriate scale. The proposal would also fail to comply with some of the design guidance in the councils Design Guide. The original building would not remain the dominant element as recommended by section 6.2.3 of the guide and the side extension would not incorporate off sets to the ridge and elevation as advised in section 6.3.2.
- 6.5 Officers consider that the existing building, being of traditional design and proportions does contribute to the character of the street scene and this part of the Chilterns Area of Outstanding Natural Beauty. In Officers' opinion, the proposals would also be contrary to Policy C2 of the SOLP in that the development would not be of a scale appropriate to the area and would not be sympathetic in terms of its design.

Impact on the Amenity of Neighbouring Occupiers:

- 6.6 Given the distance to neighbouring properties Officers consider that the proposed extensions would not impact on neighbours in terms of light, outlook or privacy.

Highway Considerations:

- 6.7 There is no access or parking provision within the red line application site area. The existing house has three bedrooms and the proposal would increase the number of bedrooms to five. The parking standards in the SOLP for a three and five bedroom house are the same at 2 + spaces. Therefore although the level of parking provision would be deficient for the extended dwelling, as this is already the case with the existing dwelling and there is no increase in the level of parking required, Officers have no objection to the application in this respect.

Impact on the setting of the adjacent listed church:

- 6.8 St Leonard's Church is to the east of the site and is a Grade II listed building. Given the separation to the church and the screening between, Officers do not consider that the development would have an adverse impact on the setting of this listed building. Officers note that the County Council Archaeologist commented on the previous application and as the site is within an area of some archaeological potential, requested a condition requiring an archaeological watching brief to be attached to any consent to safeguard the recording and inspection of any matters of archaeological importance.

7.0 CONCLUSION

- 7.1 The council refused planning permission for these extensions three months ago. There have been no changes in site circumstances or planning policy since August which would warrant a different decision being taken by the council. Officers consider that the extensions are inappropriate in terms of their scale and design and to be consistent with the decision issued by the council in August, recommend that this application is refused for the same reason.

8.0 RECOMMENDATION

8.1 That planning permission be refused for the following reason:

- 1. That, having regard to their scale, design and form, the proposed two storey extensions would result in inappropriate and overly dominant additions which would overwhelm the modest proportions of the existing cottage. As such, the proposal would detract from the character and appearance of the existing dwelling and this part of the Chilterns Area of Outstanding Natural Beauty contrary to the South Oxfordshire Local Plan 2011, particularly Policies G2, G6, D1, C2 and H13, the advice in the South Oxfordshire Design Guide 2008 and Government guidance in PPS1 and PPS7.**

Author: Emma Bowerman
Contact No: 01491 823761
Email: planning@southandvale.gov.uk