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<b>APPLICATION NO.</b>	<a href="#">P11/W1267</a>
<b>APPLICATION TYPE</b>	FULL
<b>REGISTERED</b>	16.08.2011
<b>PARISH</b>	GARSINGTON
<b>WARD MEMBER</b>	Mrs Elizabeth Gillespie
<b>APPLICANT</b>	Mr R Akerman
<b>SITE</b>	Land at Lower Road Garsington
<b>PROPOSAL</b>	Demolition of existing storage buildings and erection of timber garage building (as amplified by drawing received 30 August 2011 & As amended by e-mail from agent received 26 September 2011 and Location Plan 1a September 2011).
<b>AMENDMENTS</b>	e-mail from agent received 26 September 2011 Location Plan 1a September 2011
<b>GRID REFERENCE</b>	458416/200614
<b>OFFICER</b>	Mr P Bowers

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**1.0 INTRODUCTION**

- 1.1 The application is referred to Committee as the views of the Garsington Parish Council conflict with those of officers.
- 1.2 The application site comprises a single storey range of out buildings adjacent to a pair of existing semi detached properties and a range of former agricultural buildings. The site is accessed by a track coming off the Stadhampton to Oxford Road to the north west which serves several other dwellings and Lower Farm to the south west. To the north west of the site is the former Oxford Equestrian Centre.
- 1.3 The site is located in the Oxford Green Belt.
- 1.4 The existing range of single storey outbuildings is used for domestic storage purposes in connection with The Tudor Cottage and 2 Lower Farm Cottages. The buildings are built in a mixture of materials including brick plinth, timber and breeze block walls with a corrugated metal roof. Land slopes down from the south east to the north east making the highest part of the building 3.5 metres high. The building covers an area which measures 38 metres in length and varies between 4 and 5.4 metres in width.

**2.0 PROPOSAL**

- 2.1 The application seeks planning permission to replace the existing single storey range of outbuildings with one new single storey timber building with tiled roof.
- 2.2 It will be located in the same position as the existing buildings and will measure 31.2 metres in length, 6.4 metres wide and 4 metres high. It will comprise 5 double garages three of which will be accessed on the south western elevation via side hung double doors and the other two on the south east end of the building and the north east elevation.
- 2.3 The garages as will serve the three units which will be created in the previously consented barn conversion and two existing adjacent properties The Tudor Cottage and 1 Lower Farm Cottages.

2.4 A plan showing the location of the site can be found at **Appendix 1** and the detailed elevation and block plans can be found at Appendix 2. Full copies of the design and access statement and representations can be viewed on the Councils website at [www.southoxon.gov.uk](http://www.southoxon.gov.uk)

### 3.0 **CONSULTATIONS & REPRESENTATIONS**

3.1 **Garsington Parish Council** – Recommend Refusal of Planning Permission

- Concern about the excessive number of spaces.

3.2 **Neighbours** – 1 x Letter of objection

- Concern that an increase in the number of parking spaces per dwelling and that it will mean an increase in the number of vehicles using the shared driveway.

- Concern about issues of ownership relating to the access drive.

- Question why the access could not be taken through the Equestrian Centre rather than along Lower Road.

3.3 **Area Liaison Officer** – No objection

- Parking spaces in themselves should not create additional trip generation provided that they are used for residential purposes only. Recommend a condition that requires the parking to be carried out as per the submitted plans.

3.4 **Countryside Officer** – No objection.

- The existing buildings have a low suitability for roosting bats.

### 4.0 **RELEVANT PLANNING HISTORY**

4.1 There is an extensive planning history covering the site however the most recent and relevant applications are set out below;

**P09/W0967** - Alterations and conversion of existing barns to form 3 x dwellings. Provision of parking spaces and private amenity space. Widened entrance to access drive (as amended by drawings accompanying email from agent dated 17 November 2009). - **Planning Permission on 14 January 2010**

**P07/W0989** - Alterations and conversion of existing barns and stables to provide 4no. dwellings and the provision of associated car parking facilities and private amenity space. - **Refusal of Planning Permission on 31 October 2007 - Appeal Dismissed on 14 October 2008**

### 5.0 **POLICY & GUIDANCE**

5.1 **South Oxfordshire Local Plan 2011** policies;

G2 – Protection and enhancement of the environment.

G6 – Promoting good design.

C8 – Species Protection

GB2 – New buildings in the Green Belt.

GB4 – Visual amenity.

D1 – Good design and local distinctiveness.

T1 – Transport requirements for new developments.

T2 - Transport requirements for new developments.

## **South Oxfordshire Design Guide 2008**

### **PPG2: Green Belts**

#### **6.0 PLANNING CONSIDERATIONS**

6.1 The main issues to consider as part of this application are;

- i) Impact on the green belt.**
- ii) Impact on the character of the area.**
- iii) Impact on parking provision.**

#### **i) Impact on the green belt.**

6.2 The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. This is set out in the advice from Central Government in PPG2: Green Belts and reflected in the GB policies of the South Oxfordshire Local Plan 2011.

6.3 The five purposes of the green belt are;

- Preserve the special character and landscape setting of Oxford
- Check the growth of Oxford and prevent ribbon development and urban sprawl
- Prevent the coalescence of settlements
- Assist in safeguarding the countryside from encroachment
- Assist in urban regeneration by encouraging recycling of urban land

6.4 In addition there is a general presumption against inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness and any other harm is clearly outweighed by other circumstances

6.5 There is a presumption against new building in the green belt except for the following purposes;

- Agriculture and forestry.
- Essential facilities for sport and outdoor recreation, for cemeteries and other uses of land which preserve the openness of the green belt and don't conflict with the purposes of including land in it.
- Limited extension, alteration or replacement of existing dwellings.
- Limited infilling in existing villages.

6.6 The erection of a new building for the purposes of providing garaging is not included within this list. Therefore the proposed garage is inappropriate development in the green belt. However, there is clearly a special circumstance in this case in that there is an existing building in this location that outweighs the harm that would be created by the fact that it is inappropriate development.

6.7 The second step in assessing the impact on the green belt is to determine whether the development will have a harmful affect on openness.

6.8 The new building is shorter in length than the existing building by 6.2 metres. The existing building varies in width along its length but at its widest point it is 5.4 metres wide. The proposed building is shorter than the existing but 1 metre wider and 1 metre taller. These differences are not considered to be material and the overall impact of

the new building will not be materially greater in terms of the impact on the openness of the green belt than the existing building.

- 6.9 The proposal is in accordance with Policies GB2 and GB4 of the South Oxfordshire Local Plan 2011.

**ii) Impact on the character of the area.**

- 6.10 The existing building is of no particular architectural merit and is built in a mixture of materials with a variety of fenestration designs and sizes. The overall affect results in a building incongruous in appearance.
- 6.11 The new building will, in contrast, be built in a single material with a uniform ridge line and consistency in width. The use of timber and tiles for the roof are far more in keeping with the adjacent barns and wider agricultural appearance of the site.
- 6.12 Having regard to the fact that the building is not significantly larger than the existing building the positive enhancements it will bring will result in a development in keeping with the site and the surroundings.

**iii) Impact on parking provision.**

- 6.13 The proposed garage will provide two parking spaces for one of the two existing properties in the adjacent pair of semi detached properties, the existing dwelling known as Tudor Cottages and the three dwellings permitted under application P09/W0967 in the adjacent and as yet unconverted barns.
- 6.14 As originally permitted the three dwellings in the consented barn conversion would have had parking spaces located immediately to the south west of the existing building. This space will now be utilised for visitor parking. This does not conflict with the extant planning permission in terms of approved plans or attached conditions.
- 6.15 In terms of the amount of parking provided, two spaces per each of the five dwellings, is not considered to be disproportionate to the size and number of the properties. The amount of parking provided does not give rise to an increase in the number of vehicles using the driveway given that there is not an increase in the number of dwellings over and above the existing and consented situation.
- 6.16 The Local Highways Authority have not raised an objection to the scheme but have however recommended a condition that the parking shown on the plans shall be retained. This condition forms part of the recommendation.

**7.0 CONCLUSION**

- 7.1 The replacement building whilst larger in height and width is not significantly larger than the existing building and as such there will not be a material impact to the wider openness of visual amenity of the green belt. The proposed building is an improvement in terms of design and materials over the existing building and will not give rise to an increase in traffic generation. The proposal accords with development plan policies.

**8.0 RECOMMENDATION**

**8.1 Planning Permission be granted subject to the following conditions;**

- 1. Commencement 3 years**
- 2. List of approved drawings**
- 3. Sample materials (walls and roof)**
- 4. Parking as plan**
- 5. Use as specified in application.**

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