
APPLICATION NO.	P11/E2008
APPLICATION TYPE	FULL
REGISTERED	21.12.2011
PARISH	TOWERSEY
WARD MEMBER(S)	Mrs Dorothy Brown
APPLICANT	Mr Barry & Mrs Dorothy Brown
SITE	Hamptons Cottage Manor Road Towersey, OX9 3QS
PROPOSAL	Alterations to barn to form residential annexe.
AMENDMENTS	Amplified by additional information accompanying e mail from agent received 13 February 2012.
GRID REFERENCE	473685/204928
OFFICER	Mrs H.E.Moore

1.0 INTRODUCTION

1.1 The application is referred to Planning Committee because the applicant is a District Councillor.

1.2 Hamptons lies to the south east of Towersey, within the Conservation Area. A stone built barn lies to the rear of the property together with a modern garage. Towersey Public Footpath number 9 runs concurrent with the access to the site.

2.0 PROPOSAL

2.1 The proposal is to convert and alter the barn to form a residential annexe. The building, which is some 14m in length and 6m in depth, is currently used for storage and renovation of vehicles within the ownership of the applicant. The proposed plans show the ground floor of the barn as an open plan area to be used as a home office or for incidental residential accommodation, with a staircase leading to a small mezzanine area above. Alterations to the building include the blocking up of doors and windows, the insertion of glazed areas within existing door openings, and the insertion of additional glazing.

2.2 A Design and Access Statement accompanies the application. The statement concludes that the building is substantial and capable of conversion without major re-building, and confirms that the submitted scheme incorporates advice received at the pre-application stage. Full details of the Design and Access statement can be viewed on the Council's web site at www.southoxon.gov.uk

2.3 A protected species appraisal has been submitted during the processing of the application.

2.4 Plans attached at Appendix 1 show the location of the site and details of the proposals.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Towersey Parish Council - No strong views

OCC Highway Liaison Officer - No objection subject to the imposition of a condition that the building remains as an annexe to the main house.

Oxfordshire County Archaeological Services – The building lies within an area of some archaeological interest. If archaeological finds do occur, the County Archaeologist should be contacted.

Countryside Officer – No objection subject to the imposition of an Informative on any planning permission drawing attention to the laws relating to protected species.
Neighbour consultations – 1 letter received. No overall objection, but concern expressed that the use of the whole barn for commercial purposes would be unneighbourly due to increased traffic and noise. The building should be restricted to residential use only.

4.0 RELEVANT PLANNING HISTORY

4.1 [P03/E0816](#) - Approved (28/01/2004)
Erection of detached garage.

[P93/N0642](#) - Approved (28/12/1993)
Erection of a conservatory.

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Local Plan 2011 policies;

C8 - Impact on protected species

CON7 - Proposals in a conservation area

D1 - Principles of good design

D2 - Safe and secure parking for vehicles and cycles

D3 - Outdoor amenity area

D4 - Reasonable level of privacy for occupiers

G6 - Appropriateness of development to its site & surroundings

H11 – Subdivision of dwelling

H13 - Extension to dwelling

South Oxfordshire Design Guide 2008

PPS5 – Planning for the Historic Environment.

6.0 PLANNING CONSIDERATIONS

6.1 The main considerations are –

1. Whether the building is of permanent and substantial construction and capable of being converted without major re-construction.
2. Whether the proposals respect the character of the building and the character of the Conservation Area.
3. Whether the proposals would respect the amenity of adjoining properties.
4. Whether the proposals are acceptable in highway terms.
5. Whether the proposals involve the loss of protected species.

Permanency of building

6.2 The building is constructed in stone and brick with a plain clay tiled roof. It was originally open on the south side and those bays have been in filled with brickwork. It is a substantial building which is capable of being converted to ancillary residential accommodation without requiring substantial re-building.

Character of the building

6.3 The existing large barn door is to be replaced with full height glazing and an additional area of full height glazing is proposed on the front elevation, both of which would be flanked with new timber shutter doors. Windows on the rear of the building are on the boundary and are to be replaced with roof lights on the rear roof slope. No extensions to the building are proposed and the roof, which has been fairly recently tiled, does not

need to be replaced. As such, officers consider that the proposals respect the character of the building and the historic character of the Conservation Area

Impact on adjoining properties

- 6.4 The barn lies in close proximity to, and to the rear, of the existing property, Hamptons. As the barn and the house are in close proximity, a separate use of the barn would adversely affect Hamptons, and accordingly a condition should be imposed to ensure that the barn is not used separately from the house. The imposition of this condition should also ensure that the building could only be used as a home office and could not be used for separate business purposes.
- 6.5 The rear wall of the barn lies on the boundary with land owned by Home Farm and it currently has windows facing over that land. The submitted plans show those windows being blocked up and replaced with roof lights. This element should improve the relationship with the adjoining property.
- 6.6 In the circumstances set out above, Officers consider that the amenity of adjoining residential properties should not be adversely affected.

Highway considerations

- 6.7 The Oxfordshire County Highways Officer has considered the proposals and is of the opinion that, due to the low key nature of the proposals, the development should not generate a significant numbers of additional trips. He recommends that a condition be imposed to ensure that the accommodation in the barn remains as ancillary to the main house.
- 6.8 Towersey Public Footpath number 9 runs concurrent with the access to the site. As the proposal is for conversion of an existing building to ancillary use, there should not be any significant impact on the public footpath.

Protected species

- 6.9 The submitted ecology report concludes that the conversion scheme would not result in any adverse impacts to ecology and fauna, causes no harm to any active bat roosts, provides appropriate protection and a small ecological enhancement for roosting bats.
- 6.10 In view of the findings set out in the ecology report the Council's Countryside Officer raises no objection to the proposals subject to the imposition of an Informative drawing attention to the laws relating to protected species.

7.0 CONCLUSION

- 7.1 The proposal complies with the relevant Development Plan Policies and it is considered that, subject to the attached conditions, the proposed development would preserve the historic character of the Conservation Area and would not adversely affect the living conditions of nearby residents.

8.0 RECOMMENDATION

- 8.1 **That planning permission be granted subject to imposition of the following conditions –**

- 1. Commencement 3 years**
- 2. Compliance with approved plans**
- 3. Full details of windows and doors to be submitted.**
- 4. The rooflights to be of conservation style.**

5. **Blocking up of windows on rear elevation before first use of converted barn.**
6. **Use of building to be confined to ancillary use.**

NB. Contact County Archaeologist if archaeological finds occur.

NB. Drawing attention to laws relating to protected species.

NB. Protection of public footpath.

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