
APPLICATION NO.	P11/E2221
APPLICATION TYPE	FULL
REGISTERED	27.1.2012
PARISH	WOODCOTE
WARD MEMBER(S)	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 single storey rear extension. (Revision to P11/E1551).
AMENDMENTS	None
GRID REFERENCE	464332/182175
OFFICER	Emma 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 (AONB).

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 7.8 metres 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 just over 9 metres. A two storey extension would be added to the front of the existing house, a single storey extension is proposed to the rear and two dormer windows are proposed to the rear roof slope. The materials proposed would match the existing.

2.2 This application follows the refusal of two previous applications for similar extensions last year. The previous applications were identical and the first was refused under delegated powers in August and the second was refused by the Planning Committee in November. This application differs from the previous in the following ways:

- The projection of the rear extension has been reduced by around one metre.
- The wider front gable no longer projects forward.

2.3 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 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Woodcote Parish Council - No strong views

3.2 Neighbour Representations – None received

4.0 RELEVANT PLANNING HISTORY

4.1 Planning application [P11/E1511](#) for the demolition of existing single storey side and rear extensions, erection of two storey side, front and rear extensions and replacement of single storey rear extension was identical to planning application P11/E0869 and was refused planning permission by the Planning Committee on 16/11/11 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.

4.2 Planning application [P11/E0869](#) for the demolition of the existing single storey side and rear extensions, erection of two storey side, front and rear extensions and replacement single storey rear extension was refused planning permission under delegated powers on 01/08/11 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 South Oxfordshire Local Plan 2011 policies;

C2 - Harm to the AONB

C9 - Loss of landscape features

CON13 - Archaeological investigation recording & publication

CON5 - Setting of listed building

D1 - Principles of good design

D2 - Safe and secure parking for vehicles and cycles

G2 - Protect district from adverse development

G6 - Appropriateness of development to its site & surroundings

H13 - Extension to dwelling

5.2 Supplementary Planning Guidance:

- South Oxfordshire Design Guide 2008 (SODG)

5.3 Government Guidance:

- National Planning Policy Framework

6.0 PLANNING CONSIDERATIONS

6.1 The planning issues that are relevant to this application are whether the alterations made to this application have overcome the previous reason for refusal of planning applications P11/E0869 and P11/E151, having regard to:

1. The impact on the character and appearance of the existing building and the surrounding Area of Outstanding Natural Beauty (AONB)
2. The impact on neighbouring properties
3. The impact on parking provision
4. The impact on the setting on the adjacent listed building

Impact on character and appearance of the dwelling and surrounding AONB:

- 6.2 Officers consider that the alterations made to the proposal since the previous refusals are not significant. The Design and Access statement advises that the proposed rear extension has been reduced in depth by one metre since the previous refusal. The submitted plans show that the proposal would increase the existing depth of the two storey element of the dwelling from around 5m to just over 14m. Officers consider that such a substantial addition would not be in keeping with the scale of the existing dwelling, contrary to policy H13 of the Local Plan. The proposed rear extension would not be set below the ridgeline of the main dwelling, contrary to the guidance in the Design Guide and would also run flush with the side elevation, resulting in a particularly long and unbroken side elevation.
- 6.3 To the front, the narrower gable projection has not been altered under this application but the projection of the wider gable has been reduced and would not project beyond the main front wall of the house. However, the wider gable feature has been retained and the bulk of this feature would still be apparent and would not be significantly different from the previous proposal. Officers consider that the gable features would not be in keeping with the linear form of the building, with the wider gable element creating a bulky and dominant feature at the front of the building. The proposal would also be contrary to Policies G2, G6, D1 and C2 of the Local Plan in that the proposal would be an adverse development that would fail to reinforce local distinctiveness, would be of an inappropriate scale and would not be sympathetic in terms of its design.

Impact on the Amenity of Neighbouring Occupiers:

- 6.4 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:

- 6.5 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, this is already the case with the existing dwelling and officers do not consider that it would be reasonable to object on these grounds.

Impact on the setting of the adjacent listed church:

- 6.6 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 This application follows the refusal of a similar scheme last year under both delegated powers and by the Planning Committee. Officers do not consider that the small amendments made to the previous proposal are significant and would not have a materially different impact to the extensions which were refused planning permission previously. Officers consider that the extensions would still be inappropriate in terms of their scale and design and as such, the application is recommended for refusal for the same reason as the previous planning applications.

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, and the advice in the South Oxfordshire Design Guide 2008.**

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