

SUBJECT DEVELOPMENT APPLICATION REPORTS ITEM 8

REPORT OF Head of Planning & Building Control

APPLICATION NO.	P07/E1557
APPLICATION TYPE	FULL
REGISTERED	27 th November 2007
PARISH	WHITCHURCH
WARD MEMBER(S)	Mrs Ann Ducker Mrs Pearl Slatter
APPLICANT	Mr & Mrs N Garrett
SITE	Mallards, High Street, Whitchurch-on-Thames
PROPOSAL	Reconstruction of conservatory (part retrospective)
AMENDMENTS	As amended by drawing no.2006/4D accompanying Agent's letter dated 7 th January 2008, and as amended by drawing no.7.2006 4D Rev E accompanying applicant's correspondence dated 28 th January 2008.
GRID REFERENCE	463486/177243
OFFICER	G Dunning

1.0 INTRODUCTION

- 1.1 This application is referred to the Planning Committee because Mallards adjoins the property known as Ford Cottage which is owned by a member of the Planning Committee.
- 1.2 The application site is located along the High Street in Whitchurch-on-Thames as shown on the **attached** OS extract (appendix 1). The property known as Mallards fronts the High Street and is located within the Whitchurch Conservation Area and the Chilterns Area of Outstanding Natural Beauty and adjoins a Grade II listed property known as Ford Cottage.
- 1.3 Mallards is a traditional property, constructed in red brick with a clay tile roof. The property has been extended in the past but the original part of the property, which adjoins Ford Cottage, is still clearly visible. In 2006 Permission was granted under P06/E0833 for the erection of a garden room (see **attached** plan as appendix 2) to replace the existing conservatory (see photos **attached** as appendix 3).

2.0 PROPOSAL

- 2.1 This application seeks to regularise the alterations made to the approved single storey garden room at the rear of the property. A section of the original lean-to conservatory at the rear of Mallards which adjoined the neighbouring Ford Cottage was in poor repair and collapsed when the main part of the original conservatory was removed. This application seeks retrospective permission for the re-building of this section to the same size and design. Additionally, the garden room differs in its detailed form to that previously approved and this permission seeks to regularise the current position.

2.2 Amended plans have been submitted to clarify the discrepancies between the structure permitted by P06/E0883 and the garden room as built on site. The first amended plan **attached** as appendix 4 shows the increase in height of the structure by approximately 0.05m, an increase in its depth by approximately 0.3m and the revised roof design. The second amended plan shows the change from a roof-light to a lantern light in the flat roof of approximately the same width and depth and a height of approximately 0.4m at its pitch. Floor plans and elevations are **attached** as appendix 5 to the report.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Conservation Officer - Original plan:
Application seeks to amend the previous consent by reconstructing rather than repairing the section of the conservatory that abuts the listed building, this section will be structurally independent and the lead flashing at the junction of the two properties will be attached in the same location as the previous structure and revised application is acceptable on this basis
- Amended plan 1:
No objections raised
 - Amended plan 2:
The lantern is not a typical feature of local architectural traditions, however, the conservatory is a modern, contemporary design and has a limited impact on the wider area.
- Neighbour representations - 2 letters received, the main point raised in both letters is the impact on Ford Cottage in terms of loss of light to the bathroom and introduction of the lantern light.
- Whitchurch Parish Council - No objection to original scheme, objections raised to both sets of amended plans

4.0 RELEVANT PLANNING HISTORY

- 4.1 P06/E0833 – Demolition of conservatory and erection of new garden room (as amended by drg no.4B accompanying the letter from applicant dated 25.09.06) – planning permission granted November 2006
- P06/E0467 – Demolition of conservatory and erection of new garden room - permission refused November 2006
- P70/H0265 – Garage and access – planning permission granted June 1970.
- P69/H0146 – Additions and alterations to dwellinghouse – planning permission granted March 1969.

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Local Plan 2011, Policies:

- G2 – Protection and enhancement of the environment
- G6 – Promoting good design
- H13 – Extensions to dwellings
- C2 – Areas of Outstanding Natural Beauty
- CON5 – The setting of listed buildings
- CON7 – Proposals affecting a conservation area

5.2 South Oxfordshire Design Guide 2000

5.3 Planning Policy Guidance Note 15

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to consider in the determination of this application are as follows:-

- (i) The impact on the setting of the adjoining listed building, Ford Cottage.
- (ii) The impact on the character and appearance of Mallards.
- (iii) The impact on the character and appearance of the Whitchurch Conservation Area and Chilterns Area of Outstanding Natural Beauty.
- (iv) The impact on the residential amenity of the neighbouring property Ford Cottage.

6.2 The fabric of the adjoining listed building has been unaffected by the proposal, the lead flashing has been replaced on a like for like basis and the reconstructed element of the conservatory is entirely supported by fixings attached to Mallards. The Conservation Officer has confirmed that the works carried out are acceptable. The garden room has increased slightly in height and depth, and the roof design has been reconfigured from the approved scheme to remove the overhang but to include a lantern light. Unfortunately, this new feature is of a slightly bulky design. However, given its fairly low key appearance on a modern extension, and the separation from the listed building it is not considered that the development detracts from the setting of the listed building.

6.3 The cat slide roof on the rear elevation is integral to the character of Mallards. While the height of the approved garden room has increased by 0.05m the extension remains below the eaves of the rear roof slope thereby keeping the appearance of the main roof intact and leaving the appearance of the dormer windows unaffected.

6.4 The site is located within the Whitchurch Conservation Area and Policy CON7 requires the design and appearance of development serves to preserve or enhance its character and appearance, whether it is visible from public views or not. The impact of the proposal is considered to be fairly limited. The relatively small changes to the garden room dimensions and design details would still preserve the character and appearance of the Conservation Area.

6.5 Ford Cottage, the adjoining neighbouring property, is considered the most affected by the proposal. While some views of the roof of the structure are possible from the garden of Ford Cottage, it is not obtrusive given that it is single storey. The main issue is the impact on an existing bathroom window in the side elevation of Ford Cottage and whether the impact on sunlight reaching the window is significantly increased by the amendments to the approved structure.

6.6 The bottom of the bathroom window in the side elevation of Ford Cottage is located approximately 1.9 metres from ground level and the top reaches approximately 2.5 metres and is approximately 500mm wide. The work has involved rebuilding a small section of the original conservatory to the same size and design and this element remains tucked below cill height of this window. The garden room stands at a height of 2.8m, with a width of 5.4m to the end of the frame and a depth of 4.3m with four full length glazed panels. The garden room roof structure remains 1.2m from this bathroom window as per the approved scheme.

6.7 The amendments to the garden roof have resulted in some additional impact on the bathroom. However, the changes do not result in a significant increase in the loss of light or of sunlight to the window or an unduly overbearing effect. It is not considered that a recommendation of refusal on the grounds of neighbour impact would therefore be justified.

7.0 **CONCLUSION**

7.1 The proposal complies with the relevant Development Plan policies and it is considered that, subject to the attached condition, the development does not detract from the setting of the adjoining Grade II listed building or the character and appearance of the Conservation Area or materially harm the amenity of the neighbouring property Ford Cottage.

8.0 **RECOMMENDATION**

8.1 **That Planning Permission be granted subject to the following condition:**

- 1) **Any repointing work must be undertaken using lime mortar**

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