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| APPLICATION NO. | P16/S1955/HH |
| APPLICATION TYPE | HOUSEHOLDER |
| REGISTERED | 8.8.2016 |
| PARISH | CHINNOR |
| WARD MEMBERS | Ian White & Lynn Lloyd |
| APPLICANT | Mr Jim Lewis |
| SITE | Bridleway Barn, Spriggs Alley, Chinnor Hill |
| PROPOSAL | Erection of single storey extension and addition of rooflight to detached dwelling, construction of driveway and erection of detached two-bay garage (Garage repositioned and ridge height specified as shown on amended plans received 15th September 2016). |
| AMENDMENTS | As above |
| OFFICER | Paul Lucas |

1.0 **INTRODUCTION**

1.1 This application is referred to the Planning Committee as a result of a call-in from a District Councillor. Officers recommend that planning permission should be granted. This report explains how we have reached this conclusion.

1.2 The site is identified at **Appendix 1** and comprises a recently-formed residential plot belonging to a loose-knit group of dwellings forming a hamlet called Spriggs Alley along a narrow road on the Chilterns Escarpment within the Chilterns AONB. The existing two-bedroom dwelling contains first floor accommodation within the roof and has timber clad walls and a natural slate roof. It was erected on the site of a barn, which has been mostly demolished and will replace a dwelling located to the south of the site known as The Tabernacle next to the road, which is due to be removed. A large two storey dwelling, Pond Farm is located to the west of the site. The land drops gradually from the road towards the site and then falls away more steeply to the north. The eastern site boundary is with a Chinnor Bridleway 31 that continues to the north and south of the site. There is also a public footpath crossing the field to the west of Pond Farm. There are no other special designations on this site.

2.0 **PROPOSAL**

2.1 The application seeks full planning permission for the erection of a single storey extension and addition of rooflight to detached dwelling, construction of driveway and erection of detached two-bay garage to serve the recently constructed dwelling. The original plans were amended to set the garage back from the boundary with the Bridleway. The amended block plan also shows that two of a group of three sheds would be removed from the site to make way for the garage. The remaining shed has been in that location for at least four years and is therefore a lawful structure. The block plan also shows that the remaining part of the barn would be removed, as it would have to be in order to allow light into the openings and rooms on the east elevation. The application is partly retrospective in that the rooflight has already been installed and the driveway has already been constructed.

2.2 A copy of the current plans is provided at **Appendix 2** whilst other documents associated with the application can be viewed on the Council's website: www.southoxon.gov.uk.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Chinnor Parish Council** – The application should be approved

Countryside Access - No objection subject to informatives

Highways Liaison Officer (Oxfordshire County Council) - No objection subject to condition

Neighbours – Seven representations of objection and a petition of objection containing 15 signatures, summarised as follows:

- Extension and garage out of keeping with AONB landscape
- Overdevelopment of the site, altering it completely from original appearance
- Dramatically larger than The Old Tabernacle
- New driveway makes site look cramped and overdeveloped
- Damaging to privacy of Pond Farm
- Precedent

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P16/S1687/FUL](#) - Approved (15/07/2016)

Replacement and enlargement of agricultural barn

[P15/S3425/FUL](#) - Approved (29/01/2016)

Replacement and re-siting of the existing dwelling at the Tabernacle including the re-use of an established rural building (volume of proposed dwelling reduced, roof pitch lowered and dimensions added as shown on amended plans and supporting letter received 10 December 2015).

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy policies

CS1 - Presumption in favour of sustainable development

CSEN1 - Landscape protection

CSQ2 - Sustainable design and construction

CSQ3 - Design

CSS1 - The Overall Strategy

5.2 South Oxfordshire Local Plan 2011 policies;

C4 - Landscape setting of settlements

C9 - Loss of landscape features

D1 - Principles of good design

D2 - Safe and secure parking for vehicles and cycles

G2 - Protect district from adverse development

G4 - Protection of Countryside

H13 - Extension to dwelling

R8 - Protection of existing public right of way

T1 - Safe, convenient and adequate highway network for all users

T2 - Unloading, turning and parking for all highway users

South Oxfordshire Design Guide 2016 – Technical Document 6 – Householder Extensions and Outbuildings Technical Documents

South Oxfordshire Landscape Assessment – Character Area 9

Chilterns Buildings Design Guide – Chapter 3

5.3 National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

The policies within the SOCS and the SOLP 2011 of relevance to this application are considered to be in general conformity with the provisions of the NPPF and therefore this application can be determined against these relevant policies.

6.0 **PLANNING CONSIDERATIONS**

6.1 The planning issues that are relevant to this application are whether the development would:

- be in keeping with the character and appearance of the original dwelling and the surrounding area including the Chilterns AONB landscape;
- respect the living conditions of neighbouring residential occupiers;
- result in an acceptable level of off-street parking spaces for the existing dwelling; and
- leave sufficient outdoor amenity space for future occupiers; and
- give rise to any other material planning considerations.

6.2 Visual Impact

Criterion (ii) of Policy H13 of the SOLP 2011 requires that the scale and design of proposed extensions are in keeping with the character of the dwelling and the site and with the appearance of the surrounding area. Policy CSEN1 of the SOCS explains that high priority will be given to conservation and enhancement of AONBs and planning decisions will have regard to their setting. The proposed extension would be a modest addition to the dwelling that would only be visible in views from the south along the bridleway. It would appear subservient when seen in the context of the existing dwelling with traditional matching materials. The double garage would be of a typical size for such structures, with a ridge height 1 metre lower than the main ridge. The revision to set it back from the boundary with the bridleway means that it would be largely obscured behind the dwelling in views from the north and in views from the south it would be seen in the context of the dwelling. It would be constructed with traditional materials that would match the original dwelling. The rooflight sits alongside three other approved rooflights on the eastern elevation. It is smaller than the other rooflights and does not detract from the appearance of the dwelling.

6.3 The driveway is quite long at around 60 metres, but is largely screened by the existing laurel hedge alongside the boundary with the bridleway. The advantage of the driveway being installed in comparison with the original plans, is that vehicular access to Bridleway Barn is no longer directly off the bridleway. This means that the garage faces away from the bridleway, thereby presenting a simpler elevation to public view. In addition, the applicant is prepared to plant an indigenous beech hedge along the whole of the boundary with the bridleway alongside the dwelling from where the laurel hedge stops. Under the approved plans for Bridleway Barn, the boundary was shown to be only partially planted with a sizeable gap for vehicular access. This hedge planting can be secured by a planning condition. In the light of the above assessment, officers consider that the various elements of the proposal would not detract from the natural beauty and special landscape qualities of the Chilterns AONB and would comply with the above policies and guidelines.

6.4 Neighbour Impact

Criterion (iii) of Policy H13 of the SOLP 2011 requires that ancillary buildings do not harm the residential amenity of occupants of nearby properties. The only dwelling that could be directly affected by the development would be Pond Farm, currently in the ownership of the applicant. The driveway would be about 20 metres from this dwelling at its closest point. The extension, garage and rooflight would have no discernible impact in terms of loss of light, outlook or privacy for the adjoining occupiers.

6.5 Access and Parking

Criterion (v) of Policy H13 of the SOLP 2011 requires that satisfactory parking areas are provided. There would be no increase in the parking requirement for this dwelling and the garage would accommodate two vehicles, which would meet the standard for a dwelling of this size. The Highway Liaison Officer has raised no objection, subject to a condition to ensure the garage is retained for parking.

6.6 Outdoor Amenity Space Provision

Criterion (v) of Policy H13 of the SOLP 2011 requires that satisfactory amenity areas are provided for the host dwelling. The amount of remaining garden area would still accord with the recommended minimum standard of 100m² for a dwelling of this size. The proposal would therefore comply with this criterion.

6.7 Other Material Planning Considerations

It is an established planning principle that each application must be determined on its individual merits. The impact of planning permission [P15/S3425/FUL](#) for the existing Bridleway Barn has been previously assessed and found to be acceptable. As the proposal would increase the floorspace by less than 100 square metres, the development is not CIL liable.

7.0 **CONCLUSION**

7.1 The proposed development would not detract from the natural beauty and landscape quality of the Chilterns AONB, would safeguard the living conditions of adjoining residents and would not be prejudicial to highway safety and would be in accordance with Development Plan Policies, Supplementary Planning Guidance and Government Guidance.

8.0 **RECOMMENDATION**

8.1 **To grant planning permission subject to the following conditions:**

1. **Commencement three years - full planning permission.**
2. **Planning permission to be implemented in accordance with approved plans.**
3. **Materials to be implemented as on plan.**
4. **No garage conversion into accommodation.**
5. **New hedge to be provided along boundary with bridleway.**

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