

<b>APPLICATION NO.</b>	<a href="#">P18/S0272/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	29.1.2018
<b>PARISH</b>	NUNEHAM COURTENAY
<b>WARD MEMBER(S)</b>	Sue Lawson
<b>APPLICANT</b>	Salvatore Luciano
<b>SITE</b>	37 Nuneham Courtenay Oxford, OX44 9NY
<b>PROPOSAL</b>	Planning permission has already been granted for this single storey annex ref: P17/S1363/HH.

This application is to change the roof type from a hipped roof to a gable roof to match the roof line on the current property.

<b>GRID REFERENCE</b>	455386 / 199038
<b>OFFICER</b>	Roseanne Lillywhite

**1.0 INTRODUCTION**

- 1.1 This application has been referred to the Planning Committee because it has been referred to committee by the local member Cllr Sue Lawson.
- 1.2 Number 37 Nuneham Courtenay, which is shown on the **attached** site plan at Appendix 1, is a Grade II listed property, dating from the mid-18<sup>th</sup> Century with 20<sup>th</sup> Century extensions. The house is one half of a pair of semi-detached properties, located on the eastern side of the A4074, a busy and fast flowing main road between Oxford and Reading that divides this unique village setting. The house is part of a collection of low, brick built period residential dwellings that make the main village of Nuneham Courtenay. This row of dwellings is mirrored on the western side of the road. The village is located 5 miles to the south east of central Oxford.
- 1.3 The site falls within Nuneham Courtenay Conservation Area, is part of an archaeological site and falls within The Oxford Green Belt.
- 1.4 The majority of Nuneham Courtenay is covered by a 1980 legal agreement. This removes various rights from owners to make alterations to their properties and requires written permission from the council for the changes. Some of these changes are the storage of caravans, painting the buildings, control over types of fencing and keeping open areas to the side of properties clear etc. The purpose of the legal agreement is to protect the special character and appearance of the village.

**2.0 PROPOSAL**

- 2.1 This proposal relates to an already approved outbuilding where the applicant wishes to change the approved roof from a hipped to a gable.
- 2.2 The plans accompanying the application are **attached** at Appendix 2. Full copies of the supporting documentation and consultation responses are available for inspection on the Council's website at [www.southoxon.gov.uk](http://www.southoxon.gov.uk)

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Nuneham Courtenay Parish Council** – Objections regarding overdevelopment and loss of light

**Forestry Officer** - No objection subject to planting condition

**Conservation Officer** – No objections

**Neighbour (6)** – Objections regarding loss of light, impact upon conservation area, and concerns the building could be used as a separate dwelling

**Email from applicant**- addressing neighbour concerns

**Highways Liaison Officer Oxfordshire County Council** - No objections subject to condition

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P17/S3287/DIS](#) - Discharge of conditions 5-Landscaping Scheme (trees and shrubs only) – Discharged (28/09/2017)

[P17/S1363/HH](#) - Approved (03/08/2017)

New single storey garden annexe. (As amended by drawings received 20th June 2017, to reduce the footprint of the proposed annexe) (As amended by drawings received 6th July 2017, to relocate the annexe behind the current dwelling)

[P17/S0409/PEO](#) - Other Outcome (01/03/2017)

New single storey garden annex, removal of existing summerhouse

[P98/W0846](#) - Approved (03/03/1999)

Single storey extension with accommodation in the loft space. (As amplified and amended by plan ref 9910/03 and letter received on behalf of the applicant on 21.1.99).

[P98/W0845/LB](#) - Approved (03/03/1999)

Demolition of lean to at rear and addition of single storey extension with accommodation in the loft space. Make good/replace windows and door where necessary. (As amplified and amended by plan ref 9910/03 and letter received on behalf of the applicant on 21.1.99).

[P98/W0768/LB](#) - Approved (20/11/1998)

Insertion of tie rod to front wall of house.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy (SOCS) policies;

CSEN2 - Green Belt protection

CSEN3 - Historic environment

CSQ3 - Design

5.2 South Oxfordshire Local Plan 2011 (SOLP 2011) policies;

CON5 - Setting of listed building

CON7 - Proposals in a conservation area

G2 - Protect district from adverse development

GB4 - Openness of Green Belt maintained

H13 - Extension to dwelling

5.3 Supplementary Planning Guidance/Documents

South Oxfordshire Design Guide 2016 (SODG 2016)

5.4 National Planning Policy Framework (NPPF)

National Planning Policy Framework Planning Practice Guidance (NPPG)

6.0 **PLANNING CONSIDERATIONS**

6.1 The main considerations in the determination of this application are:

- Whether the proposed development is appropriate in the Green belt and impact on the visual amenity and openness of the Green belt
- The impact of the works upon the setting of a grade II listed building, the site and the wider Conservation Area
- The impact of the proposal upon the amenities of neighbouring properties
- Parking provision
- Impact upon trees within the vicinity
- Archaeological constraints

6.2 **Whether the proposed development is appropriate in the Green belt and impact on the visual amenity and openness of the Green belt**

These issues were covered under the original approval which is **attached** as Appendix 3.

6.3 **The impact of the works upon the setting of a grade II listed building, the site and the wider Conservation Area**

The site lies within the Nuneham Courtenay Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires that special attention should be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. Paragraph 132 of the NPPF reflects this requirement, stating that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 133 of the NPPF requires that planning permission should be refused if there is substantial harm or the total loss of a designated heritage asset. Paragraph 134 of the NPPF establishes that where the harm is less than substantial that any harm should be weighed against the public benefits of the proposal. Policy CON7 of SOLP is the relevant local plan policy seeking to provide appropriate development within conservation areas.

The proposed outbuilding with a hipped roof already has been granted planning permission under delegated powers under reference [P17/S1363/HH](#). As such, this application relates solely to the change in roof from hipped to gable. The height of the building will not increase as part of the application and its position within the rear garden will remain as already permitted. In the circumstances, the harm is considered less than substantial and no more harmful than the permitted hipped roof. The properties located along the main road through Nuneham Courtenay are of established character with gable roofs, so in these circumstances, the proposed change to a gable roof can be considered more in-keeping with the conservation area.

6.4 The building is proposed within the grounds of a grade II listed building and in addition, special historic significance is given to the properties within Nuneham Courtenay, where it is important to retain their special and uniform external appearance. However, the erection of an outbuilding within the rear garden at this site was established under planning permission P17/S1363/HH (see **appendix 4** for the approved plans). It was not considered harmful to the setting of the listed building mainly due to its re-location

behind the property itself, following advice from the council's conservation officer. Taking into consideration the special significance of this property, the proposed change in roof from hipped to gable is not considered harmful in this case, due to the following mitigating factors;

- still to be located behind the host dwelling
- no increase in overall ridge height
- will match the gable roof to the host dwelling and the established semi-detached properties within the vicinity
- roof tiles to match the host dwelling
- appearance from the front (east) elevation will remain the same as already permitted structure

6.5 **The impact of the proposal upon the amenities of neighbouring properties**

Concerns have been raised that the change to the roof will increase the impact upon the neighbouring occupant at number 36, especially loss of light. However, in my opinion the change will not cause a harmful impact to this neighbour. The overall roof height will not be increasing, but it is noted due to the gable roof style, the roof section will increase along the boundary. However, I do not consider this is harmful, as there is established boundary hedging over 2 metres in height, this section and the gardens themselves are of a generous length, so any shadowing will cover a small section of the garden. Due to the large rear gardens, the building will not be located close to the rear windows of number 36, and therefore will not cause a harmful amount of loss light to the property itself.

6.6 **Parking provision**

Parking provision was covered under permission P17/S1363/HH, where it was confirmed that the highways department have no objections subject to an ancillary occupation condition. These observations have been submitted again and the same condition will be recommended on this application.

6.7 **Impact upon trees within the vicinity**

A planting condition was placed on the previous permission and has now been fully discharged. Therefore, the condition recommended on this application, is to request that a planting scheme is implemented as submitted on drawing PL001 Rev 3. These details are also supplied as part of the formal discharge of condition application under reference P17/S3287/DIS.

6.8 **Archaeological constraints**

This was dealt with under the previous permission which can be seen in the report as Appendix 3.

6.9 **Community Infrastructure Levy (CIL)**

The council's CIL charging schedule has recently been adopted and will apply to relevant proposals. CIL is a planning charge that local authorities can implement to help deliver infrastructure and to support the development of their area, and is primarily calculated on the increase in footprint created as a result of the development. In this case CIL is not liable as the proposed development would not result in a footprint increase to the property.

7.0 **CONCLUSION**

7.1 It is recommended that planning permission is granted. Planning permission has already been granted for a building of the same height and footprint, the proposed changes affect the shape of the roof only changing from a hipped design to gable. The proposal does not adversely affect the character and appearance of the host Grade II listed property or the wider Conservation Area. The proposal does not compromise the

residential amenity of neighbouring occupants in terms of outlook, privacy, overshadowing or loss of light. In conjunction with the attached conditions the proposal will accord with development plan policies.

8.0 **RECOMMENDATION**

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

1. **Commencement three years - full planning permission.**
2. **Approved plans.**
3. **Materials as on plan.**
4. **Ancillary occupation use only.**
5. **Tree planting (implementation as approved).**

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