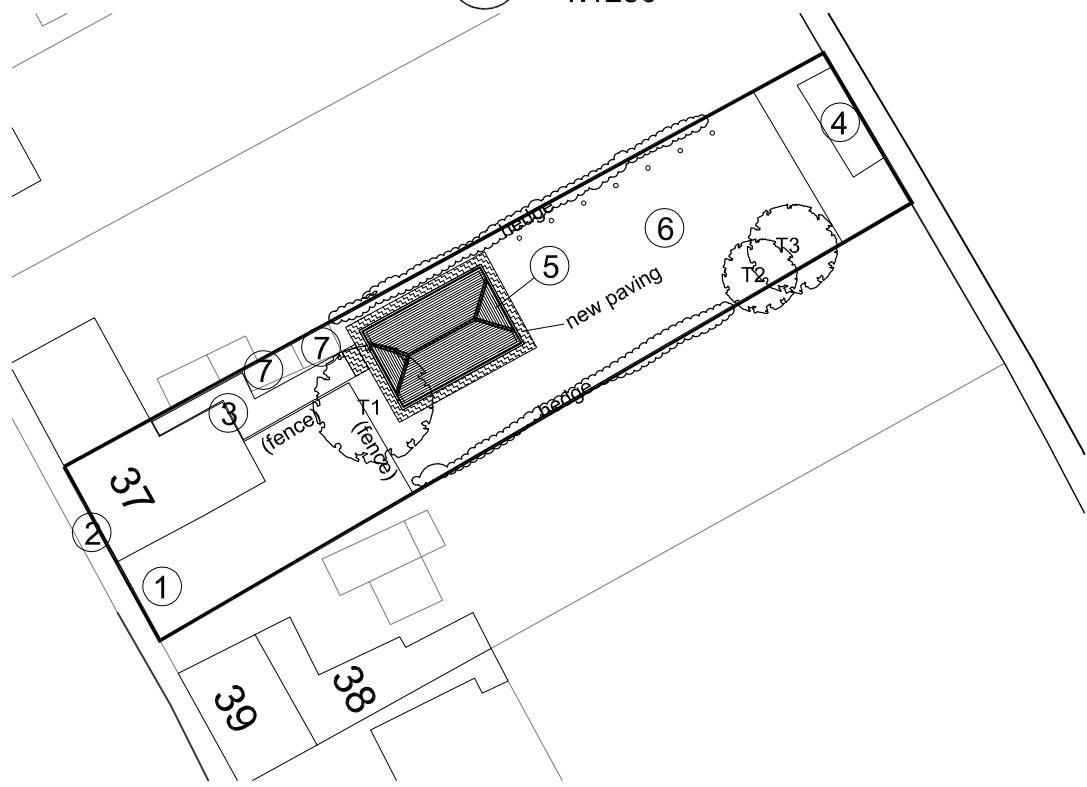




1 Location Plan
1:1250



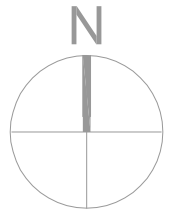
2 Existing Site (Block) Plan 1:500
showing tree T1 (will be affected by development)

KEY TO SITE PLAN

- ① Existing gravel drive access (enclosed by fence)
- ② Front entrance to house (unused).
- ③ Rear (now main) access.
- ④ Existing summerhouse
- ⑤ Proposed new annex building in garden
- ⑥ Existing garden / lawn
- ⑦ Existing sheds/outbuildings

TREES

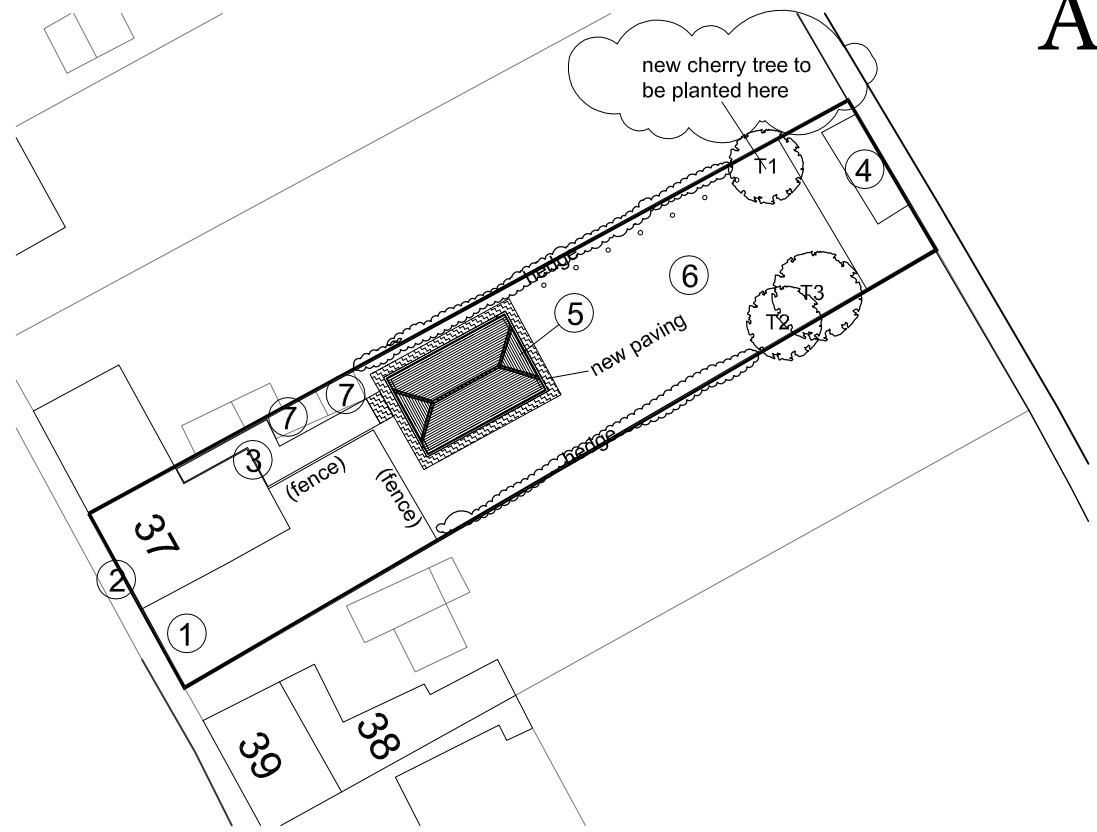
- T1 - Cherry (edible fruit bearing species)
- T2 - Unidentified
- T3 - Unidentified



THIS DRAWING IS TO BE USED FOR PLANNING SUBMISSION FOR THIS PROJECT ONLY.

Appendix 1

SITE ADDRESS:
No.37
Nuneham Courtenay
Oxfordshire
OX44 9NY



3 Proposed Site (Block) Plan 1:500
showing new T1 tree planted in new position

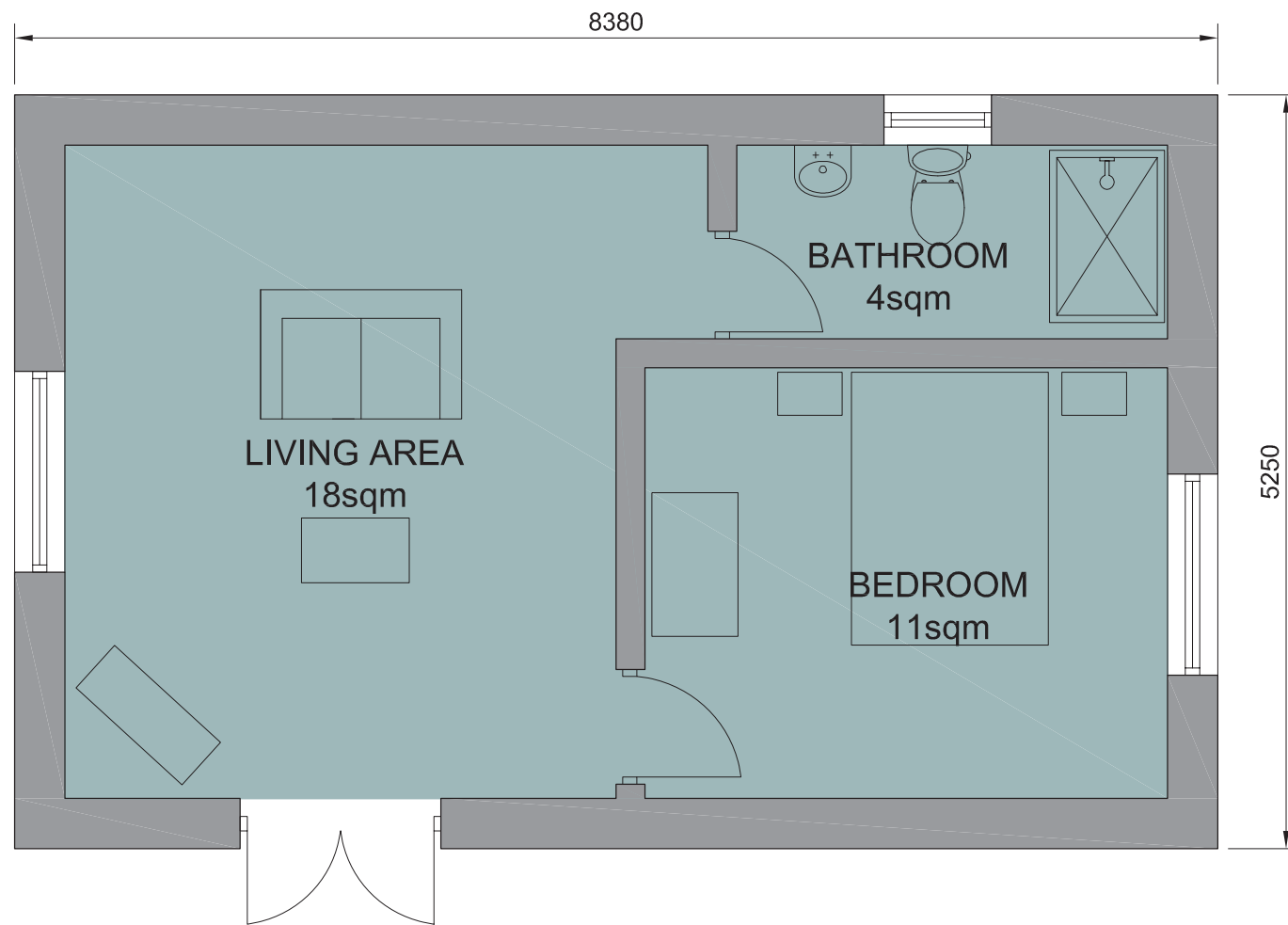


Date:	07.09.17
Stage:	PLANNING APPLICATION
Client:	Mr Luciano and Ms Peregrine 37 Nuneham Courtenay
Project:	NEW GARDEN ANNEXE BUILDING
Drawing Ref:	PL001 - LOCATION & SITE PLANS Revision 3 (Cherry tree re-sited to discharge planning condition)
Scale:	varies@A3

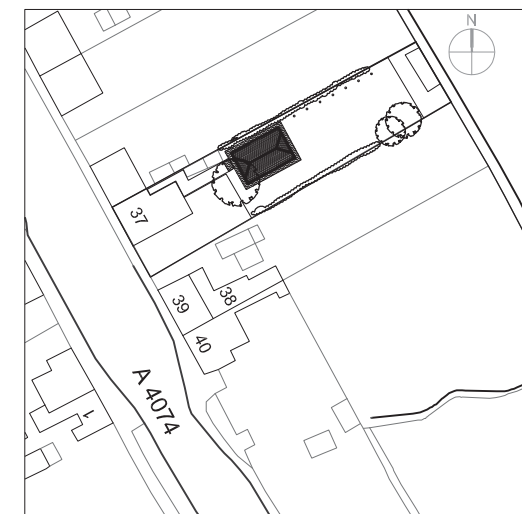
Page 81

SCALE 0 5 10 15 20 25 30 35 40 45 50

1:500



1 Proposed new annexe plan



KEY PLAN

THIS DRAWING IS TO BE USED FOR PLANNING SUBMISSION FOR THIS PROJECT ONLY.

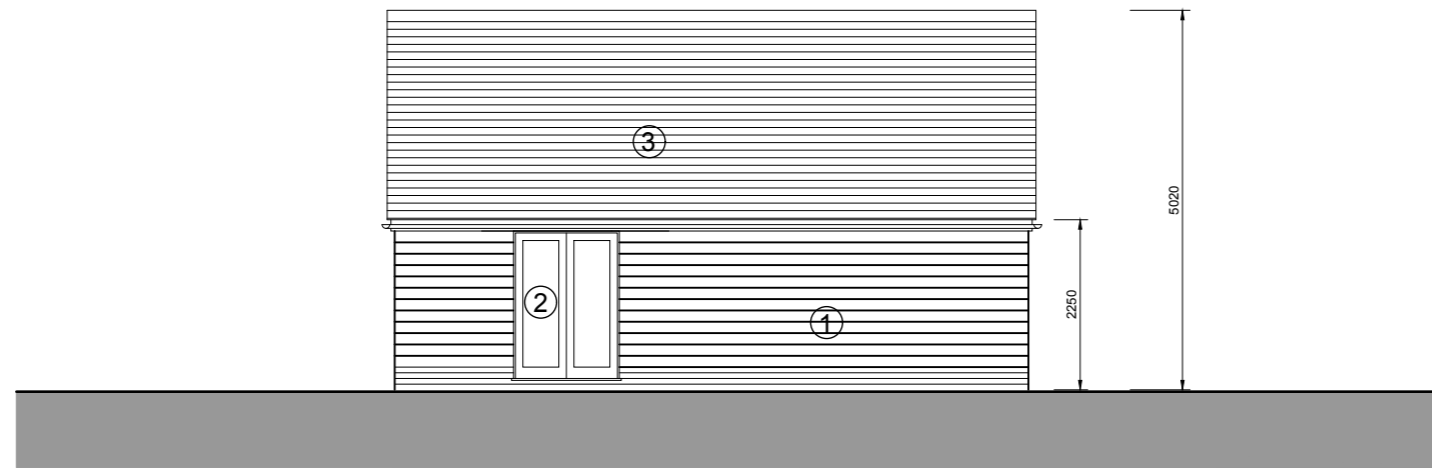
NEW GARDEN ANNEXE

SCHEDULE OF AREAS:

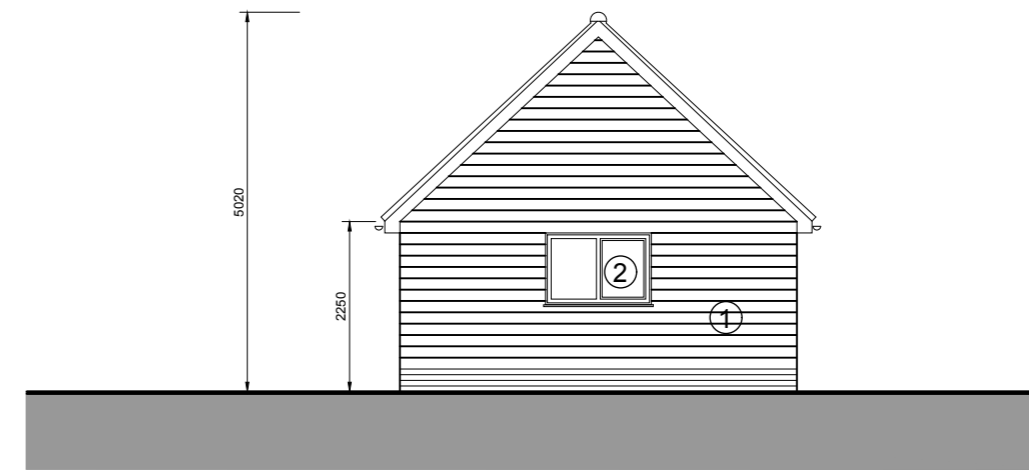
Gross Internal Floor Area: 35 sqm
Gross External Area: 44 sqm

Living accommodation: 18 sqm
Bedroom: 11 sqm
Bathroom: 4 sqm

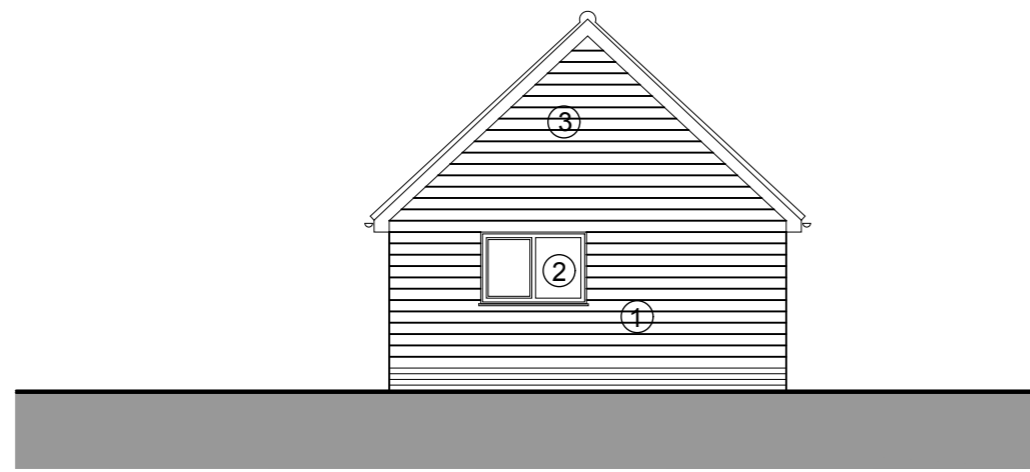
Appendix 2



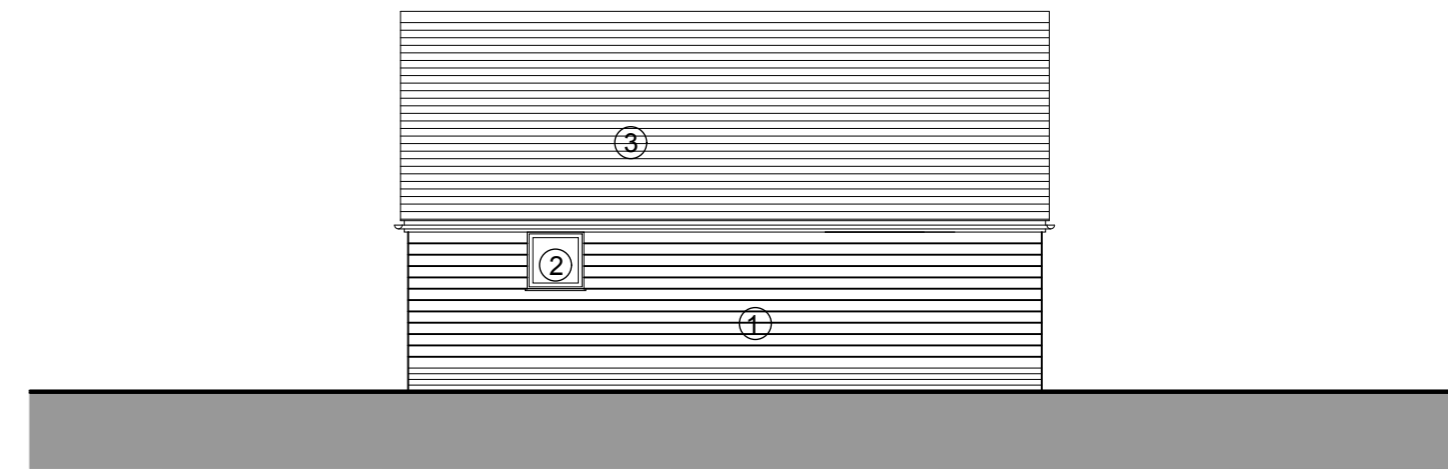
PROPOSED NORTH ELEVATION 1:100



PROPOSED EAST ELEVATION 1:100



PROPOSED WEST ELEVATION 1:100



PROPOSED SOUTH ELEVATION 1:100

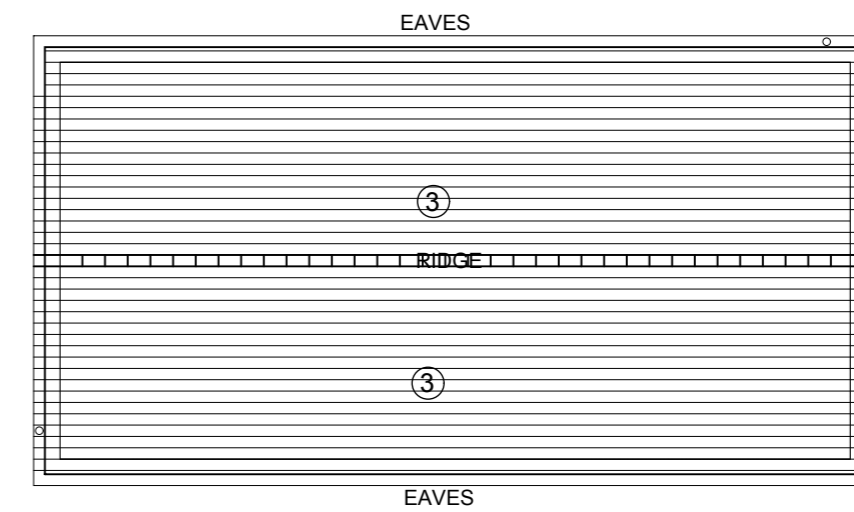


EXISTING MATERIALS

- ① EXISTING WALLS: Concrete plinth to front, red brick. Exposed black stained timber frame.
- ② EXISTING WINDOWS: White painted timber casements.
- ③ EXISTING DOORS: Solid timber to front and rear.
- ④ EXISTING ROOF: Clay plain tile. Black stained fascia and soffits. Black rainwater goods.
- ⑤ EXISTING CHIMNEY STACK: Red brick.
- ⑥ EXISTING DORMERS: Red clay plain tile, timber casement windows. Neutral rendered head and cheeks.

PROPOSED MATERIALS

- ① PROPOSED WALLS: Red brick plinth. Black stained timber weatherboard cladding over all elevations complete.
- ② PROPOSED DOORS & WINDOWS: Timber (oak) effect uPVC doors and windows with clear glazing.
- ③ PROPOSED ROOF: Clay-effect tiles to roof and ridge - to match host house. Black plastic rainwater goods. Oak-effect soffits, fascias and other joinery.



APPLICATION NO.	P17/S1363/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	26.4.2017
PARISH	NUNEHAM COURTENAY
WARD MEMBER(S)	Sue Lawson
APPLICANT	Mr S Luciano
SITE	37 Nuneham Courtenay, OX44 9NY
PROPOSAL	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)
GRID REFERENCE	455386 / 199038
OFFICER	Roseanne Lillywhite

1.0 INTRODUCTION

1.1 Number 37 Nuneham Courtenay is a grade II listed property, dating from the mid-18th Century with 20th 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.

1.2 The site falls within Nuneham Courtenay Conservation Area, is part of an archaeological site and falls within The Oxford Green Belt.

2.0 PROPOSAL

2.1 The proposal is to erect a detached ancillary outbuilding within the rear garden.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 **Nuneham Courtenay Parish Council** – Objections relating to size and scale of building, impact upon the setting of the listed building, the Green belt and Conservation Area, parking issues and impact upon the amenities of the adjoining property
Conservation Officer (South) - No objections to new location of building
Forestry Officer (South Oxfordshire District Council) – No objections subject to a landscaping condition
Highways Liaison Officer (Oxfordshire County Council) - No strong views, subject to condition
Neighbour Objections (7) - share the same concerns as the Parish Council

4.0 RELEVANT PLANNING HISTORY

4.1 [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
- 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

Paragraph 89 of the NPPF sets down those developments which are not inappropriate development in the green belt. New buildings which are not required for forestry or agriculture are not included on this list and are therefore considered inappropriate. These are considered harmful unless there are any very special circumstances which exist to outweigh this harm. However, an outbuilding was permitted within the curtilage of number 31 Nuneham Courtenay and consideration is given to the current outbuildings within the gardens along this road. Therefore, the principle of an outbuilding is acceptable.

6.3 Impact on the visual amenity and openness of the Green Belt

Due to comments from the council's Conservation Officer, the outbuilding has been re-located from a more prominent position (covered in detail in sections 6.4 and 6.5) to a less intrusive location behind the current dwelling. It will be located within the rear garden but has also been moved from its original position at the back of the garden to

preserve the openness of the Conservation Area and also the visual amenity of the Green belt. Therefore, the proposal in its amended location is not considered harmful to the visual amenity or the openness of the Green Belt.

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

The siting of an outbuilding within the garden of number 37 is considered acceptable in principle. This is based on the existing outbuildings within gardens along the main section through Nuneham Courtenay and the recent permission given at 31 for an annexe building. However, careful consideration needed to be given to its size and position in order to preserve the Conservation Area and the setting of the host Grade II listed property, in accordance with SOLP Policies CON5 and CON7. Pre-application advice with the agent on a scheme advised to not place the building to the rear of the garden, as this would have been harmful to the openness of the Conservation area and the visual amenity of the Green belt.

6.5 Due to pre-application advice, the originally submitted scheme proposed the outbuilding closer to the main dwelling, sited closer to the south boundary. The building itself was fairly large in comparison to the approved scheme at number 31 Nuneham Courtenay and in a different location. It was not considered subservient to the main dwelling, as its length was greater than the host dwelling. A consultation with the council's Conservation officer also raised concerns that the building was harmful to the setting of the listed building and the wider Conservation area, due to its prominent position within the site. Due to our concerns the footprint of the building was requested to be reduced to be more in line with the permitted building at number 31 and also later requested to be re-located in a less prominent position. Comments received from the parish council and occupants of neighbouring properties raised similar concerns.

6.6 The amended scheme submitted on 6th July 2017, has re-sited the building behind the current property, in line with advice from the Conservation Officer and its footprint has also been reduced. Comments received from the parish council and occupiers of neighbouring properties have raised concerns that the proposal is still harmful to the Conservation area and the setting of the listed building. However, consideration is given to the fact that the proposal at 5 metres has the same height as the approved building located at number 31. It is also noted it has a similar style roof and is sited in a very similar location behind the host property. In our opinion, the proposal is now considered less harmful to the setting of the grade II listed property within in its new location within the site. It is sited away from the frontage and will not be clearly visible from the main highway. It is considered to now comply with SOLP Policies H13, CON5 and CON7. It is not considered to be used as a separate unit, due to the reduced size and conditions placed will ensure this.

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

Concerns raised by the occupiers of the adjoining property of number 39 Nuneham Courtenay and the Parish council were received concerning the originally submitted scheme. In my opinion, however, due to the location of the outbuilding away from the boundary fence, it was not considered harmful to the neighbours. However, I had my own concerns regarding its size and location within the site and its impact upon the Conservation Area and whether it was subservient enough to the main dwelling. These issues have been covered within sections 6.3 and 6.4 of this report.

- 6.8 Due to the re-location of the outbuilding behind the current property, as part of the amended scheme, it has been brought in closer proximity to the boundary with number 39. Further objections were received confirming the outbuilding will cause loss of light, privacy and noise issues. A subsequent site visit was undertaken to fully assess its impact upon this neighbour. It was considered that due to the substantial boundary screening which will run along the side of the outbuilding, this would screen the majority of the proposal from views. Due to the long rear gardens, it is not considered that the height of the outbuilding at 5 metres will cause an adverse effect upon loss of light, privacy or outlook to the occupiers of number 39.
- 6.9 **Parking provision**
Objections received from the Parish Council and local residents with regards to parking issues at the property have been noted. However, the proposed outbuilding will be used in conjunction with the host dwelling and is not considered a separate unit. A site visit confirmed that there is a gravelled area to the side of the property which can easily accommodate 2 cars. A formal consultation with Oxfordshire County Council's Highways department confirmed that there are no objections to the proposal, subject to a condition restricting its use as a separate planning unit. Due to the reasons covered in sections 6.4 and 6.5 the building would not be used as such and a planning condition has also been added to restrict this use.
- 6.10 **Impact upon trees within the vicinity**
During a subsequent site visit following on from the re-location of the outbuilding, it was clear that the proposal would be located within the root protection area of a Cherry tree located within the rear garden. As the site is within Nuneham Courtenay Conservation Area, the council's forestry officer was consulted for his comments. After a visit to the site, the forestry officer confirmed that the tree itself is not worthy of a Tree Preservation Order and therefore its removal is considered acceptable. Due to the established character of the site and the surrounding area containing dense trees and boundary screening, a condition has been added to ensure a tree is planted in its place to aid with screening.
- 6.11 **Archaeological constraints**
The proposal will be located within an area of potential archaeological constraint, but due to the nature of the building it is not considered that the foundations of the building will have a harmful impact upon the site.
- 6.12 **Other Matters**
In accordance with paragraphs 186 and 187 of the NPPF (2012), and guidance on 'Determining a planning application' in the National Planning Practice Guidance (2014), the Council takes a positive and proactive approach to development proposals. The Planning Service worked with the agent and applicant in a positive manner by notifying them of issues which arose during the application process and providing an opportunity to provide amended plans.
- 6.13 **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 Planning permission is granted because the amended position of the building and reduced size, is now considered acceptable in terms of its impact upon the setting of the Grade II listed property and the wider Conservation Area. There is no harmful impact upon the openness of the Green Belt. There is no adverse impact upon the amenities of neighbouring occupants. In conjunction with the attached conditions, the proposal now accords with development plan policies.

8.0 **RECOMMENDATION**

8.1 **That planning permission is granted subject to the following conditions;**

8.2 1 : Commencement 3 yrs - Full Planning Permission

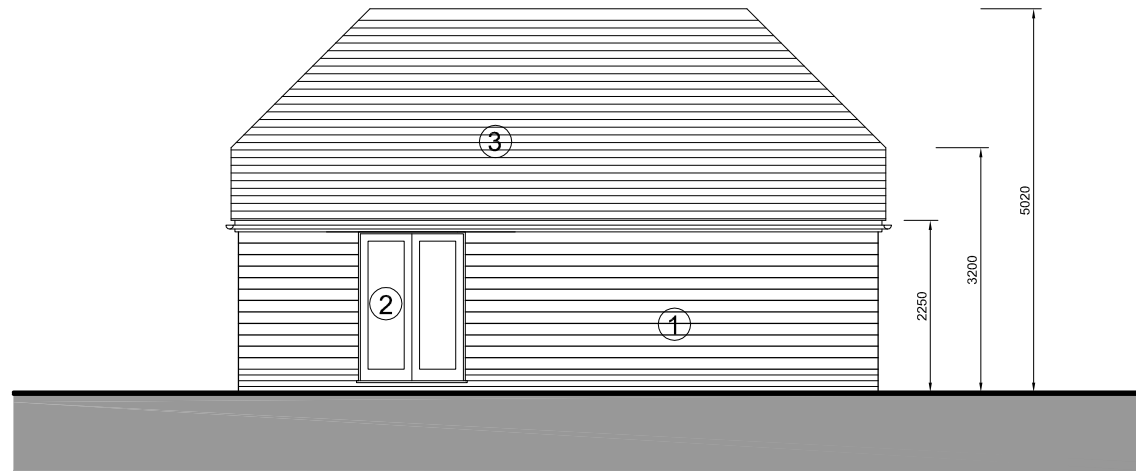
2 : Approved plans *

3 : Materials as on plan

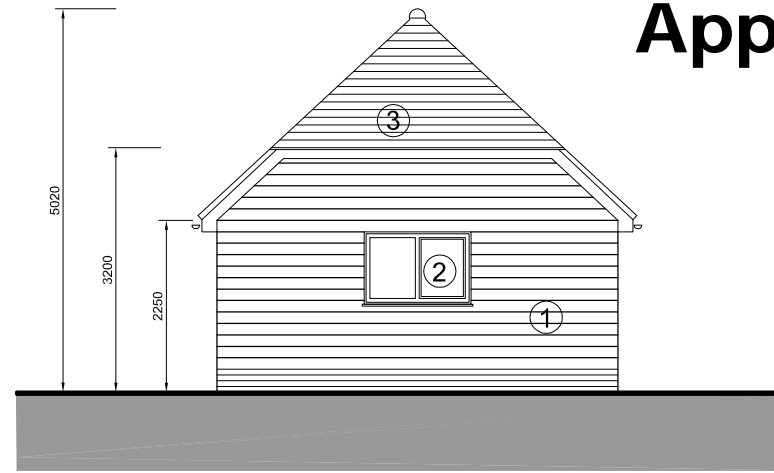
4 : Ancillary occupation and use only *

5 : Landscaping Scheme (trees and shrubs only)

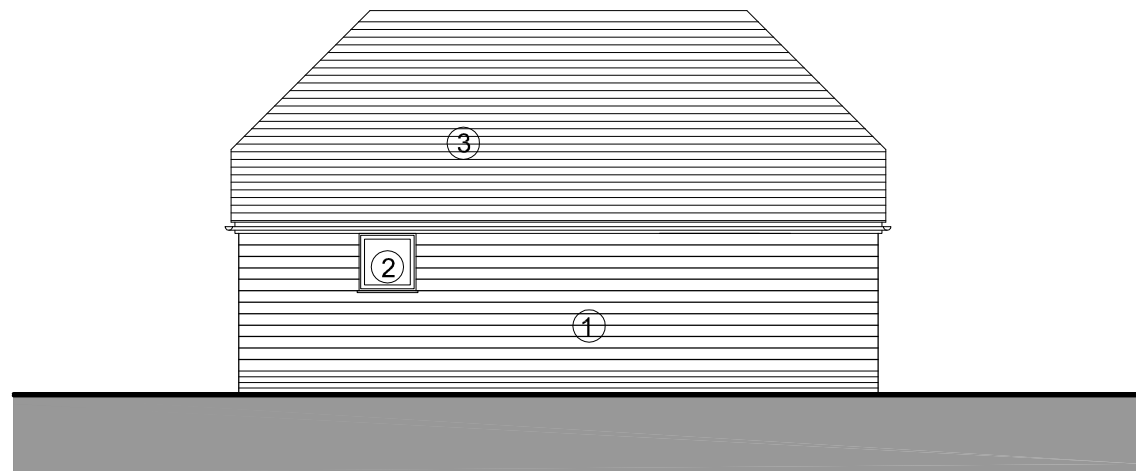
Appendix 4



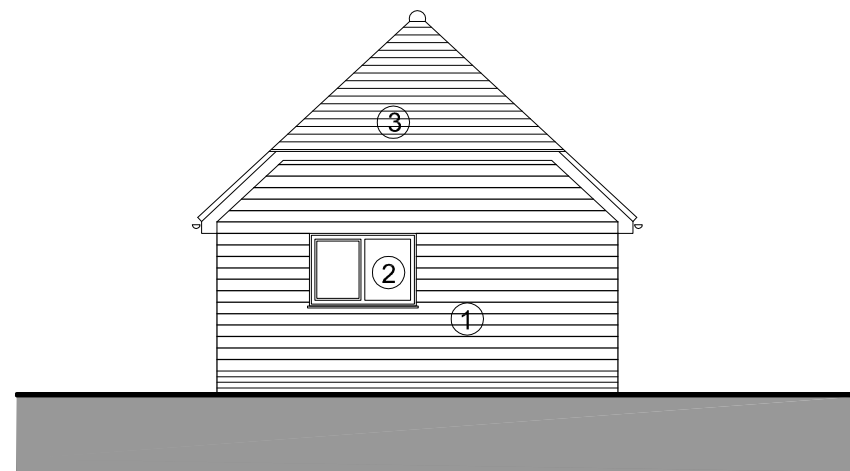
1 Main (NORTH) elevation



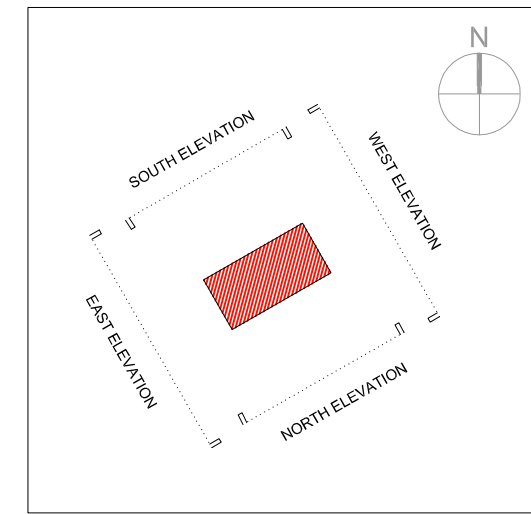
2 Side (EAST) elevation



3 Rear (SOUTH) elevation

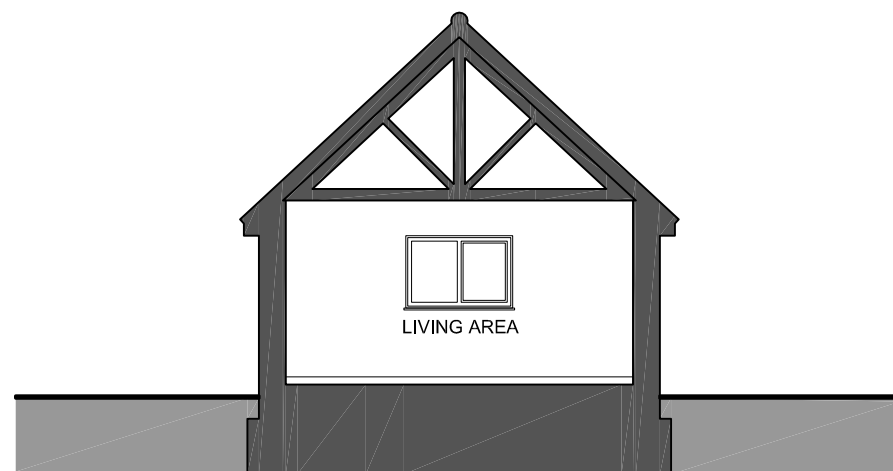


4 Side (WEST) elevation



KEY PLAN

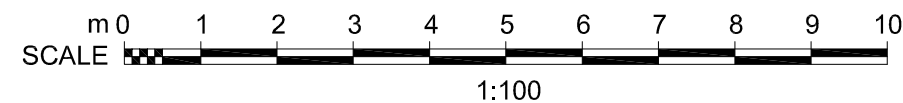
THIS DRAWING IS TO BE USED FOR PLANNING SUBMISSION FOR THIS PROJECT ONLY.



5 Cross section

PROPOSED MATERIALS

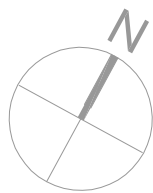
- ① PROPOSED WALLS: Red brick plinth. Black stained timber weatherboard cladding over all elevations complete.
- ② PROPOSED DOORS & WINDOWS: Timber (oak) effect uPVC doors and windows with clear glazing.
- ③ PROPOSED ROOF: Clay-effect tiles to roof and ridge - to match host house. Black plastic rainwater goods. Oak-effect soffits, fascias and other joinery.



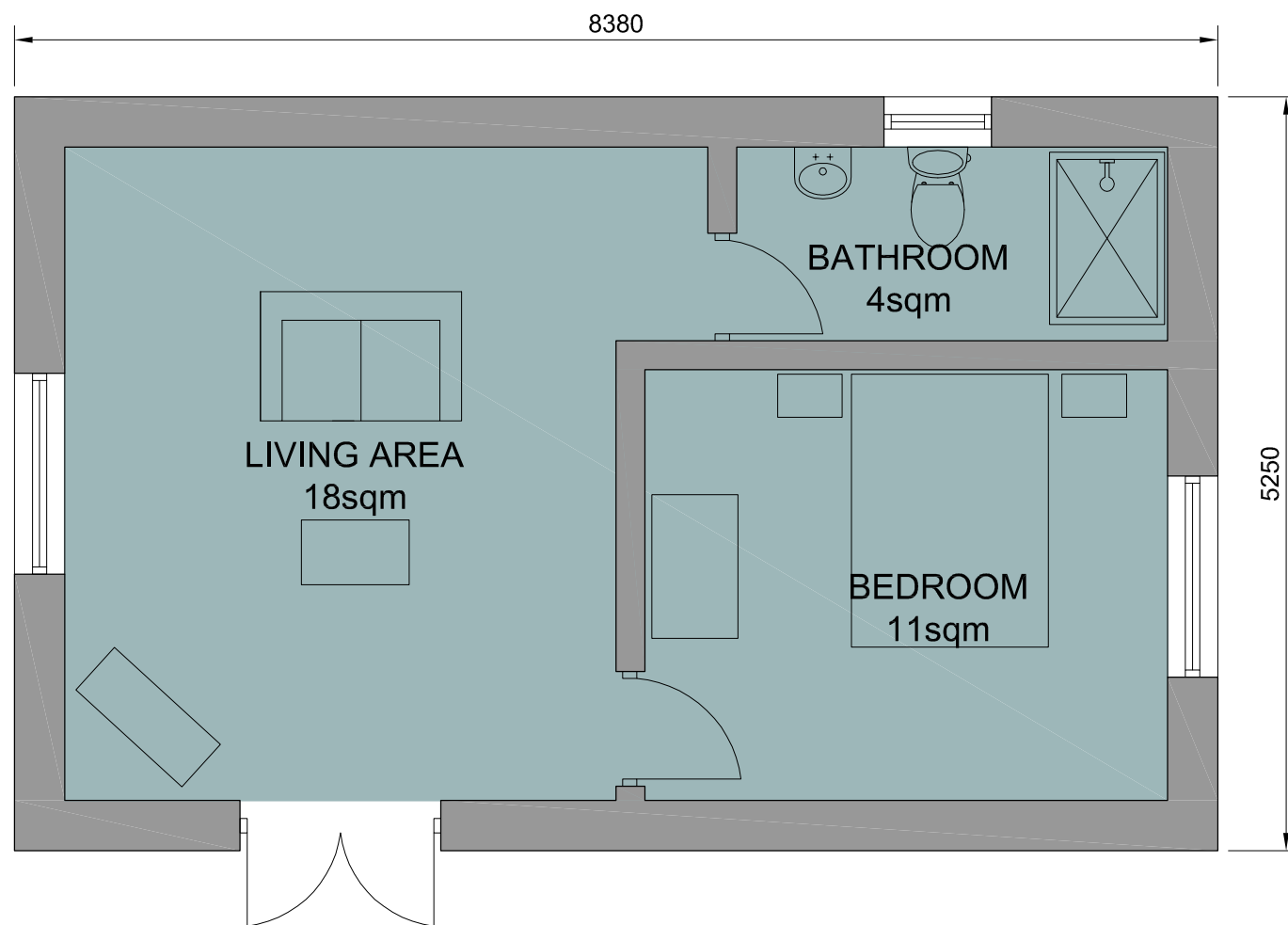
FINAL ISSUE

RKA + D
RESH KUYPERS ARCHITECTURE + DESIGN

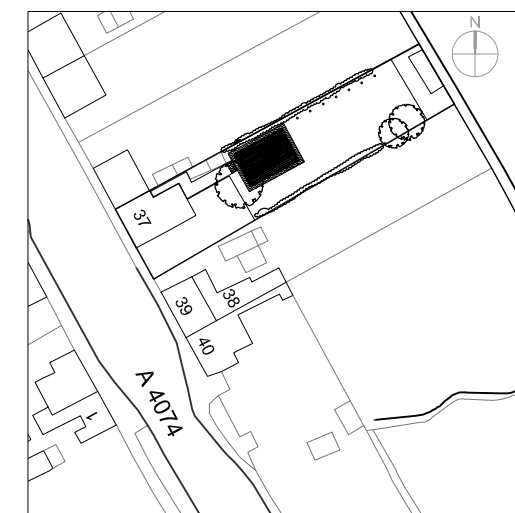
Date:	06.07.17
Stage:	PLANNING APPLICATION
Client:	Mr Luciano and Ms Peregrine 37 Nuneham Courtenay
Project:	NEW GARDEN ANNEXE BUILDING
Drawing Ref:	PL004 - PROPOSED ANNEXE ELEVATIONS & SECTION - Revision 2 (re-sited further to planning comments)
Scale:	1:100@A3



Appendix 4



1 Proposed new annexe plan



KEY PLAN

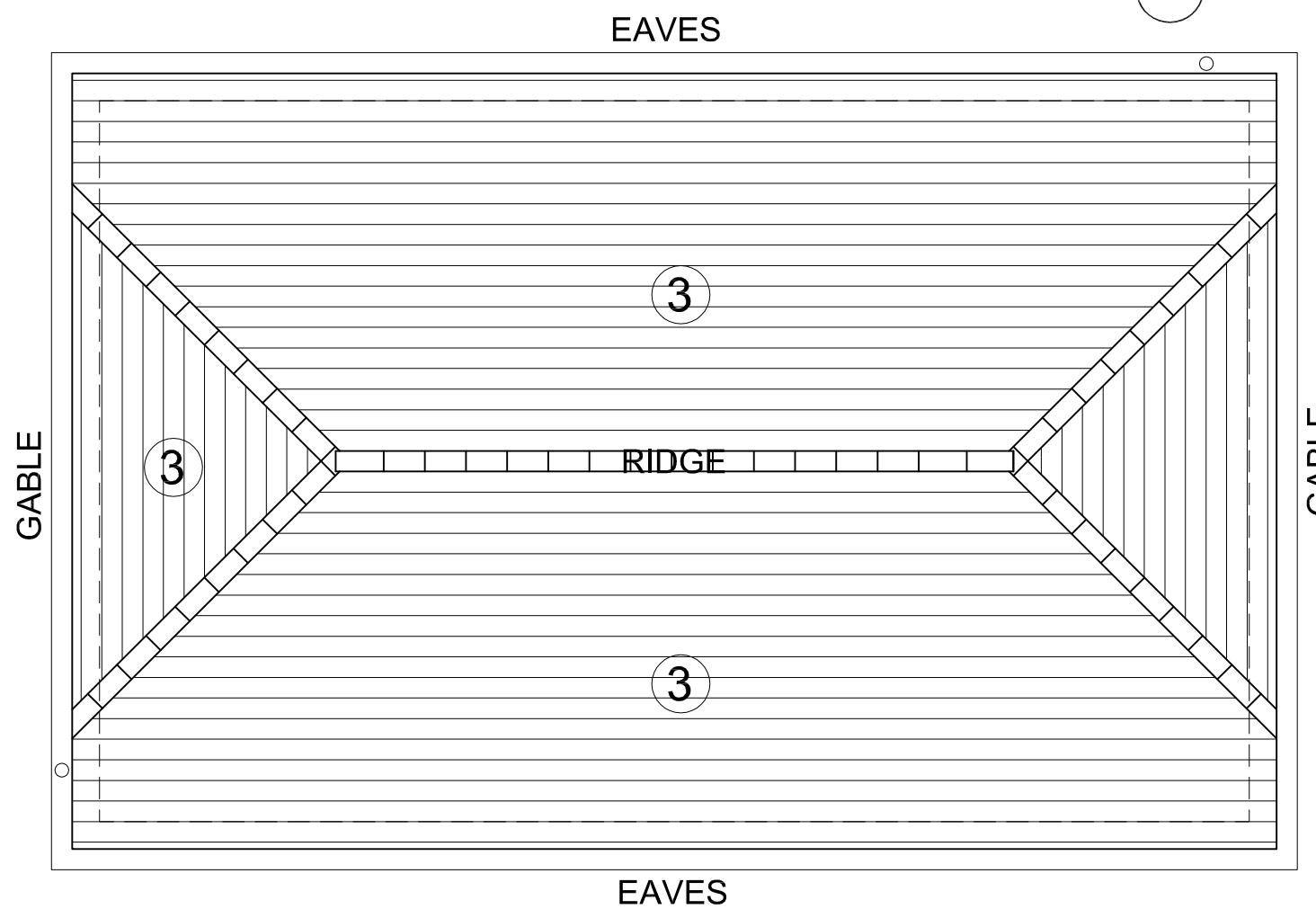
THIS DRAWING IS TO BE USED FOR PLANNING SUBMISSION FOR THIS PROJECT ONLY.

NEW GARDEN ANNEXE

SCHEDULE OF AREAS:

Gross Internal Floor Area: 35 sqm
 Gross External Area: 44 sqm

 Living accommodation: 18 sqm
 Bedroom: 11 sqm
 Bathroom: 4 sqm



2 Proposed annexe roof plan

FINAL ISSUE

RKA + D
 RESH KUYPERS ARCHITECTURE + DESIGN

Date:	06.07.17
Stage:	PLANNING APPLICATION
Client:	Mr Luciano and Ms Peregrine 37 Nuneham Courtenay
Project:	NEW GARDEN ANNEXE BUILDING
Drawing Ref:	PL003 - PROPOSED ANNEXE PLAN & ROOF PLAN - Revision 2 (re-sited further to planning comments)
Scale:	1:50@A3

