
APPLICATION NO.	P18/S1091/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	6.4.2018
PARISH	ROTHERFIELD GREYS
WARD MEMBERS	David Nimmo-Smith Charles Bailey
APPLICANT	Helen Dodd & Paul Foxley
SITE	The Barn Greys Green, RG9 4QH
PROPOSAL	Variation of condition 2 - approved plans on application ref. P17/S2489/FUL (Demolition of remnants of existing barn and reconstruction to create a four bedroom dwelling and erection of a car port) to add sunken terraces (amended plans received 25th May, omitting a proposed garden room extension and link)
OFFICER	Simon Kitson

1.0 **INTRODUCTION**

- 1.1 This application is referred to the planning committee as the officers' recommendation of approval conflicts with the views of Rotherfield Greys Parish Council.
- 1.2 The application site (which is shown on the OS extract **attached** at Appendix A) comprises a redundant and dilapidated barn structure set within a plot measuring approximately 0.47ha to the northern side of Greys Green. The land falls within the Chilterns Area of Outstanding Natural Beauty (AONB) and the Greys Green Conservation Area. A public right of way (Rotherfield Greys Footpath 6) runs to the east of the site.
- 1.3 The barn is referenced in the Greys Green Conservation Area character appraisal and it has been the subject of historic planning approvals for a residential conversion (P85/S0236; P94/S0188/R). These were never implemented and are long since expired.
- 1.4 In 2017, full planning permission was granted, under delegated powers, for the demolition of the surviving remnants of the existing structure and its replacement with a four bed, 'barn-style' dwelling. The approved floor plans and elevations are **attached** at Appendix B

2.0 **PROPOSAL**

- 2.1 As detailed in the application submission, consent is now sought for an amendment to the previously-approved plans, in order to allow for the creation of an enlarged basement area below the dwelling and the creation of a 'sunken' terrace to the rear. A garden room extension was initially proposed but has now been removed from the scheme.
- 2.2 The proposed site plans, elevations and floor plans are **attached** as Appendix C. All associated documents and consultation responses can be viewed on the council's website: www.southoxon.gov.uk

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Rotherfield Greys Parish Council – Objection:

- The proposal no longer represents the agricultural building it would replace. It has grown too large and too bulky to sit well in the beautiful setting of the village green/ conservation area. The proposed basement gives the NE elevation a 3-storey appearance.

Contaminated Land - No strong views

Forestry Officer (South Oxfordshire District Council) - No strong views, subject to condition.

Conservation Officer - No strong views

The Chiltern Society – Objection

- The revised application does not adequately address the reservations expressed in the original application.

Neighbours – Three representations objecting to the proposal:

- Although a smaller basement may not be objectionable, the current proposal would create the appearance of a three-storey house.
- It is not sufficiently sensitive to the conservation area
- The sunken terrace is out-of-keeping with a barn conversion

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P17/S2489/FUL](#) - Approved (22/09/2017)

Proposed demolition of remnants of existing barn and reconstruction to create a four bedroom dwelling. Erection of a car port.

[P94/S0188/R](#) - Approved (22/06/1994)

Conversion of barn to single residential unit. Renewal of planning permission ref: P85/S0326 approved on appeal dated 10-APR-1989.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy (SOCS) Policies;

CSEN1 - Landscape protection

CSB1 - Conservation and improvement of biodiversity

CSR1 - Housing in villages

CSEN3 - Historic environment

CSQ3 - Design

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

CON7 - Proposals in a conservation area

C4 - Landscape setting of settlements

C6 - Maintain & enhance biodiversity

C8 - Adverse affect on protected species

D1 - Principles of good design

D2 - Safe and secure parking for vehicles and cycles

D3 - Outdoor amenity area

D4 - Reasonable level of privacy for occupiers

H4 - Housing sites in towns and larger villages outside Green Belt

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

T2 - Unloading, turning and parking for all highway users

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 issues for consideration in this application are as follows:-

1. The principle of redevelopment
2. The impact of the scale and design upon the special landscape character of the AONB
3. The impact upon the special architectural and historic interest of the conservation area.
4. The ecological impact
5. The impact upon neighbouring amenity
6. The impact upon highway safety

Principle

6.2 The principle of the proposed development was established under the previous approval.

Landscape and heritage

6.3 The only departures from the approved plans would be below ground, comprising an enlarged basement area with changes to the levels immediately to the rear, in order to provide a 'sunken terrace'. There would be no increase in the footprint of the building, its height, materials or fenestration detail, aside from the new subterranean openings. The Council's Conservation and Design Team raise no objection to the proposed departure from the approved plans.

6.4 Whilst officers note the objection to the appearance of the lower terrace, it would be around 15m to the nearest point of Rotherfield Greys Footpath 6 to the east of the site. There would be post-and-rail fencing with native hedging around its perimeter and no significant encroachment of built development into the wider site. The open, verdant character to the north-west and south-east areas of the garden would be preserved. In conjunction with the boundary treatments at the site boundary, officers consider that this aspect of the development would not be immediately apparent from outside the confines of the application site. Filtered views of the property from public vantage points would mostly show the approved upper storey parts of the dwelling.

6.5 With regard to the enlarged basement area, this would similarly be largely obscured from public view and, in any event, officers consider that the essential form and character of the approved building would not be eroded. Having regard to the dilapidated condition of the existing building and the surrounding land, the scheme as a whole would continue to result in a demonstrable improvement to the appearance of the site. This would be to the benefit of the local landscape setting and the wider conservation area.

Arboricultural and ecological issues

6.6 The Forestry Officer has no concerns with the proposal, following the removal of the garden room originally proposed.

Neighbouring amenity

- 6.7 The proposed departure from the approved plans would not result in any additional neighbour impact in terms of loss of light, outlook or privacy.

Highway safety

- 6.8 The proposed changes would not affect the layout to the front of the site or the parking requirement for the property.

Community Infrastructure Levy (CIL)

- 6.9 The council's CIL charging schedule was adopted on 1 April 2016. 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 liable for the development because the proposal involves the creation of a new dwelling. The CIL charge applied to new residential development in this case is £150 per square metre of additional floorspace.

7.0 CONCLUSION

- 7.1 The proposal complies with the relevant Development Plan policies and national planning guidance. The District Council considers that the enlarged basement area now proposed would not impact adversely upon the essential agricultural form and character of the approved building and the amended scheme would continue to respond positively to the rural vernacular of the area. As such, the proposal would not have an adverse impact upon the landscape character of this part of the Chilterns AONB and it would at least preserve the character and appearance of the surrounding conservation area. The amendment would not have an appreciable impact upon neighbouring amenity or highway safety.

8.0 RECOMMENDATION

- 8.1 **To grant planning permission for the variation of condition, subject to the following conditions:**

- 1. Development in accordance with approved plans.**
- 2. Schedule of materials to be agreed prior to the commencement of the development.**
- 3. Tree protection to be implemented in accordance with approved details.**
- 4. Landscaping (including hardsurfacing and boundary treatment) to be agreed prior to the commencement of development.**
- 5. Parking and turning areas to be provided prior to occupation.**
- 6. Withdrawal of permitted development rights for extensions.**
- 7. Wildlife protection details to be agreed prior to commencement of the development.**
- 8. Any unsuspected contamination to be reported.**

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