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<b>APPLICATION NO.</b>	<a href="#">P20/S2176/HH &amp; P20/S2177/LB</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER and LISTED BUILDING
<b>REGISTERED</b>	9.7.2020
<b>PARISH</b>	BRITWELL SALOME
<b>WARD MEMBER</b>	Anna Badcock
<b>APPLICANT</b>	Mr and Mrs Newton
<b>SITE</b>	Coopers Farm, Britwell Salome, OX49 5JZ
<b>PROPOSAL</b>	Demolish existing garage building and construct new detached garage annexe building and new open storm porch to back door of main house
<b>OFFICER</b>	Hannah Gibbons

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**1.0 INTRODUCTION**

- 1.1 These applications are referred to Planning Committee because the applicant is a District Councillor.
- 1.2 Coopers Farmhouse, as shown on the ordnance survey plan attached as Appendix A, is a grade II listed dwelling, located within the village of Britwell Salome. The listing description for the building is as follows:

Farmhouse, now 2 dwellings. Mid C18, later mid C18 left bay. Front of Flemish bond brick with flared headers on flint base; chalk uncoursed rubble with brick dressings to sides and rear. Gabled old and C20 tile roof; brick gable-end external stacks and internal stack. 3-unit plan with rear right outshut. 2 storeys; 4-window range. Flat arch over C19 four-panelled door. Segmental arches over partly renewed 3-light leaded casements, and flat arches over first-floor 3-light and one one-light leaded casements. Leaded lights to rear and left side wall, and to rear gabled dormer. Two C20 bays of similar materials to right. Interior: partial inspection has revealed timber partitions and chamfered beams.

- 1.3 The site lies within the Chilterns Area of Outstanding Natural Beauty.

**2.0 PROPOSAL**

- 2.1 The applications seek planning permission and listed building consent for the following:
- Demolish existing garage building and construct new detached garage annexe building.
  - Erection of new open storm porch to back door of main house

- 2.2 A copy of the plans accompanying the application are attached as Appendix B, and other documentation associated with the application can be viewed on the council's website, [www.southoxon.gov.uk](http://www.southoxon.gov.uk).

**3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Britwell Salome Parish Council** – No objections

**Conservation Officer** – No objections

**County Archaeological Services** – No objections

**Drainage Engineer** – No objections subject to relevant conditions.

**Forestry Officer** – The officer initially had concerns regarding the impact the proposal would have on the landscape features of the site, however from additional information submitted, the officer responded with no objections, subject to relevant conditions.

**Highways Liaison Officer (Oxfordshire County Council)** – No objections

**Countryside Access** – No comments received.

**Neighbour representation** – One representation received expressing concerns regarding the proposed outbuilding and the loss of view.

#### 4.0 RELEVANT PLANNING HISTORY

4.1 [P20/S2156/LB](#) - Withdrawn (09/07/2020)

New open storm porch to back door

#### 5.0 POLICY & GUIDANCE

##### 5.1 Development Plan Policies

###### **South Oxfordshire Core Strategy (SOCS) Policies:**

CSEN1 - Landscape protection

CSEN3- Historic environment

CSQ3- Design

CS1- Presumption in favour of sustainable development

###### **South Oxfordshire Local Plan 2011 (SOLP 2011) Policies:**

CON2 and 3 – Extensions and alterations to listed buildings

CON5 – Setting of listed building

C4- Landscape setting of settlements

C9- Loss of Landscape features

D1- Principles of good design

D2 - Safe and secure parking for vehicles and cycles

EP6- Surface water drainage

G2 - Protect district from adverse development

H13 - Extension to dwelling

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

T2- Unloading, turning and parking for all highway users

###### **South Oxfordshire Emerging Local Plan 2034 Policies**

The council is currently progressing the emerging local plan through the examination stage. The plan currently carries limited weight. Relevant policies include;

DES1- Delivering high quality development

DES2 - Enhancing local character

DES3- Design and Access Statement

DES9 - Promoting sustainable design

ENV1 - Landscape and Countryside

ENV6- Historic environment

ENV7- Listed buildings

H21- Extension to dwelling

#### 5.2 Neighbourhood Plan

Not applicable for this site

#### 5.3 Supplementary Planning Guidance/Documents

**South Oxfordshire Design Guide 2016 (SODG 2016)**

Section 6- Householder extensions and outbuildings

**5.4 National Planning Policy Framework and Planning Practice Guidance**

**5.5 Other Relevant Legislation**

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of these applications and the preparation of this report.

Equality Act 2010

In determining these planning applications the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

**6.0 PLANNING CONSIDERATIONS**

**6.1 The relevant planning considerations are the following:**

- Impact on the character and appearance of the existing listed building.
- Impact on the character and appearance of the existing dwelling and the surrounding area.
- Impact on neighbours.
- Impact on the special landscape character of the Chilterns Area of Outstanding Natural Beauty.
- Impact on parking.
- Impact on trees.

**6.2 The impact on the character and appearance of the existing listed building.**

- Policies CON2 and CON3 of the SOLP state that proposals affecting a listed building must respect its established character and not diminish the special historical or architectural qualities which make it worthy of inclusion on the statutory list.
- Policy CON5 of the SOLP states that proposals which would adversely affect the setting of a listed building will be refused.
- Policy CSEN3 of the Core Strategy states that the district's designated historic heritage assets will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place. Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset.

6.3 The Conservation Officer has confirmed that the existing shed and garage structures are not of historic interest and do not add to the character of the site architecturally, and therefore there is no objection to their demolition. The proposed front porch is acceptable in design terms and will not harm historic fabric or the special architectural interest of the listed farmhouse.

6.4 Although the construction of the new annexe/garage building is subject of the planning application only the impact on the setting of the listed building is a relevant consideration. The replacement building would be of a more traditional form and use external finishes that respond closely to the adjacent listed barns, and officers consider this to be more appropriate to the setting of these buildings than the existing flat roofed garages and store.

**6.5 Impact on the character and appearance of the existing dwelling and the surrounding area.**

- Policy H13 criterion (ii) of the SOLP states that developments to dwellings will be permitted, provided that, amongst other criteria, the scale and design of the proposal is in keeping with the character of dwelling and the site and with the appearance of the surrounding area.
- Section 6 of the SODG 2016 advises that the size, siting and scale of any development should not compete with the main dwelling.
- Criterion (vi) of Policy D1 of the SOLP 2011 requires that any proposed works respects the character of the existing landscape; Criterion (viii) requires that good quality site and building design and appropriate materials is provided.
- Policy CSQ3 of the SOCS advises planning permission will be granted for new development that is of a high quality and inclusive design that responds positively to and respects the character of the site and its surroundings.

**6.6** The proposed development is of a good quality design, would use materials that are sympathetic towards the existing dwelling, and would blend into the appearance of the existing property. The development would integrate successfully into the established residential nature of the site and will not materially alter the landscape character of the surroundings or be seen as conspicuous when viewed from outside the confines of the site.

**6.7 Impact on neighbours.**

- Policy H13 criterion (iii) of the SOLP states that developments to dwellings will be permitted provided that the amenity of occupants of nearby properties is not materially harmed.
- Section 6 of the SODG 2016 advises that the proposal must demonstrate that it will not result in overshadowing, a loss of privacy or an oppressive or overbearing impact on neighbouring properties.

**6.8** There is a neighbouring property adjacent to Coopers Farm named “Yew Tree Cottage”. From assessing the siting of the development and its modest height, scale and design, I am of the view that this development would have no material impact on the neighbouring occupiers in terms of loss of privacy, light or in terms of overshadowing

**6.9** In relation to the modest height and the appropriate scale and design of the proposed detached outbuilding, officers consider that it would have no significant impact on the neighbour's privacy or in terms of loss of light or overshadowing that would impact the amenities of neighbouring occupiers. The loss of view is not a material consideration.

**6.10 Impact on the special landscape character of the Chilterns Area of Outstanding Natural Beauty.**

- Policy CSEN1 of the Core Strategy states that high priority will be given to conservation and enhancement of the Chilterns Area of Outstanding Natural Beauty and that planning decisions will have regard to their setting.

6.11 Officers consider that the scale and design of the development is in keeping with the site, and the materials are to match the existing dwelling. Therefore, the proposal would conserve the landscape qualities of the Chilterns Area of Outstanding Natural Beauty.

**6.12 Impact on parking.**

- Criterion 4.16 of Policy D2 of the SOLP states that proposals which fail to provide discreet, adequate, safe and secure areas in which to park vehicles will be resisted.
- Policy T1 of the SOLP states that the Council will not normally permit developments which are likely to result in an unacceptable level of traffic on the local highway network, or which would result in a detrimental effect on the amenities and environment of the area.

6.13 The Highway Authority has no objections to the proposal within this application. Officers are satisfied that the development would not impact on highway safety or convenience.

**6.14 Impact on trees**

- Policy C4 of the SOLP states that development which would damage the attractive landscape setting of the settlements of the district will not be permitted. The effect of any proposal on important local landscape features which contribute to the visual and historic character and appearance of a settlement will be considered.
- Policy C9 of the SOLP states that any development that would cause the loss of landscape features will not be permitted where those features make an important contribution to the local scene, and/or provide all or part of an important wildlife habitat and/or have important historical value. Where features are retained within the development site, conditions will be used to ensure that they are protected during development and have sufficient space to ensure their survival after development.
- Criterion (i) of policy CSEN1 of the SOCS states that the district's distinct landscape character and key features will be protected against inappropriate development and where possible enhanced. Where development is acceptable in principle, measures will be sought to integrate it into the landscape character of the area.

6.15 Following the receipt of an Arboricultural Method Statement, the council's Forestry Officer has confirmed he has no objections to the proposal in relation to the impact of the development on an adjacent yew tree subject to a condition requiring the protection of the tree during the construction period. Therefore, this proposal is in accordance with the relevant policies and design guides quoted above in relation to the impact this development would have on the landscape character for this property.

**6.16 Community Infrastructure Levy**

The proposed development is not liable to pay CIL as the net increase in residential floor space does not exceed 100m<sup>2</sup>.

**7.0 CONCLUSION**

- 7.1 The proposal complies with the relevant Development Plan policies and, subject to the attached conditions, the proposed development would be acceptable in terms of its relationship to the character of the existing building, its site, and the wider AONB. It is also acceptable in terms of its impact on neighbouring amenity and on the historic and architectural character of the existing listed building.

**8.0 RECOMMENDATIONS**

**Grant Planning Permission subject to the following conditions:**

- 1 : Commencement of development within 3 years**
- 2 : Development to be carried out in accordance with the approved plans**
- 3 : Materials & details to be used as on plan and supporting documents**
- 4 : Ancillary occupation and use of the outbuilding**
- 5 : Tree protection to be implemented in accordance with the submitted details**

**Grant Listed Building Consent subject to the following conditions:**

- 1 : Commencement of works within 3 years**
- 2 : Works to be carried out in accordance with the approved plans**
- 3 : Materials & details to be used as on plan & supporting documents**

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