
APPLICATION NO.	P13/S2502/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	6.8.2013
PARISH	EWELME
WARD MEMBER(S)	Miss Rachel Wallis Mr Felix Bloomfield
APPLICANT	Mr Tim Wilson and Ms Louise Jaggard
SITE	Winmill Farm Eyre's Lane Ewelme, OX10 6HF
PROPOSAL	Demolition of existing bungalow and outbuildings. Erection of new, single storey, low energy dwelling. Change of use of small area of agricultural land to domestic use and erection of new outbuilding. Demolition of existing stable and erection of new stable.
AMENDMENTS	As clarified by Agent's emails dated 23 September 2013, by the details in relation to the stables accompany Agent's email dated 26 September 2013 and by drawing no P04 accompanying Agent's email dated 4 October 2013 showing vision splay to access.
GRID REFERENCE	463994/192173
OFFICER	Ms S Crawford

1.0 INTRODUCTION

1.1 The application has been referred to the Committee because the recommendation conflicts with the views of the Parish Council.

1.2 Winmill Farm is a 1.7 hectare site to the north west of Ewelme village. It includes the residential curtilage of a bungalow and fields and farm buildings. The bungalow fronts onto Eyres Lane and a group of dilapidated farm buildings front onto The Pightles – a narrow, rural road. The site has no special designation.

1.3 The site is identified on the Ordnance Survey Extract **attached** at Appendix 1.

2.0 PROPOSAL

2.1 The application seeks full planning permission for the replacement of an existing bungalow with a new single storey three bedroom dwelling of contemporary design with an attached outbuilding for garage accommodation with a studio over. The application includes the change of use of a small area of agricultural land to garden area to accommodate the new outbuilding. The scheme also involves the demolition of a number of dilapidated agricultural buildings and the use of the farm access as the main access for the dwelling; a new track would be constructed across a field to access the dwelling from the rear. In additions, an 8m x 4m array of solar panels are proposed to the west of the dwelling. Reduced copies of the plans accompanying the application are **attached** at Appendix 2. Full copies of the plans and consultation responses are available for inspection on the Council's website at www.southoxon.gov.uk.

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 Ewelme Parish Council Refuse. Ewelme Parish Council's major concern is the proposed main entrance, which is on The Pightles where the road is at its narrowest, and where visibility is greatly reduced by high hedging. It is also nearly opposite another access, where vehicles are often parked. There should also be a condition that the new access should be in keeping with the agricultural character of the surroundings.

OCC (Highways) Additional information to show adequate vision splays to the access onto The Pightles is requested.

RAF Benson Royal Air Force Benson has no objections to the planning application. Royal Air Force Benson would ask that the applicant notes that this is an operational airfield and, as such, aircraft regularly undertake low flying and night flying in the vicinity of the proposed property.

4.0 RELEVANT PLANNING HISTORY

4.1 [P75/W0132](#) - Refused (09/09/1975)
RESIDENTIAL DOUBLE UNIT CARAVAN

[P54/M0482](#) - Approved (05/10/1954)
ADDITIONS TO BUNGALOW TO PROVIDE ADDITIONAL LIVING ACCOMMODATION.

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Core Strategy policies
CSQ2 - Sustainable design and construction
CSQ3 - Design
CSR1 - Housing in villages
CSS1 - The Overall Strategy

5.2 South Oxfordshire Local Plan 2011 policies;

C8 - Adverse affect on protected species
D1 - Principles of good design
G2 - Protect district from adverse development
G4 - Protection of countryside
H12 - Replacement dwelling
H18 - Extensions of gardens

South Oxfordshire Design Guide 2008

5.3 National Planning Policy Framework

6.0 PLANNING CONSIDERATIONS

6.1 The main issues in this case are:

- **Whether the principle of development is acceptable,**
- **Whether the existing use has been abandoned,**
- **Whether the loss of the existing cottage is acceptable,**
- **Whether the volume of the proposed dwelling is materially greater than that of the existing cottage,**

- **Whether the impact on the character and appearance of the site and the surrounding area is acceptable,**
- **Whether the siting, design and materials are in keeping with the locality,**
- **The relationship with neighbouring dwellings,**
- **Highway impacts,**
- **Sustainability, and**
- **Stables**

6.2 **Principle.** Policy H12 of the South Oxfordshire Local Plan allows for the replacement of dwellings outside the built-up limits of the listed settlements subject to the following:

- (i) the use has not been abandoned;
- (ii) the existing dwelling is not listed, or of historic, visual or architectural interest;
- (iii) the proposed dwelling is not materially greater in volume than the existing dwelling (taking account of permitted development rights);
- (iv) the overall impact would not be any greater than the existing dwelling on the character and appearance of the site and the surrounding area; and
- (v) the siting, design and materials are in keeping with the locality.

The principle of a replacement dwelling is acceptable in my view and the detailed criteria are discussed below.

6.3 **Whether the existing use has been abandoned.** The bungalow has been occupied up until recently when the site was sold. In planning terms, the residential use has not been abandoned.

6.4 **Whether the loss of the existing cottage is acceptable.** The existing property is a modest bungalow and it is in a poor state of repair. It is of a simple and traditional design, it is not of any particular historic, visual or architectural interest. As such, there are no grounds to object to its loss.

6.5i **Whether the volume of the proposed dwelling is materially greater than that of the existing cottages.** Replacement dwellings must not be materially greater in volume than the existing dwelling (taking account of permitted development rights) to reduce the impact of development on the landscape and to retain the district's stock of smaller and less expensive dwellings.

6.5ii The applicant has provided volume calculations for the existing dwelling and the possible permitted development extensions. The volume of the existing dwelling with permitted development applied is 840 cubic metres, which with the additional 10% increase allowed in the policy gives a volume of 924 cubic metres. The volume of the proposed dwelling is less than 750m cubic metres, well within the volume limit. The scale of the proposed development is therefore within acceptable parameters.

6.5iii I do not consider it necessary to remove permitted development rights to extend the new dwelling because the residential curtilage of the site is drawn tightly up against the sides of the proposed house. This means that permitted development rights to extend would only apply for an extension to the rear of the new dwelling where the impact would not be significant.

- 6.6 **Whether the impact on the character and appearance of the site and the surrounding area is acceptable.** The proposed buildings will be approximately 1 metre lower than the ridge line of the existing dwelling. The proposed materials will be sympathetic to the rural setting, with timber boarding and red/brown facing brickwork whereas the existing dwelling is finished in white painted render. In addition several, large, farm buildings which are in a poor state of repair are proposed for demolition. The only aspect of the proposal that may have a greater impact on the landscape is the creation of the access track across the field to allow the main access from The Pightles. However, the track will be narrow and a condition is recommended to ensure that appropriate materials are used. Overall the scheme will have a reduced impact on the landscape in my view and will involve the use of an appropriate palette of materials.
- 6.7 **Whether the siting, design and materials are in keeping with the locality.** The new dwelling is of a contemporary design with curving roofs that reflect a “Dutch” barn like design. The materials and design are appropriate for this rural setting in my view. The siting of the building is on the same footprint as the existing bungalow and the overall impact on the character of the area will not be significant.
- 6.8 **The relationship with neighbouring dwellings.** The property is in an isolated location and there are no immediate neighbours. As such, the proposal would not detract from the amenity of any neighbouring residents.
- 6.9 i **Highway impacts.** The access for the existing bungalow exits onto Eyres Lane and is gated, vehicles have to sit on the road whilst the gate is opened which restricts the free flow of traffic along Eyres Lane. The application proposes creating a walled garden on the Eyres Lane frontage but the wall will be set back behind the existing hedge and would allow space for a car to pull off the road to open the gates. The vision splay at this junction is also to be improved. This represents an improvement to the existing arrangement.
- 6.9ii The scheme includes using the existing farm access onto The Pightles as the main access for the dwelling and the Parish Council have objected because the road is narrow and visibility is restricted by high hedging. At present the access serves the farm buildings and has the potential to create more traffic movements with large vehicles than a dwelling. Given that the agricultural activities are to cease, the use of the access for domestic purposes is likely to involve a reduction in the number of movements and the size of vehicles. As such, there is no objection to the use of this access point to serve the dwelling.
- 6.10 **Sustainability.** Policy CSQ2 of the Core Strategy requires new dwellings to achieve at least Code Level 4 of the Code for Sustainable Homes. The accompanying planning Statement sets out the various measures that are to be incorporated in to the design and fit-out of the property in order to ensure that it achieves this standard. These include a wood pellet boiler to provide hot water and heating, with the boiler and wood pellet storage located in the outbuilding. Solar panels are also proposed. Materials have been selected for their sympathy to the surroundings, but also for their sustainability credentials and potential for recycling/ reuse, based on information from the BRE Green Guide. The fenestration of the building has been designed to maximise views, daylight and useful solar gains. A condition is recommended to ensure that code 4 is achieved.

6.11 **Stables.** The application includes the provision of a stable building to the north west of the dwelling adjacent to the new access track. The new stable would lie within the agricultural land outside the residential curtilage. Policy R10 of SOLP allows for stable buildings provided that they are not visually intrusive, do not harm the rural character and do not cause problems of noise and smell. In this case, the stables would be relatively modest in size and are sited close to the dwelling for security reasons. Given the screening on the site and the removal of much larger farm buildings the impact on the character of the area will be minimal. There are also no neighbours and noise and smell will not be an issue.

7.0 **CONCLUSION**

7.1 Your officers recommend that planning permission is granted because the application proposal complies with the relevant Development Plan Policies, Supplementary Planning Guidance and Government Guidance and it is considered that, subject to the attached conditions, the proposed development would not materially harm the character and appearance of the area.

8.0 **RECOMMENDATION**

8.1 **Planning Permission**

1. **Commencement 3 yrs - Full Planning Permission**
2. **Approved plans ***
3. **Demolish specified buildings before occupation ***
4. **Sample materials required (all)**
5. **Code Level 4**
6. **Details of surface treatment for access track**
7. **Details of solar panels**

Author: Sharon Crawford
Contact No: 01491 823739
Email: planning.west@southandvale.gov.uk

This page is intentionally left blank