
APPLICATION NO.	P13/S2003/FUL
APPLICATION TYPE	Full
REGISTERED	17 th July 2013
PARISH	Mapledurham
WARD MEMBERS	Mr Robert Simister Mr Malcolm Leonard
APPLICANT	Mr William Lewis
SITE	The Old Laundry House, Main Street, Mapledurham
PROPOSALS	Variation of condition 2 on P09/E0940 (Restoration and conversion to holiday cottage).
AMENDMENTS	None
GRID REFERENCE	467030/176741
OFFICER	Tom Wyatt

1.0 INTRODUCTION

- 1.1 This application is referred to Committee as the Officer's recommendation conflicts with the views of the Parish Council.
- 1.2 The application site is shown on the OS extract **attached** as Appendix A. The Old Laundry is a Grade II listed building that has recently been restored. The building is small in size being single storey and only comprising two rooms, however, it has a large open area contained behind the Grade II listed walls surrounding the property. The front elevation of the building forms part of the boundary walling fronting the highway as does the side (south west) elevation of the building, which fronts onto the adjacent car park serving St Margaret's Church. The church is Grade I listed as is the nearby Mapledurham House. The site is also within the Mapledurham Conservation Area.
- 1.3 The listing description of the Old Laundry and its walls, including those surrounding the church car park is repeated below:

'Wash house and attached walls. Probably early C19. Red brick with random flared headers; slate hipped roof with lead ridges; brick centre ridge stack. Single storey, 2-bay range. 4-panel door to right. Blind window to left. Interior not inspected. Subsidiary attached walls. Probably built at the expense of William IV for his son Lord Augustus Fitzclarence as part of the Vicarage complex (q.v.). Part of the complex of garden walls at Mapledurham. Included for group value.'

2.0 THE PROPOSAL

- 2.1 The application seeks to vary Condition 2 of planning permission P09/E0940, which related to the use of the building as a holiday cottage. Condition 2 of this permission states:
- 2.2 *The use of the site hereby permitted shall be for self catering holiday accommodation only with a maximum stay of one calendar month and no return within one calendar month. The owner of the property shall keep an ongoing register of all occupiers of the property.*
- Reason: To promote tourism and reduce the need for off-street parking in accordance with Policies TSM5, T1 and T2 of the South Oxfordshire Local Plan 2011.*

2.3 The applicant has suggested that the wording of Condition 2 be changed to ‘The use of the site hereby permitted shall be for self catering holiday accommodation only’. As such the restrictions regarding the length of stay and the keeping of a register are proposed to be removed.

2.4 Copies of the plans associated with application P09/E0940 are **attached** at Appendix B whilst other documents relating to the application can be found on the Council’s website, www.southoxon.gov.uk.

3.0 CONSULTATIONS AND REPRESENTATIONS

3.1 **Mapledurham Parish Council** – The application should be refused as the original condition should remain in force.

3.2 **OCC Highway Liaison Officer** – No objections.

3.3 **Neighbours** – No correspondence received.

4.0 RELEVANT PLANNING HISTORY

4.1 P12/S1156/FUL - Form opening in wall A adjacent to the Old Laundry House. Install timber frame and framed ledged, braced and battened pedestrian access door. Planning Permission granted on 17 October 2012.

4.2 P11/E1357 - Creation of vehicular access through north west boundary wall lettered "A" on drawings. Refusal of Planning Permission on 17 October 2011.

4.3 P11/E1353 - Form opening in wall adjacent to the old laundry house and setting gates back to show the side elevation of the property. Extend building wall to allow for a pair of gates and piers. Refusal of Planning Permission on 07 October 2011.

4.4 P09/E0940 - Restoration and conversion to holiday cottage. Planning Permission granted on 30 June 2010.

4.5 P08/E0245/LB - Conversion of The Old Laundry to use as a bakery, works to include rebuilding of chimney, repair of sash windows, repair of door frames, plastering of internal walls, connection of services, fitted kitchen, floor coverings and heating. Listed Building Consent granted on 29th July 2008.

4.6 P07/E1031 – Change of use to bakery. Planning Permission granted on 30th July 2008. This proposal did not include any off-street parking provision.

4.7 P05/E1018 - Layout hard tennis court and convert former laundry building to changing rooms and pavilion. Planning Permission granted on 16th November 2005.

5.0 POLICY AND GUIDANCE

5.1 Policies of the South Oxfordshire Core Strategy (SOCS):

CSEN3 – Historic environment

CSR1 – Housing in villages

CSEN1 - Landscape

5.2 Policies of the South Oxfordshire Local Plan 2011 (SOLP):

G2 – Protect district from adverse development

G4 – Protection of countryside

CON4 – Change of use of listed buildings

CON5 – Setting of listed buildings

CON7 – Proposals in a Conservation Area

D1 – Principles of good design
 D2 – Vehicle and bicycle parking
 TSM5 – Self-catering accommodation
 T1 and T2 – Transport requirements

5.3 Government Guidance:
 National Planning Policy Framework

5.4 Supplementary Planning Guidance
 -South Oxfordshire Design Guide July 2008 (SODG)

6.0 **PLANNING CONSIDERATIONS**

6.1 The issues that are relevant to the planning application are:

1. The principle of the change of use
2. Highway considerations
3. Other material considerations

The Principle of the Development

6.2 Since planning permission was granted for the use of the building as a holiday cottage, the council's Core Strategy has been adopted. Policy CSR1 of the SOCS now allows for the principle of new housing within Mapledurham whereas previously new market housing was generally not acceptable in this village. The conversion of the building to a holiday cottage was previously granted on the basis that Policy E8 of the SOLP allows for the conversion of rural buildings. However, now the conversion of the building would not need to rely on this Policy due to the principle of new housing being acceptable in the village.

6.3 The continued use of the building for holiday accommodation is sensible given the site's enviable location, the benefits to the rural economy of the area and the small size of the building, and in this regard the applicant still wishes to retain the use of the building as holiday accommodation. However, in order to allow for more flexibility he is requesting that the maximum stay requirement is relaxed. This would potentially allow for longer stays at the site but the requirement for the building to be only used for holiday accommodation would remain. The council's main concern is that the building should remain in use as holiday accommodation; however, there is little justification in planning terms for the period of use by occupiers to be limited to no more than a month. The main reason for this extra restriction, which the applicant now wishes to remove, was to add additional control to the occupation of the building to support its restriction for holiday accommodation. However, I consider that the desire for a more flexible approach to the length of occupation of the building and the benefits that this could bring to the local economy outweigh the additional control derived from the length of stay restriction.

Highway Considerations

6.4 There is no off-street parking associated with the development, and proposals to form a vehicular opening through the listed walls of the property have been consistently resisted. In relation to the proposed variation of the condition, the occupation of the building cannot be more intensive as a result and as such there should be no significant additional risk regarding the potential consequences of no parking provision at the site. The Highway Liaison Officer has raised no objections to the proposal.

Other Material Considerations

6.5 The application is solely for the variation of a condition in relation to the occupation of the building. There would be no discernible impact on the historic or natural environment or the amenity of neighbouring occupiers as a result of the proposal.

7.0 CONCLUSION

7.1 The application proposal is in accordance with relevant development plan policies and national planning policy, as it is considered that the proposed variation of Condition 2 of planning permission P09/E0940 would not undermine the reason for the imposition of this condition.

8.0 RECOMMENDATIONS

8.1 **That planning permission be granted, subject to the following conditions:**

- 1. The use of the site hereby permitted shall be for self catering holiday accommodation only.**

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