

APPLICATION NO.	P14/S3272/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	14.10.2014
PARISH	GORING HEATH
WARD MEMBER	Pearl Slatter
APPLICANT	The Police Rehabilitation Centre
SITE	The Police Rehabilitation Centre, Flint House Reading Road, near Goring
PROPOSAL	Erection of single storey timber outbuildings to use as training rooms. (Window design changed as shown on amended plans received 24th October 2014)
AMENDMENTS	As described above
OFFICER	Paul Lucas

1.0 INTRODUCTION

1.1 This application is reported to the Planning Committee as a result of a conflict between the Officers' recommendation and the views of Goring Heath Parish Council.

1.2 The application site is shown on the OS extract attached as **Appendix 1**. The application site comprises Flint House, a three storey 20th Century Grade II listed building, which has been greatly extended with a number of wings extending to the east of the original building. The building has brick and flint walls and clay tiles. The site also comprises Flint Fold a 1990's two-storey building, recently extended, located to the north-east of Flint House, with a covered walkway between the two. The buildings are occupied by the Police Rehabilitation Centre, providing care for injured Police Officers in the southern half of the UK. The site is in an isolated location surrounded by open countryside within the Chilterns AONB, on the southern side of Reading Road between Goring and Crays Pond. The site has a woodland setting, with mature trees within and adjacent to the site subject to Tree Preservation Orders. Areas of car parking are located along the access road to the north and west of the buildings. The site generally rises from south to north and this slope is evident next to the open area adjacent to the western elevation of Flint House. There is a staff bungalow and garage to the north of this open area. The land drops down into a valley to the south of the site. There are three residential properties to the north-east of the site.

2.0 PROPOSAL

2.1 The application seeks full planning permission for the erection of single storey timber outbuildings amalgamated into one structure to be located on the area of lawn at a distance of 3.7 metres from the western elevation of Flint House. The building would measure 17 metres by 5 metres and would have a pitched roof with a ridge height of 3.5 metres. The exterior finish would be cream painted timber with a tiled roof. The buildings would provide dedicated space for health education and health promotion programmes, which are presently held within the main building where space is at a premium.

2.2 The current plans of the proposed development are attached as **Appendix 2**. All other supporting documents can be viewed on the Council's website www.southoxon.gov.uk.

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3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 **Goring Heath Parish Council** – The application should be refused due to a totally inappropriate building situated within the curtilage of a Grade II listed building. No Listed Building Application submitted.

Forestry Officer (South Oxfordshire District Council) - No objection

Conservation Officer (South) - No objection

Neighbours – Two representations stating no objections

4.0 RELEVANT PLANNING HISTORY

- 4.1 Numerous previous applications for extensions and alterations to the buildings, the main planning permissions and listed building consents are listed below:

[P09/E0547](#) & [P09/E0548/LB](#) - Approved (21/10/2009)

Erection of three storey extension to Flint House to provide 11 bedrooms, two storey extension to Flint Fold to provide 14 bedrooms, single storey extension to Flint House to provide physiotherapy area and re-arrangement of car parking area incorporating removal of garden pond.

[P00/S0392/O](#) - Approved (02/05/2001)

60 bed free standing extension to police convalescent home. Demolition of existing building.

[P99/S0460](#) - Approved (11/08/1999)

11 Bed extension to new wing at Flint House.

[P92/S0140](#) & [P92/S0141/LB](#) - Approved (13/05/1992)

Extension of Police Convalescent Home from 50 to 80 bedrooms, together with further treatment rehabilitation and leisure facilities.

[P85/S0702](#) & [P85/S0703/LB](#) - Approved (26/02/1986)

Conversion and refurbishment of Flint House together with extension for facilities for the Police Convalescent Home.

5.0 POLICY & GUIDANCE

- 5.1 South Oxfordshire Core Strategy policies
- CS1 - Presumption in favour of sustainable development
 - CSEN1 - Landscape protection
 - CSEN3 - Historic environment
 - CSM1 - Transport
 - CSQ2 - Sustainable design and construction
 - CSQ3 - Design
 - CSS1 - The Overall Strategy
- 5.2 South Oxfordshire Local Plan 2011 policies;
- C9 - Loss of landscape features
 - CON5 - Setting of listed building
 - D1 - Principles of good design
 - D2 - Safe and secure parking for vehicles and cycles
 - D7 - Access for all
 - E9 - Extensions to existing institutions
 - EP3 - Adverse affect by external lighting
 - G2 - Protect district from adverse development

- G4 - Protection of Countryside
- T1 - Safe, convenient and adequate highway network for all users
- T2 - Unloading, turning and parking for all highway users

5.3 Supplementary Planning Guidance:

South Oxfordshire Design Guide 2008 – Section 5
Chilterns Buildings Design Guide – Chapter 3
South Oxfordshire Landscape Assessment – Character Area 8

5.4 National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance
The policies within the SOCS and the SOLP 2011 of relevance to this application are considered to be in general conformity with the provisions of the NPPF and therefore this application can be determined against these relevant policies.

6.0 **PLANNING CONSIDERATIONS**

6.1 Under the SOLP 2011 Policy E9, in locations outside the Green Belt, proposals for extensions to existing institutions in the countryside, to meet the operational requirements of the institution will be required, provided that:

- The proposal does not conflict with the Policies to protect the landscape;
- The proposed extension is of a scale and type of development appropriate for the site and its surroundings, including the impact on the historic and architectural qualities and setting of the Grade II listed building and the extension is well related to the existing buildings on the site including design, materials and landscaping, where appropriate;
- In the case of proposals that would generate significant additional journeys, the site is in a location accessible by public transport and/or by cycling and walking;
- The living conditions of neighbouring residential occupiers would be safeguarded from the physical impact of the development or from the levels of activity associated with it; and
- There would be no conflict with any other material planning considerations.

Landscape Character

6.2 Policy CSEN1 seeks to ensure that development is not harmful to the District's landscape, with particular attention to AONBs. The proposal would entail a low-key structure that would be well screened in any views from the south by established mature trees and would only be visible against the backdrop of existing larger buildings. As such, the proposed development would not detract from the natural beauty and landscape quality of this part of the Chilterns AONB and would accord with the above policy.

Listed Building Issues

6.3 Policy CSEN3 explains that heritage assets and their settings will be conserved and enhanced for their important contribution to local distinctiveness, character and sense of place. Policy CON5 of the SOLP 2011 sets out the statutory duty to preserve the setting of listed buildings. Listed building consent is not required for the proposal, because it would not be attached to the listed building. The building would clearly be of a different design to the listed building, however it would be sited so that its entrance gable would line up with the main gable over the western entrance to Flint House. The colour of the walls and tiles and the glazing bar window detailing would be as close a match as possible to the listed building. Under these circumstances, the Council's Conservation Officer recognises that there would be some alteration to the setting of the listed building by the proposed location of the outbuilding, but considers that this would be outweighed by the benefit of providing these training rooms. In the light of the above assessment, the proposal would accord with the aims of the above policies.

Traffic Generation and Parking

- 6.4 Criterion (i) of Policy T1 of the SOLP 2011 explains that development should provide for a safe and convenient access to the highway network, criterion (iii) requires development to be accessible by public transport and criterion (iv) states that it should be served by an adequate road network. Policy T2 requires compliance with various adopted parking and turning standards. The proposal would create 75 square metres of additional training floorspace, but this would be run by existing staff and would serve existing residents of the home. Consequently, officers consider that there would be no significant additional traffic as a result of the proposed development and there would be no conflict with the above criteria.

Neighbour Impact

- 6.5 The proposal would not be located close to any of the adjoining dwellings to cause the occupiers any loss of light, outlook or privacy. As discussed above, there would not be any significant increase in traffic levels that might give rise to noise nuisance.

Other Material Considerations

- 6.6 The building would be of a small scale and its form of construction is such that it is considered not to be reasonable to require a very good BREEAM standard of sustainable construction to be achieved.

7.0 **CONCLUSION**

- 7.1 The application proposal would comply with the relevant Development Plan Policies, Supplementary Planning Guidance and Government Guidance and it is considered that the proposed development would safeguard the setting of the Grade II listed building, would preserve the natural beauty and landscape quality of the AONB, would not significantly increase traffic and highway safety risks and would not materially harm the living conditions of nearby residents.

8.0 **RECOMMENDATION**

- 8.1 **To grant planning permission subject to the following conditions:**
1 : Commencement three years - full planning permission.
2 : Approved plans.
3 : Schedule of materials required (all).

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