

APPLICATION NO.	P14/S3674/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	18.11.2014
PARISH	TOWERSEY
WARD MEMBER	Dorothy Brown
APPLICANT	Mr & Mrs B Brown
SITE	Hamptons Cottage Manor Road Towersey, OX9 3QS
PROPOSAL	Proposed alterations to barn to form a residential annexe.
AMENDMENTS	None
GRID REFERENCE	473697/204934
OFFICER	Victoria Butterworth

1.0 INTRODUCTION

- 1.1 The application is referred to Planning Committee because the applicant is a District Councillor.
- 1.2 Hamptons Cottage lies to the south east of Towersey, within the Conservation Area. A stone built barn lies to the rear of the property together with a modern garage. Towersey Public Footpath number 9 runs concurrent with the access to the site. The application site is shown on the OS extract **attached** as Appendix A.

2.0 PROPOSAL

- 2.1 Planning permission is sought to convert and alter the barn to form a residential annexe. The building, which is some 13.5 metres in length and 6.5 metres in depth, is currently used for storage and renovation of vehicles within the ownership of the applicant. The proposed plans show the ground floor of the barn as an open plan area to be used as a home office or for incidental residential accommodation, with a staircase leading to a small mezzanine area above. Alterations to the building include the blocking up of doors and windows, the insertion of glazed areas within existing door openings, and the insertion of additional glazing.
- 2.2 Planning permission was granted for the same development in March 2012 under application reference P11/E2008. The planning consent is due to expire so the applicant has submitted the current application to allow more time to implement the proposal.
- 2.3 A Design and Access Statement accompanies the application. The statement concludes that the building is substantial and capable of conversion without major re-building, and confirms that the submitted scheme incorporates advice received at the pre-application stage. Full details of the Design and Access statement can be viewed on the Council's web site at www.southoxon.gov.uk
- 2.4 A protected species appraisal has been submitted.
- 2.5 A copy of the plans accompanying the application is **attached** as Appendix B. Other documentation associated with the application can be viewed on the council's website, www.southoxon.gov.uk.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Towersey Parish Council - No strong views

3.2 Countryside Officer (South Oxfordshire & Vale of White Horse) - No strong views

3.3 One response has been received from a neighbour recommending that the application should be approved.

4.0 RELEVANT PLANNING HISTORY

4.1 [P14/S1346/HH](#) - Approved (14/08/2014)

Demolition of part of existing dwelling and outbuilding and erection of single and two storey extensions. (Amended bat survey received 12 August submitted by the applicant/agent)

[P11/E2008](#) - Approved (14/03/2012)

Alterations to barn to form residential annexe (As amplified by additional information accompanying email from agent received 13 February 2012).

[P04/E1193](#) - Approved (23/12/2004)

Conversion of stone & tile barn/stables to form residential annexe, repair and conversion of timber frame barn to form domestic storage and utility building, including removal of tin roof & replacement with plain clay tiles.

5.0 POLICY & GUIDANCE

5.1 **National Planning Policy Framework (NPPF)**

National Planning Policy Framework Planning Practice Guidance

5.2 **South Oxfordshire Core Strategy (SOCS) 2027**

CS1 - Presumption in favour of sustainable development

CSS1 - The Overall Strategy

CSEN3 - Historic environment

CSQ3 - Design

5.3 **South Oxfordshire Local Plan (SOLP) 2011 saved policies**

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

G2 - Protect district from adverse development

H11 - Sub-division of dwellings in built up area

H13 - Extension to dwelling

C8 - Adverse affect on protected species

CON7 - Proposals in a conservation area

5.4 **South Oxfordshire Design Guide (SODG) 2008**

Sections 5 and 6

6.0 PLANNING CONSIDERATIONS

6.1 The main considerations are –

1. Whether the building is of permanent and substantial construction and capable of being converted without major re-construction.
2. Whether the proposals respect the character of the building and the character and appearance of the Conservation Area.
3. Whether the proposals would respect the amenity of adjoining properties.
4. Whether the proposals are acceptable in highway terms.

5. Whether the proposals involve the loss of protected species.

Permanency of building

- 6.2 The building is constructed in stone and brick with a plain clay tiled roof. It was originally open on the south side and those bays have been in filled with brickwork. It is a substantial building which is capable of being converted to ancillary residential accommodation without requiring substantial re-building.

Character of the building

- 6.3 The existing large barn door is to be replaced with full height glazing and an additional area of full height glazing is proposed on the front elevation, both of which would be flanked with new timber shutter doors. There are windows on the rear of the building which is located on the boundary. These would be blocked up and replaced with roof lights on the rear roof slope. No extensions to the building are proposed and the tiled roof does not need to be replaced. As such, officers consider that the proposals respect the character of the building and the historic character and appearance of the Conservation Area.

Impact on adjoining properties

- 6.4 The barn lies in close proximity to, and to the rear, of the existing property, Hamptons Cottage. As the barn and the house are in close proximity, a separate use of the barn would adversely affect Hamptons Cottage, and accordingly a condition should be imposed to ensure that the barn is not used separately from the house. The imposition of this condition should also ensure that the building could only be used as a home office and could not be used for separate business purposes.
- 6.5 The rear wall of the barn lies on the boundary with land owned by Home Farm and it currently has windows facing over that land. The submitted plans show those windows being blocked up and replaced with roof lights. This element should improve the relationship with the adjoining property.
- 6.6 In the circumstances set out above, officers consider that the amenity of adjoining residential properties would not be adversely affected.

Highway considerations

- 6.7 The Oxfordshire County Highways Officer was consulted on the previous planning application and was of the opinion that, due to the low-key nature of the proposals, the development would not generate a significant number of additional trips. He recommended that a condition be imposed to ensure that the accommodation in the barn remains ancillary to the main house.
- 6.8 Towersey Public Footpath number 9 runs concurrent with the access to the site. As the proposal is for conversion of an existing building to ancillary use, there should not be any significant impact on the public footpath.

Protected species

- 6.9 The submitted ecology report concludes that the conversion scheme would not result in any adverse impacts to ecology and fauna, causes no harm to any active bat roosts, provides appropriate protection and a small ecological enhancement for roosting bats.

6.10 In view of the findings set out in the ecology report the Council's Countryside Officer raises no objection to the proposals subject to the imposition of an Informative drawing attention to the laws relating to protected species.

7.0 CONCLUSION

7.1 The proposal complies with the relevant Development Plan Policies and it is considered that, subject to the attached conditions, the proposed development would preserve the historic character and appearance of the Conservation Area and would not adversely affect the living conditions of nearby residents.

8.0 RECOMMENDATION

To grant planning permission subject to the following:

Recommended conditions:

1 : Commencement three years.

2 : Compliance with the approved plans.

3 : Full details of windows and doors to be submitted.

4 : Rooflights to be conservation style windows.

5 : Withdrawal of Permitted Development Rights - Blocking up of windows on rear elevation before first use of converted barn and no windows shall be inserted in the rear wall of the building without the grant of planning permission.

6 : Use of building to be confined to ancillary use.

Informatives:

NB. Contact County Archaeologist if archaeological finds occur.

NB. Drawing attention to laws relating to protected species.

NB. Protection of public footpath.

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