

APPLICATION NO.	P15/S3834/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	24.11.2015
PARISH	CLIFTON HAMPDEN
WARD MEMBER(S)	Sue Lawson
APPLICANT	Gerald & Mary-Ellen Oliver
SITE	Bridge House Clifton Hampden, OX14 3EH
PROPOSAL	Erection of a timber clad, oak framed outbuilding as garage, boathouse and workshop on ground floor, and a store and office on first floor.
AMENDMENTS	None
GRID REFERENCE	454778/195345
OFFICER	Katherine Quint

1.0 **INTRODUCTION**

- 1.1 The application has been referred to Planning Committee as the applicant is an employee of South and Vale Councils.
- 1.2 Bridge House is located alongside Clifton Hampden Bridge, and the site is adjacent to the Barley Mow and Clifton Hampden caravan park, and close to the Barley Mow public house. The bridge is Grade II* listed and Bridge House and the Barley Mow are also Grade II listed buildings.
- 1.3 The proposed outbuilding is to replace a series of outbuildings, which have been removed from the site, leaving only foundations. The new building would be ‘end-on’, facing the road by the traffic lights. There is a good amount of vegetation along the boundary – the site is set at a lower than street level.
- 1.4 The site is identified on the Ordnance Survey Extract **attached** at Appendix 1.

2.0 **PROPOSAL**

- 2.1 The application seeks full planning permission to:
Erect a timber clad, oak framed outbuilding as garage, boathouse and workshop on ground floor, and a store and office on first floor. The outbuilding is proposed within the residential curtilage for domestic purposes, but will also serve as ancillary storage / office space to the campsite business, which is managed by the applicant.
- 2.2 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 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Clifton Hampden Parish Council** - No strong views
Long Wittenham Parish Council - No strong views

Conservation Officer - No strong views, subject to additional supporting information to be able to assess impact on the setting of the Conservation Area and the listed buildings.

Following submission of additional information: ‘Having seen these documents I am satisfied that the building would not unduly impact upon important views of the setting of nearby listed buildings.’

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P97/W0288](#) - Approved (04/06/1997)

Erection of storage building on site of old boathouse.

[P97/W0237/LB](#) - Approved (29/05/1997)

Erection of storage building on site of old boathouse.

[P97/W0231/LB](#) - Approved (29/05/1997)

Demolition of existing boathouse.

5.0 **POLICY & GUIDANCE**

5.1 **South Oxfordshire Core Strategy 2027** policies

CSQ3 – Design

CSEN2 – Green Belt

CSEN3 – Historic Environment

5.2 **South Oxfordshire Local Plan 2011** policies

D1 – Design

D4 – Privacy and overlooking

G2 – Protection and enhancement of the environment

GB4 – Visual amenity in the Green Belt

H13 – Domestic extensions / ancillary buildings

C3 – Character of the River Thames

CON5 – Setting of a listed building

CON7 – Character of a conservation area

5.3 **South Oxfordshire Design Guide**

National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues in this case are;

- **Principle of outbuilding on the site, and proposed use**
- **Principle of proposed uses of the outbuilding**
- **Impact on the setting of a listed building and character of the conservation area**

6.2 **Principle of outbuilding on the site**

6.2.1 The application site comprises Bridge House and garden area which follows the embankment alongside the highway. The residential site is separate from the caravan park, but is closely connected and not physically divided from the site, which leads down to the river. Policy H13 sets out that extensions to dwellings or the erection and extension of ancillary buildings within the curtilage of a dwelling, will be permitted provided that:

(i) in the Green Belt, outside the limits of the larger and smaller villages the extension would be no greater than 40% of the volume of the original dwelling;

The site is located alongside the Green Belt boundary (running alongside the river), but the Green Belt does not actually wash over the application site. Land to the south of the River Thames falls outside the designated area. As such, the proposal, which set is set well within the site, would not interrupt or harm the openness of the Green Belt. Proposal conforms to policy requirement.

(ii) the scale and design of the proposal is in keeping with the character of the dwelling and the site and with the appearance of the surrounding area;
Addressed in section 6.4

(iii) the amenity of occupants of nearby properties is not materially harmed;
Other than Bridge House, there are no other residential properties nearby. The development would not impact on the residential amenity. Proposal conforms to policy requirement.

(iv) the proposal would not be tantamount to the creation of a separate dwelling;
Addressed in section 6.3.

And

(v) adequate and satisfactory parking and amenity areas are provided for the extended dwelling.

Existing highways access is through the caravan park, for the purposes of construction access or off-site maintenance of the boats, this would continue to be the only access serving the site. No new access is proposed, and therefore the proposal would not introduce highway safety, traffic or parking considerations. Proposal conforms to policy requirement.

6.3 Principle of proposed uses of the outbuilding

6.3.1 The applicant seeks to use the proposed outbuilding as a garage, boathouse and workshop on ground floor, and a store and office on first floor. The uses are to be ancillary to the main residential dwelling and the associated business on the wider site.

6.3.2 By virtue of the layout and connectivity of the site, and the embankment along the highway boundary, access would continue to be through the caravan park, and the outbuilding would not naturally lend itself to conversion to a self-contained dwelling. As such, the proposed usage of the building would continue to be secondary to the main residential use of the site, without increasing noise, traffic, visits to the application site, or in introducing material changes which may otherwise constitute a change of use. Subject to approval of the application, the applicant is to be informed of this by an advisory note on the decision notice.

6.4 Impact on the setting of a listed building, character of the conservation area and character of the River Thames

6.4.1 Bridge House is a grade II listed building built in 1864 as a toll house. It is constructed of red brick with a decorative clay tile roof and is attributed to Sir Gilbert Scott. The building is sited on the east side of Clifton Hampden Bridge which is a Grade II* listed bridge also built in 1864 and designed by Sir Gilbert Scott. The site lies outside of Clifton Hampden Conservation Area but forms an important part of its setting.

6.4.2 Permission was granted in 1997 for the replacement of the existing boathouse building with a smaller store. This was not carried out and the building has since collapsed. In light of the history of the site and the previously approved application, the principle of a timber clad building in this location has been established.

6.4.3 The current proposal is however slightly higher at 1 ½ height, and wider, and located further east on the site on higher ground, and would potentially have a greater impact in conservation and visual terms than the previously approved modest single storey structure. On this basis further supporting information was requested from the applicant in order to fully assess the impact on the listed building and the historic

character of the area.

- 6.4.4 Following submission of photos across the site, an indicative photo showing the proposed building, photos of materials to be used and a covering letter, the Conservation Officer considers that the building would not unduly impact upon important views of the setting of nearby listed buildings. There is vegetation along the Highway, adjacent to the listed bridge, which will serve to mitigate the impact of the height on the conservation area. Further to this point, the site is set down from the highway to a degree that would further reduce the impact of the scale. The proposed materials are appropriate to the rural site, and the river setting, and would not detract from the character of the nearby listed buildings or conservation area.
- 6.4.5 Policy C3 of the SOLP requires development to respond to the distinctive and special character of the River Thames. It is recognised that the proposed outbuilding will be located close to the Thames and that the building will be used to store boats. The distance between the proposal site and the Thames is sufficient that the new building would not detract from the special character of the river. The domestic use of the boats is of a scale that would not introducing boating paraphernalia or further boating development, and is therefore appropriate in the context of the river setting, without detracting from the distinctive character.

7.0 CONCLUSION

- 7.1 Your officers recommend that planning permission should be granted because the proposed development is considered to be acceptable for the following reasons:

The size, location and design of the proposal do not detract from the river setting, or undermine the Green Belt designation in terms of harm to openness. The proposal does not adversely impact the heritage interest of the nearby listed buildings, or detract from the historic character of the setting of the conservation area. By virtue of the distance to neighbouring dwellings, the development would not compromise residential amenity.

Subject to conditions, the proposal accords with the National Planning Policy Framework (2012) and National Planning Practice Guidance (2014), South Oxfordshire Core Strategy (2012), South Oxfordshire Local Plan (Saved policies, 2011) and the South Oxfordshire Design Guide (2008).

8.0 RECOMMENDATION

- 8.1 **To grant planning permission subject to the following conditions:**

- 1. Commencement three years – full planning permission.**
- 2. In accordance with plans.**
- 3. Materials to be in accordance with details submitted 16/01/16, or otherwise agreed in writing.**

Informative:

- 1. Use of the outbuilding as a separate dwelling could not be carried out under this permission, and would require a separate planning permission.**

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