

<b>APPLICATION NO.</b>	<a href="#">P16/S0928/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	16.3.2016
<b>PARISH</b>	LONG WITTENHAM
<b>WARD MEMBER(S)</b>	Sue Lawson
<b>APPLICANT</b>	Mrs S Kutas
<b>SITE</b>	The Granary, High Street, Long Wittenham, OX14 4QH
<b>PROPOSAL</b>	Proposed division of existing dwelling to form additional dwelling on site
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	454615/193959
<b>OFFICER</b>	Marc Pullen

**1.0 INTRODUCTION**

1.1 This application is referred to the Planning Committee because the recommendation conflicts with the views of the Parish Council.

1.1 The Granary is a curtilage listed building (grade II) and is sited within Long Wittenham Conservation area. The building was converted from granary/stables in the 1980s/90s. The application site is shown on the OS extract **attached** as Appendix 1.

**2.0 PROPOSAL**

2.1 This application seeks to sub-divide the existing dwelling to form an additional dwelling. The property would be served by an existing garage and hard standing to the front of The Granary.

2.2 A copy of all the current plans accompanying the application is **attached** as Appendix 2. Other documentation associated with the application can be viewed on the council's website, [www.southoxon.gov.uk](http://www.southoxon.gov.uk).

**3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

**3.1 Long Wittenham Parish Council – Object**

- Concern that sub-division of The Granary will increase the potential for vehicle movements on this single track lane which is too narrow to cope with extra traffic
- Concerned that the sub-division will leave the larger part of the property with no garage facilities and a reduced area for car parking which is insufficient for a property of this size
- Concern this development will have an adverse impact on the neighbours and surroundings of this listed building
- Concerned about the changes and the setting of the listed building and the future potential more intensive use of the site

3.2 **OCC (Highways)** - No strong views

3.3 **OCC (Archaeology)** - The site is located in an area of archaeological interest however the development is of a relatively small scale and as such there are no archaeological constraints to this scheme.

3.4 **Conservation Officer** - No significant physical alterations are proposed to subdivide the house other than the blocking up of one modern opening between the two buildings. I have no objection to this and works of making good should match the adjacent wall fabric. The other matter to consider is setting. Should this scheme go ahead, the number of vehicles parked within the site is likely to increase. Given that the front area is already entirely set out as gravel parking I do not consider that substantial harm would be caused to the setting of the listed building or to the significance of The Granary or The Manor which forms the principle listed building on the site.

3.5 **Neighbour Object (2)**

- Listed building should not be sub-divided
- Owner rents out garage – therefore resulting in three units on site
- Shared sewer system would be put under additional strain
- Increase in parking and pressure on School Lane
- There will be conflict in the courtyard with car parking, no access for the Granary to the garage
- Current access to the garden via the covered area to the West of the Barn will be lost to The Granary
- It will spoil permanently the unique character of the plot as a single riverside Grade 2 listed building
- Further refuse bins for the new property will increase the congestion of the bins at the end of the private lane outside the School
- The Granary Barn plus the garage and store should remain an integral part of The Granary and not split into separate properties

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P11/W1131](#) - Approved (03/10/2011)

Proposed demolition of existing store and erection of new garage with workshop above.

[P04/W0837/LB](#) - Approved (17/08/2004)

Conversion of attached barn to form additional living accommodation (as amended by site Location Plan accompanying letter from Agent dated 19 July 2004).

[P89/W0771](#) - Approved (29/11/1989)

Enlargement of garage/workshop to include a studio room.

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework & National Planning Practice Guidance**

5.2 **South Oxfordshire Core Strategy 2012 policies;**

CS1 - Presumption in favour of sustainable development

CSEN3 - Historic environment

CSQ3 - Design

CSR1 - Housing in villages

CSS1 - The Overall Strategy

5.3 **South Oxfordshire Local Plan 2011 policies;**

CON5 - Setting of listed building

CON7 - Proposals in a conservation area

CON11 - Protection of archaeological remains

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
- D10 - Waste Management
- EP4 - Impact on water resources
- G2 - Protect district from adverse development
- H4 - Housing sites in towns and larger villages outside Green Belt
- H11 - Sub-division of dwellings in built up area
- T1 - Safe, convenient and adequate highway network for all users
- T2 - Unloading, turning and parking for all highway users

#### 5.4 South Oxfordshire Design Guide 2008

#### 6.0 PLANNING CONSIDERATIONS

- 6.1 The main planning considerations in the determination of this application are
- Principle of conversion (new residential unit)
  - Impact on character and appearance
  - Impact on parking provision and highway
  - Impact on neighbour amenity
  - Archaeological impact

#### Principle of Conversion

- 6.2 The Granary is a curtilage listed building (grade II) and is sited within Long Wittenham Conservation area. The building was converted from granary/stables in the 1980s/90s. The granary was converted into a single dwelling and the lean to barn was converted into additional living accommodation in 2004. The use of the additional living accommodation in question is residential and used in association with the main dwelling.
- 6.3 The principle of converting this into a separate living unit is largely governed by Policy H11 of the SOLP, which allows for the sub-division or conversion of existing dwellings within the built up limits of the District's settlements. Officers are satisfied that the building does fall within the built up limits of Long Wittenham and that the principle of sub-dividing the building is acceptable, subject to the criteria of Policy H11.

#### The sub-division of dwellings and multiple occupation

##### Policy H11

**The sub-division of dwellings and conversions to multiple occupation will be permitted within the built-up area of settlements provided that the development:**

- (i) would not harm the amenity of the occupants of nearby properties;
- (ii) is appropriate in terms of the size of the property and the proposed internal layout, access, private amenity space and car parking provision;
- (iii) would not adversely affect the character of the building or the surrounding residential area; and
- (iv) would not result in environmental or highway objections.

**Outside the built-up limits of a settlement the sub-division of a dwelling will not be permitted.**

- 6.4 Since the building is curtilage listed the development must comply with Policy CON4 of the SOLP which allows for the conversion of listed buildings subject to the development respecting the character and features of the special architectural or historic interest of

the building. Officers consider that the conversion of the building is acceptable given its existing residential use.

#### **Impact on neighbour amenity**

- 6.5 Policy H11 and D4 of the SOLP seek to ensure that proposals for new dwellings are designed and laid out so as to safeguard the amenity of neighbours. Development should not, by way of being overbearing, oppressive or by overlooking neighbouring properties, cause any privacy, light or outlook harm on those occupants living in properties nearby. The proposed change of use would retain the existing form of the building and would be physically attached to the neighbouring The Granary. No windows would overlook this property and the garden space would be divided. Officers are satisfied that the resultant two dwellings would likely have an acceptable relationship with each other and would not cause any adverse harm to the amenity of each adjoining neighbour.

#### **Impact on character and appearance**

- 6.6 Council policies seek to ensure that principles of good design are adopted for all development. These policies look to reinforce and to protect local character by ensuring development is of a scale and appearance appropriate to the site and surrounding area. The building falls within the Long Wittenham Conservation Area and should therefore be considered against policies CSEN3 of the SOCS and CON7 of the SOLP, which seek to enhance and conserve the historic interests of Conservation Areas.
- 6.7 Since the development would involve the sub-division of a listed building the development should comply with Policy CON3 of the SOLP which refers to alterations to listed buildings. Policy CON3 seeks to ensure that alterations respect the established character of the building and must not diminish the special historic or architectural qualities of the building.
- 6.8 The character of the area is residential but does retain the historic character of its former agricultural use. Whilst the buildings have been converted into residential use, they retain their large and spacious character, which contributes to the scenic riverside location.
- 6.9 The proposed part-conversion of building does not seek to implement any external changes to the building itself but does seek to block up one modern opening between the two buildings. The Council raises no objection to the proposed development having regard to the harm caused on the listed building, subject to a condition requiring the works to make good to match the adjacent wall fabric.
- 6.10 The building falls within the setting of the neighbouring The Manor and therefore the proposed development needs to be considered by policy CON5 of the SOLP. The number of vehicles parked within the site is likely to increase by this proposed development. Given that the front area is already entirely set out as a concrete area of parking officers do not consider that substantial harm would be caused to the setting of the listed building or to the significance of The Granary or The Manor which forms the principle listed building on the site.

#### **Highway impact and parking**

- 6.11 Council policies and the SODG seek to ensure that proposals for new residential units have private outdoor garden or outdoor amenity space. Development should, among

other provisions, provide for safe and convenient access to the highway network, be accessible by public transport and be served by an adequate road network. Development proposals should, where appropriate, make provision for loading, circulation and turning space for cars and provide parking in accordance with the Council's maximum parking standards. Policy H11 of the SOLP requires highway harm to be considered for proposals to sub-divide the property.

- 6.12 The site currently benefits from a large area of hard surface to the front and ample garden space to the rear. Officers consider that the sub-division of the building would retain a large and sufficient area of parking and private amenity space in order to accord with the character of the area and the Council's minimum standards. Given the characteristics of the carriageway, vehicular traffic and speeds are likely to be low. The proposal is unlikely to result in any significant intensification of transport activity at the property. No change is proposed to the existing access arrangements. The proposal is unlikely to have a significant adverse impact on the highway network. As such, subject to conditions, there is no highway objection to this development.

### **Archaeology**

- 6.13 The site falls within the medieval village of Long Wittenham and there is an archaeological constraint across the whole village. In consultation with the County's Archaeological Team, officers have no objections however as the development is of a relatively small scale and as such there are no archaeological constraints to this scheme.

### **Community Infrastructure Levy (CIL)**

- 6.14 The council's CIL charging schedule has recently been adopted and will apply to relevant proposals from 1 April 2016. CIL is a planning charge that local authorities can implement to help deliver infrastructure and to support the development of their area, and is primarily calculated on the increase in footprint created as a result of the development. As this proposal does not seek to increase the footprint of the building; CIL is not liable for the development.

## **7.0 CONCLUSION**

- 7.1 The proposal complies with the relevant Development Plan Policies and, subject to the attached conditions would not be harmful to the character and appearance of the site and surrounding area, the setting of nearby listed buildings the local highway network or the amenities of those occupants living in neighbouring properties.

## **8.0 RECOMMENDATION**

**To grant planning permission subject to the below conditions:**

- 1. Commencement three years - full planning permission.**
- 2. Approved plans.**
- 3. Materials – works of blocking up the doorway shall be carried out in a manner to match the materials used in the construction of the adjacent wall unless otherwise agreed.**
- 4. Plan of car parking provision – to show two parking spaces within application site and two parking spaces within the curtilage of The Granary.**

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