
APPLICATION NO.	P11/W0689 & P11/W0822/CA
APPLICATION TYPE	FULL PLANNING PERMISSION & CONSERVATION AREA CONSENT
REGISTERED	26.05.2011
PARISH	ASTON TIRROLD
WARD MEMBER(S)	Mr Leo Docherty
APPLICANT	Mr and Mrs Tim Henman
SITE	Filberts Aston Street Aston Tirrold
PROPOSAL	Demolition of dwelling house known as Filberts Cottage and its replacement with domestic accommodation to act as an annexe to Filberts House
AMENDMENTS	Amended by 1510/3C accompanying letter from Agent dated 15 July 2011.
GRID REFERENCE	455625/185753
OFFICER	Mrs G Brown

1.0 **INTRODUCTION**

1.1 These applications have been referred to the Planning Committee because the officer recommendation conflicts with the views of the Parish Council.

1.2 The application site is shown on the OS extract **attached** as Appendix 1. The cottage is a single storey detached dwelling and the exterior is finished in facing brickwork. The pitched, ridged roof is clad in clay tiles and there is an attached double garage to the eastern end. The western gable abuts Aston Street and is attached to the brick boundary wall which surrounds Filberts. The cottage has its own access on to Aston Street and has a driveway to the front and a garden to the rear. The property lies within the North Wessex Downs Area of Outstanding Natural Beauty and the Aston Tirrold Conservation Area. There are a number of listed buildings within the immediate area including Filberts and Tirrold House.

2.0 **PROPOSAL**

2.1 This planning application seeks full planning permission for the demolition of Filberts Cottage and the erection of a replacement building to be used as an annexe to Filberts House. A separate conservation area consent application has also been submitted for the demolition of the existing cottage.

2.2 The application was accompanied by a Design and Access Statement, Sustainability statement and a bat survey. These can be viewed on the Council's website www.southoxon.gov.uk. The plans of the proposed development are **attached** as Appendix 2.

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 Original Plans

- 3.2 Aston Tirrold Parish Council** - Recommends refusal due to concerns arising from the demolition of an older established dwelling, which will impact on the historic street scene within the Conservation Area. There are also concerns that the works may impact on the listed wall facing Aston Street. The council had no strong views on the design of the proposed replacement dwelling.
- 3.3 County Archaeological Services** - The building concerned lies within an area of some archaeological interest. The possibility of finds occurring during the course of construction should be borne in mind, in which case the applicant is asked to notify the County Archaeologist in order that he may make a site visit or otherwise advise as necessary.
- 3.4 Conservation Officer** - No objections to the loss of the existing building, a much altered probably 19th century brick barn, and its replacement with a slightly larger block. However, the size of the upper gable window facing the street should be reduced and the brickwork should recreate the attractive pattern of blue on red brick which the current building provides.
- 3.5 Countryside Officer** - The building contains a low status roost for brown long eared and pipistrelle bats. The mitigation measures proposed should be adequate to ensure that the bats are not harmed and the population is maintained in the long term.
- 3.6 Forestry Officer** - The trees within the site are not the subject of a tree preservation order but they are within the conservation area and therefore protected. No objection to the proposed development subject to a detailed tree protection condition being imposed on any planning permission.

- 3.7 Neighbour representations** - None

Amended plans

- 3.8 County Archaeological Services** - No further comments
- 3.9 Conservation Officer** - Recommend approval subject to conditions

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 **P72/R4900.** Restoration of cottage & addition of garage and fuel store. Planning Permission on 07 December 1972.

5.0 **POLICY & GUIDANCE**

- 5.1 Adopted South Oxfordshire Local Plan Policies (SOLP 2011):

C9: Landscape features
CON5: Setting of a listed building
CON7: Development in conservation areas
D1: Good design and local distinctiveness
D4: Privacy and daylight
D8: Promoting efficient use of energy
D10: Provision for the management of waste
H4: Development in the towns and larger villages
H5: Development in smaller villages throughout the district
G2: Protection and enhancement of the environment
G5: Making the best use of land
G6: Promoting good design

Planning Policy Statements (PPS's):

PPS1: Delivering sustainable development
PPS3: Housing
PPS22: Renewable energy

South Oxfordshire Design Guide; All sections.

Aston Tirrold & Aston Upthorpe Conservation Area Character Appraisal

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main considerations in the determination of this application are:

- Principle
- Amenity provision
- Sustainability
- Trees
- Impact on setting of adjoining listed building
- Impact on the landscape setting of the AONB
- Wildlife

- 6.2 **Principle.** The existing cottage is used by the occupants of Filberts as guest and recreational accommodation although Filberts Cottage is a separate and independent dwelling unit which is subject to its own regime of council tax. The replacement building would also be used as an annexe to Filberts – as accommodation for guests of Filberts and by the owners of Filberts themselves as additional living accommodation. The plans would suggest that the property could not be used as a separate dwelling in the layout proposed as the various areas of accommodation are so interlinked.

Although not the intended use by the current owners, it would be possible to create up to two separate dwellings within the replacement building. The site lies on the southern edge of Aston Tirrold which is classed as a smaller village in the district under para. 5.17 of the adopted South Oxfordshire Local Plan (SOLP). The proposal involves more than the replacement of an existing dwelling as there are potentially two residential units being created. As such, the relevant Policy would be H5 (as clarified by para. 5.63 of the SOLP). Policy H5 of the SOLP permits infill or backland residential development only within the larger and smaller villages throughout the district, provided that it complies with the criteria of Policy H4:

H4 criteria issues

6.3 **(i) Loss of an important open space.**

There is an existing building on the site which appears as the last dwelling on the southern edge of the village (Filberts is not seen from the road due to the height of the brick wall on the boundary with Aston Street) with open countryside stretching beyond. The cottage is low in profile and it marks the transition between the built up part of the settlement and the countryside. The plans show that it is proposed to increase the ridge height of the property by some 0.8 metres and having regard to the fact that this increase is relatively modest and to the fact that the properties immediately to the north are both two and three storeys high, your officer's consider that the increase would not be inappropriate and would not detract from the existing public view of the entrance to the settlement.

ii) Design, height and scale of the proposed development
Design.

6.4 Officer's have no objection to the demolition of the existing brick barn which has been much altered and is likely to have been built in the nineteenth century. The replacement building is very similar in terms of its style and form with the main differences being the introduction of pitched roof dormer windows to the north and south elevations and an oak framed, glazed gable to the south elevation. From Aston Street, the gable end which abuts the highway will remain largely unchanged. The proposed pitched roof dormer windows are typical of the district and would not dominate the roof slopes. Arched headers have been shown above the openings which add interest and glazing bars have been kept to a minimum helping the building to retain a simple, agricultural appearance which is akin to the existing building.

The palette of construction materials would closely follow that established by the existing building. The exterior would be finished in brick laid in a Flemish bond using lime mortar and the roof is to be clad in re-used clay tiles. Joinery is to be in traditional painted softwood with side hung casements.

Height and Scale.

6.5 As discussed above, the height of the building is to be increased by some 0.8 metres and the footprint enlarged from some 157 square metres to approximately 178 square metres. Having regard to the height of the properties within the immediate area and to the scale of the plot, your officers consider that the modest increases in the height and footprint of the building are appropriate to the site and its surroundings.

Housing Density.

6.6 The site measures some 0.09 hectares and whilst it is proposed that the replacement building would be used in connection with Filberts, it would be capable of being converted in to up to two dwellings, subject to planning permission from the Local Planning Authority. The density of the proposed development would therefore be some 22.2 dwellings per hectare. The properties along Aston Street are generally located within large plots and so the density of the historic part of the settlement is very low at around 4 dwellings per hectare. The density of the more recent development directly opposite Filberts Cottage is much higher at some 39 dwellings per hectare and as such, officers consider that the potential development density is appropriate to the established character of the area.

(iii) the character of the area is not adversely affected.

6.7 Your officers consider that the replacement of the existing dwelling with a similar sized property which is constructed in high quality materials would serve to preserve the

character of the area.

iv) there are no overriding amenity, environmental or highway objections.

- 6.8 There is an existing dwelling on the site and your officer's consider that the proposed use of the replacement building would not result in any material increase in the level of vehicles entering and leaving the site. Should in the future the building be converted to a separate dwelling(s), the highway impacts could be assessed during the determination of the necessary planning application.

The proposal would result in the introduction of first floor windows to the north elevation which would face on to the front driveway of Freelands. There is a fence and hedging on the boundary between the two properties and the detached garage belonging to Freelands is located adjacent to the shared boundary. The private area to the rear of the neighbouring property would remain largely unaffected by the proposed development and no representations have been received from the occupants of Freelands.

The proposed dormer window within the south elevation of the building would look on to the swimming pool at Filberts and whilst this would not create any problems with the building being used as incidental accommodation for Filberts, the issue of overlooking would be considered should it be proposed to use the building as a separate residence in the future.

In terms of amenity there is a garden area to rear of the property which would satisfactorily serve the unit if it were ever to be separated off from Filberts and there is provision for off-road parking provision at the front of the site.

- 6.9 **Sustainability.** The District Council encourages the use of renewable energy technologies, especially where new build is proposed. A sustainability statement has been submitted as part of the application which demonstrates that applicant has considered an energy efficient design, construction and fittings for the new dwelling. The Council currently requires all new dwellings to meet Code Level 3 of the Code for Sustainable Homes and your officers therefore recommend that should Members resolve to grant planning permission, a condition is imposed requiring the new dwelling to meet level 3 of The Code in accordance with Policy D8 of the adopted South Oxfordshire Local Plan.
- 6.10 **Trees.** There are a number of mature trees within the site which contribute to the semi-rural and attractive character of the area. The Council's Forestry Officer has assessed the proposed development and has no objection subject to a tree protection condition being imposed on any planning permission which stipulates that the trees shall be protected throughout the course of the development in accordance with the British Standard.
- 6.11 **Impact on setting of adjoining listed building.** The site is located within close proximity of grade II listed Filberts, grade II* listed The Cottage and listed walls at Filberts and to the front of Freelands. The increase in the height and scale of the proposed replacement building is modest and the annexe building is of a simple, traditional form and is to be constructed in high quality materials that are in keeping with the local vernacular. Your officers therefore consider that the proposed development would preserve the setting of the surrounding listed buildings and structures.

The Parish Council has raised concerns over the impact of the development on the 'listed' wall which is attached to the south-west corner of the cottage. The wall which surrounds Filberts is listed but the part that is attached to the cottage is not. Your

officers consider however that the wall does contribute to the character of the street scene and the conservation area and therefore suggest that a condition is attached to any planning permission requiring any damages to the brick boundary wall to be made good by the applicant using matching materials.

- 6.12 **Impact on the landscape setting of the AONB.** Policy C2 of the Local Plan seeks to protect the AONB. It states that the policy's primary aim is to conserve and enhance the natural beauty, special landscape quality and distinctiveness of the area. Development that would harm the beauty or distinctiveness should not be permitted and to be acceptable it must be of a scale and type appropriate to the area and sympathetic in terms of its siting, design and materials.

The application site is within the village envelope and its extension does not result in a harmful impact to the special landscape character of the Chilterns Area of Outstanding Natural Beauty.

- 6.13 **Wildlife.** The building contains a low status roost for brown long eared and pipistrelle bats. The Council's Countryside Officer has assessed the application and is satisfied with the findings of the Bat Survey Report which has been submitted with the application. The mitigation measures proposed should be adequate to ensure that the bats are not harmed and the population is maintained in the long term and there is therefore no objection to the proposal provided that the development is implemented in accordance with the scheme of mitigation contained in the Bat Survey Report which can be satisfactorily secured by way of a condition.

7.0 **CONCLUSION**

- 7.1 The development lies within the well defined confines of the built up part of Aston Tirrold and there is no objection to the principle of housing development. The scale and design of the development is sympathetic to the character and appearance of the conservation area and the setting of surrounding listed buildings and the scheme is otherwise generally in accordance with Development Plan Policies.

8.0 **RECOMMENDATION**

- 8.1 **Planning Permission & conservation area consent are granted subject to**

P11/W0689

- 1. Commencement 3 yrs - Full Planning Permission**
- 2. Compliance with approved plans**
- 3. Implementation of a species / habitat scheme**
- 4. Tree Protection (detailed)**
- 5. Ancillary occupation and use only**
- 6. Sample panel of facing brickwork**
- 7. Sample materials required (all)**
- 8. Windows and external doors to specification**
- 9. Details of external vents and flues**
- 10. Works of making good to boundary wall**

8.2 **P11/W0822/CA**

- 1. Commencement 3yrs - Conservation Area Consent**
- 2. Conservation Area (clearance of site)**

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