

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 9th November 2020

REPORT OF THE BUSINESS MANAGER-DEVELOPMENT MANAGEMENT



Purpose:

To consider applications for development details of which are set out in the following pages.

Recommendations:

To determine the applications in accordance with the recommendations of the Strategic Director. The recommendations contained in the following pages are all subject to amendments in the light of observations received between the preparation of the reports etc and the date of the meeting.

List of Background Papers

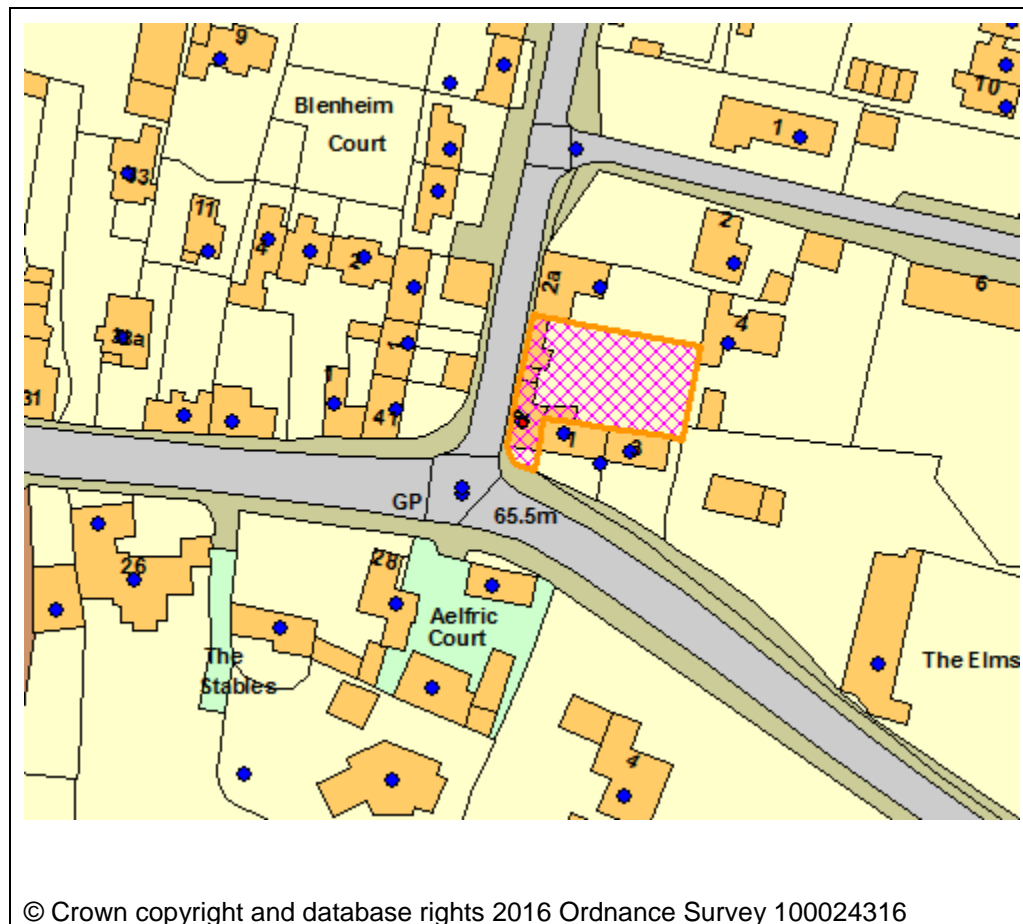
All documents, including forms, plans, consultations and representations on each application, but excluding any document, which in the opinion of the 'proper officer' discloses exempt information as defined in Section 1001 of the Local Government Act 1972.

Please note that observations received after the reports in this schedule were prepared will be summarised in a document which will be published late on the last working day before the meeting and available at the meeting or from www.westoxon.gov.uk/meetings

Application Number	Address	Page No
19/03478/FUL	Lords Farm, 2 Queen Street, Eynsham	3
19/03479/LBC	Lords Farm, 2 Queen Street, Eynsham	14
20/01893/FUL	Cokethorpe School, Cokethorpe Park, Ducklington	21
20/01894/LBC	Cokethorpe School, Cokethorpe Park, Ducklington	28
20/02153/S73	Land East Of 90 High Street, Standlake	33
20/02273/HHD	123 Queens Road, Carterton	38

Application Number	19/03478/FUL
Site Address	Lords Farm 2 Queen Street Eynsham Witney Oxfordshire, OX29 4HQ
Date	28th October 2020
Officer	Stuart McIver
Officer Recommendations	Approve
Parish	Eynsham Parish Council
Grid Reference	443462 E 209271 N
Committee Date	9th November 2020

Location Map



Application Details:

Conversion of existing two storey stone barn into a two bedroom dwelling with single storey link extension and associated private amenity space.

Applicant Details:

Mrs Debbie Dance, Oxford Preservation Trust, 10 Turn Again Lane, Oxford, OX1 1QL

I CONSULTATIONS

- I.1 Thames Water No Comment Received.
- I.2 WODC Env Health - Lowlands
I am just reviewing planning applications on the planning portal and have seen the above referenced application. While I have no major concerns in relation to contaminated land and potential risk to human health, given the former agricultural use of the land and the proposed residential use, please consider adding the following condition to any grant of permission.
- I. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.
- Reason: To prevent pollution of the environment in the interests of the amenity.
- I.3 OCC Highways
Eynsham is well served by public transport and has a wide range of services within walking/cycling distance of the site. The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network
- Recommendation:
- Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they do not object to the granting of planning permission, subject to the following condition
- cycle parking as plan
- I.4 WODC Drainage Engineers No objection subject to condition.
- I.5 Conservation Officer No objection subject to conditions.
- I.6 Parish Council Eynsham Parish Council is dismayed and surprised with these applications from Oxford Preservation Trust. It would have been

preferable for the Trust to discuss the applications with the Parish Council and residents alike.

Lord's Farm is an 18th Century Grade II Listed (1368271) farmstead which is valued by the community for its original and unpreserved condition. Unlike the remaining historic farms in Eynsham, Lord's Farm remains largely in an original condition. No doubt this uniqueness was appreciated by Miss Margaret Foote who restored the row of cottages and farmhouse. She bequeathed the farmstead to Oxford Preservation Trust in 1983 in the likely hope that they would similarly appreciate the uniqueness and anticipated the property would be preserved 'in safe hands.'

Bringing the barn and stable into use may be considered a positive step in order to secure their future, however the changes required should not be to the detriment of the buildings or the immediate community. It is felt that the proposals are excessive, unacceptable and will create an unwanted harmful effect. These include (but not limited to):-

- Creating a glazed extension between the barn and stable. (The Planning Design & Access Statements states that 'large elements of glazing are proposed...').
- Removal of parts of the barn floor.
- Installation of two roof lights to the barn roof.
- Installation of two rooflights to the stable.
- Creation of a partition wall at ground floor level to create a bathroom.
- Installation of a new spiral staircase.
- Addition of a timber staircase for access to mezzanine level (proposed bedroom), partition walls to create bathroom, storage and utility room.
- A new opening is proposed in the rear barn wall to create an access to the new building and stable.

As noted in the Heritage Impact Statement 'the barn is characterised by a simple geometry that helps to explain its function and the threshing system.' Conversely, the proposed alterations will not represent acceptable conservation or enhancement to the buildings.

The development proposals do not respect, conserve or enhance the historic and architectural interest of character and appearance of the Conservation Area. It is felt that the proposals are not sympathetic to the barn and stable or the wider context of the neighbouring (listed) properties in Lord's Row, The Elms, The Shrubbery or Evenlode DIY/The Old Brewhouse. No excessive glazing or roof lights can be found at those properties.

Parking is currently unrestricted in Oxford Road and Queen Street. Most properties in Queen Street use the highway for parking and

when taking into account its narrow width, the highway is often blocked with delivery vehicles, refuse collectors or irresponsibly parked cars. Oxford Road has similar problems and sight lines at the Queen Street junction are difficult if not occasionally hazardous. Buses often temporarily wait further east on Oxford Road when an oncoming bus needs to pass due to these problems. Given that Eynsham is to have 3200 new dwellings in the local plan period, this proposed new 2 bedroomed development will not contribute to policy CO1 'improving the quality of life of local communities.' It is felt that Eynsham will be doing more than its fair share in this respect.

It is recommended that a Phase 2 Habitat Survey is undertaken to understand the bat population using the barn before the applications are considered.

In view of the above summaries, Eynsham Parish Council consider the applications are considered contrary to the following planning policies:-

WOLP 2031 Policies:-

- EH2 - Landscape character.
- EH9 - Historic environment.
- EH10 - Conservation Areas.
- EH11 - Listed Buildings.
- EH12 - Traditional Buildings.

ENP policies:-

- ENP9 - Parking (a) and (b).
- ENP15 - Eynsham Village Square (a).

NPPF policies (16. Conserving and enhancing the historic environment - Considering potential impacts):-

- 194 (a)
- 195
- 196

1.7 Biodiversity Officer

I have reviewed the Preliminary Bat Roost Assessment, prepared by GS Ecology, dated 06.11.2019, that has been submitted for the above planning application (19/03478/FUL) and further information is required before a positive determination of the application.

The ecology report concluded that both the main barn and the stables offer 'high' roosting potential for bats. Bat droppings, likely to be from a pipistrelle species, were found in the barn and there were several features (such as crevices under the roof slates and holes in the stonework), suitable for crevice dwelling bats. An interior inspection of the stable building was not able to be carried out, however, the exterior inspection identified a number of features to offer potential for roosting bats. Section 4.4 of the ecology report

recommends for three further activity surveys (combination of dusk emergence and/or pre-dawn re-entry) to be carried out, in line with the bat survey guidelines. This is satisfactory and the further surveys should compile information in regards to the species that are roosting, the number of individuals, access points, roosting locations and types of roosts. The results of these surveys, along with an assessment of the likely impacts to bat roosts and detailed mitigation measures, are required to be submitted to the LPA before a positive determination of the application.

Furthermore, section 4.14. of the ecology report states that both buildings are 'likely to host nesting birds'. However, it is not clear whether the suitability of the buildings were assessed within the preliminary surveys to identify potential nesting opportunities or any evidence of nesting birds. This will need to be clarified. If the survey in September 2019 did not look for evidence of nesting birds (such as Swallows, House martins, House sparrows, Starlings, Swifts or Barn Owls), a further assessment of the building should be carried out to ensure this.

2 REPRESENTATIONS

2.1 Over 20 objection comments have been received. A summary of the comments is as follows:

2.2 Design and Heritage Concerns:

- Large elements of glazing
- Removal of parts of the barn floor
- Installation of rooflights to the stable and barn roof
- Creation of a partition wall at ground floor level to create a bathroom
- Installation of a new spiral staircase
- Addition of a timber staircase for access to mezzanine level (proposed bedroom), partition walls to create bathroom, storage and utility room
- A new opening is proposed in the rear barn wall to create an access to the new building and stable
- Proposals are not sympathetic to the barn and stable or the wider context of the neighbouring (listed) properties in Lord's Row, The Elms, The Shrubbery or Evenlode DIY/The Old Brewhouse. No excessive glazing or roof lights can be found at these properties
- Proposed development would destroy aesthetic value by covering the original stone threshing-floor and internal walls, and breaking up the space into small units
- The proposed development adversely affects the curtilage of another listed building (Lord's Farm farmhouse) which is already in residential use and is overlooked by the barn
- Previous owner would have wished the barn to be preserved and not converted into residential
- Previous owner would have wanted to insert a covenant into the conveyance of the property
- The proposed flat roofed building connecting the barn to stables will also be out of character and not in keeping
- Several historic and architectural features will be lost, as they will be covered up

- No indication has been given as to how this building would be insulated and heated, both important considerations for their impact on the building and for climate change
- Overdevelopment of the site and is intrusive to the adjoining listed farmhouse.
- The new build between the barn and the stable is flat roofed and not in the vernacular, so therefore not acceptable as such
- The development is in breach of the National Policy Planning Framework (Chapter 16)

2.3 Public Benefits:

- No evidence of public benefits of the proposal
- The applicant should be asked to explore ways to use the space as a public amenity
- Creative uses of the barn should be explored, rather than conversion into a residence

2.3 Amenity Concerns:

- Its large windows will face directly into neighbouring properties
- The proposal provides little amenity space and diminishes the amenity value of the adjoining farmhouse
- Overshadowing and loss of light
- The small attractive existing garden is to be chopped into two unattractive tiny pieces

2.4 Highway Concerns:

- Parking is currently unrestricted in Oxford Road and Queen Street. The proposal will cause an increase in roadside parking
- There is no parking space provided for domestic use
- Further parked cars will make pedestrian and vehicular movement difficult and dangerous
- No proposed bin storage

2.5 Ecology Concerns:

- It is recommended that a Phase 2 Habitat Survey is undertaken to understand the bat population using the barn before the applications are considered
- No habitat survey has been undertaken

3 APPLICANT'S CASE

3.1 A planning, design and access statement has been submitted. A full version of this is available on the Council's website. The statement has been summarised and concluded as follows:

3.2 It is considered that the proposed conversion of the existing redundant building makes efficient use of an existing vacant building, within the built-up limits of the settlement, thereby delivering housing in a sustainable location in accordance with both local and national planning policy guidance.

3.3 The proposed works to the existing barn and associated outbuilding has been carefully considered to ensure that the original character and appearance of the Grade II listed building will remain largely unchanged, and it will continue to make a positive contribution to the overall character and appearance of the surrounding Conservation Area.

3.4 A full Heritage Impact Assessment has been carried out and this concludes that there will be no detrimental harm to the heritage assets, namely the listed building itself and the surrounding

conservation area. In fact, the proposed works will result in the restoration of an existing protected building, bringing it back into a viable use that will ensure its long-term protection.

- 3.5 Overall therefore, the development is considered to be acceptable when considered against both the local and national planning policy framework and would result in the delivery of additional housing in a highly sustainable location whilst also preserving and maintaining the overall character and appearance of a designated heritage asset.

4 PLANNING POLICIES

OS2NEW Locating development in the right places

OS4NEW High quality design

H2NEW Delivery of new homes

E3NEW Reuse of non residential buildings

T4NEW Parking provision

ENPI Eynsham Neighbourhood Plan

ENP9 Eynsham Neighbourhood Plan

ENP15 Eynsham Neighbourhood Plan

EH3 Biodiversity and Geodiversity

EH9 Historic environment

EH10 Conservation Areas

EH12 Traditional Buildings

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 This application is to be heard before the Lowlands Planning Sub-Committee as the Parish Council have objected to the proposal.
- 5.2 The proposal seeks consent for conversion of existing two storey stone barn into a two bedroom dwelling with single storey link extension and associated private amenity space.
- 5.3 The application relates to Lords Farm, a farmstead located in Eynsham on the junction of Queen Street, Oxford Road and the High Street. The traditional barn is a simple three bay building, attached to the main farmhouse and is located within the Eynsham Conservation Area.
- 5.4 Relevant planning history:
- 15/03858/LBC - External alterations involving the removal of an external porch to the barn and replacement with timber boarding and door - Approved.
- 5.5 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:
- Principle
 - Design
 - Residential Amenity

- Highways

Principle

- 5.4 The application site is located within Eynsham, which is listed as a rural service centre under the provisions of Policy OS2 of the Adopted Local Plan 2031. Policy E3 states that traditional buildings are a key part of the character and history of West Oxfordshire and many are listed for their architectural or historic interest. Due to modern agricultural practices, many agricultural buildings have become redundant and it is recognised that the best way to secure the upkeep of such buildings and their contribution to the character of the area is to keep them in active use. In accordance with the overall strategy, conversion of existing buildings to residential use is more appropriate within our service centres and villages.
- 5.5 Policy H2 states that new dwellings will be permitted in the main service centres, rural service centres and villages where they meet certain circumstances including; on previously developed land within or adjoining the built up area provided the loss of any existing use would not conflict with other plan policies and the proposal complies with the general principles set out in Policy OS2 and any other relevant policies in this plan.
- 5.6 Third party representatives have stated that other creative uses of the barn should be explored, rather than conversion to a residential dwelling. These comments are noted, however from a planning perspective your officer's role is to assess the proposal on its merits and identify the harm that arises, rather than assessing other potential proposals at the application site. It should also be noted that under the provisions of the Local Plan, applicants are not required to find alternative uses for conversions of traditional buildings that are located within service centres. In accordance with Policies E3 and H2, as the traditional barn is located on previously developed land within a service centre, your officers consider the principle of conversion to a residential dwelling as acceptable subject to consideration of the matters below.

Design/Conservation Area

- 5.7 Within a Conservation Area, officers are required to take account of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Further the paragraphs of section 16 'Conserving and enhancing the historic environment' of the NPPF are relevant to consideration of the application.
- 5.8 In terms of design, the scheme proposes a fairly light conversion with no alterations to the visually prominent front elevation. The proposed low-lying, single storey rear glazed link extension will result in a modest increase in built form at the site. The scheme also proposes the introduction of two conservation rooflights, glazed double doors and skylight to the rear elevation, and two conservation rooflights to the rear elevation of the stables. Your officers consider these alterations as low-key with the option of being reversed in the future. Materials are proposed to match existing. These alterations to the rear elevation are not visible to public views, and your officers consider that they will not have a significant detrimental impact on the character or appearance of the existing barn or the surrounding area.

- 5.9 In regard to the above, the proposed alterations are not considered to have a detrimental impact to the character and appearance of the Conservation Area, given the nature of what is proposed and its location. As such, the character of the Conservation Area is preserved.

Residential Amenity

- 5.10 Third party representatives have raised a concern regarding the proposed development and the impact it will have on overlooking for surrounding neighbours. A condition has been placed on the planning permission requiring the proposed rooflights to have a minimum internal cill height of 1.7 metres above finished floor level and shall thereafter be retained as such in order to safeguard privacy in the adjacent properties. With regard to the proposed rear glazed double doors at ground floor level, the proposed boundary treatment within the rear garden is to consist of close board fencing, which will block any views from these doors to surrounding properties. In terms of the first floor window located on the side elevation of the stables, the separation distance to the side elevation of the adjacent Farmhouse (2 Queen Street) is 10 metres. Your officers consider this separation distance as the minimum required to mitigate overlooking. It should also be noted that the Farmhouse and barn are under the same ownership. The separation distance from the side elevation of the stables to the rear elevation of 1 and 3 Lords Row, Oxford Road is in excess of 13 metres. Your officers consider this distance sufficient to ensure that overlooking is not a concern.
- 5.11 Third party representatives have raised a concern regarding a lack of amenity space for proposed occupiers. Your officers note that whilst the proposed scheme does result in a reduction in size of the rear garden, it is still considered to provide sufficient amenity space for the proposed occupiers.

Highways

- 5.12 Third party representatives and the Parish Council have raised a concern regarding the proposed development and the impact it will have on parking and highway safety for the surrounding area. Oxfordshire County Council Highways were consulted during the planning process and stated that the proposal, if permitted, will not have a significant detrimental impact in terms of highway safety and convenience) on the adjacent highway network subject to condition requiring cycle parking as plan.

Conclusion

- 5.13 In light of the above assessment, the application is recommended for approval as your officers consider that it complies with the provisions of policies OS2, OS4 H2, E3, T4, EH3, EH9, EH10 and EH12 of the adopted Local Plan; WODC Design Guide 2016 and the relevant paragraphs of the NPPF 2019.

6 CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
2. That the development be carried out in accordance with the approved plans listed below.

REASON: For the avoidance of doubt as to what is permitted.

3. The development shall be constructed with the materials specified in the application.
REASON: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted.
4. The cycle parking areas shown on the approved plans shall be constructed before occupation of the development and thereafter retained and used for no other purpose.
REASON: In the interests of promoting sustainable transport.
5. That, prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved.
REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The West Oxfordshire Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Practice Guidance). If the surface water design is not agreed before works commence, it could result in abortive works being carried out on site or alterations to the approved site layout being required to ensure flooding does not occur.
6. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.
REASON: To prevent pollution of the environment in the interests of the amenity.
7. Notwithstanding details contained in the application, detailed specifications and drawings of all external windows and doors to include elevations of each complete assembly at a minimum 1:20 scale and sections of each component at a minimum 1:5 scale and including details of all materials, finishes and colours shall be submitted to and approved in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site. The development shall be carried out in accordance with the approved details.
REASON: To ensure the architectural detailing of the buildings reflects the established character of the area.
8. Notwithstanding any indication given on the plans hereby permitted, the rooflights; in the rear; facing elevation(s) of the barn and stables shall have a minimum internal cill height of 1.7 metres above finished floor level and shall thereafter be retained as such.
REASON: To safeguard privacy in the adjacent property.

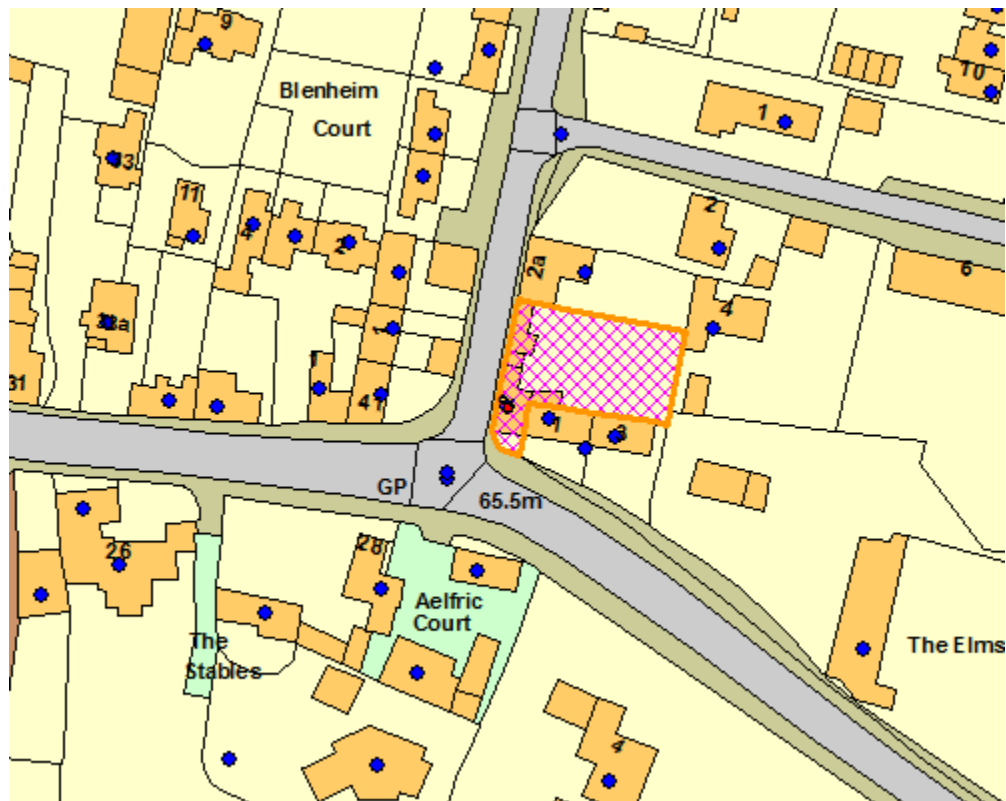
NOTES TO APPLICANTS:-

1. The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with;

- Flood and Water Management Act 2010 (Part 1 - Clause 27 (1))
- Code for sustainable homes - A step-change in sustainable home building practice
- Version 2.1 of Oxfordshire County Council's SuDS Design Guide (August 2013)
- The local flood risk management strategy published by Oxfordshire County Council 2015 - 2020 as per the Flood and Water Management Act 2010 (Part 1 - Clause 9 (1))
- CIRIA C753 SuDS Manual 2015

Application Number	19/03479/LBC
Site Address	Lords Farm 2 Queen Street Eynsham Witney Oxfordshire OX29 4HQ
Date	28th October 2020
Officer	Stuart McIver
Officer Recommendations	Approve
Parish	Eynsham Parish Council
Grid Reference	443462 E 209271 N
Committee Date	9th November 2020

Location Map



Application Details:

Internal and external alterations to convert the existing barn and stable into a two bedroom dwelling with single storey link extension and associated private amenity space.

Applicant Details:

Mrs Debbie Dance
Oxford Preservation Trust
10 Turn Again Lane

I CONSULTATIONS

I.1 Conservation Officer No objections subject to conditions.

I.2 Parish Council Eynsham Parish Council is dismayed and surprised with these applications from Oxford Preservation Trust. It would have been preferable for the Trust to discuss the applications with the Parish Council and residents alike.

Lord's Farm is an 18th Century Grade II Listed (1368271) farmstead which is valued by the community for its original and unpreserved condition. Unlike the remaining historic farms in Eynsham, Lord's Farm remains largely in an original condition. No doubt this uniqueness was appreciated by Miss Margaret Foote who restored the row of cottages and farmhouse. She bequeathed the farmstead to Oxford Preservation Trust in 1983 in the likely hope that they would similarly appreciate the uniqueness and anticipated the property would be preserved 'in safe hands.'

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- Creating a glazed extension between the barn and stable. (The Planning Design & Access Statements states that 'large elements of glazing are proposed...').
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- Installation of a new spiral staircase.
- Addition of a timber staircase for access to mezzanine level (proposed bedroom), partition walls to create bathroom, storage and utility room.
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As noted in the Heritage Impact Statement 'the barn is characterised by a simple geometry that helps to explain its function and the threshing system.' Conversely, the proposed alterations will not represent acceptable conservation or enhancement to the buildings.

The development proposals do not respect, conserve or enhance the

historic and architectural interest of character and appearance of the Conservation Area. It is felt that the proposals are not sympathetic to the barn and stable or the wider context of the neighbouring (listed) properties in Lord's Row, The Elms, The Shrubbery or Evenlode DIY/The Old Brewhouse. No excessive glazing or roof lights can be found at those properties.

Parking is currently unrestricted in Oxford Road and Queen Street. Most properties in Queen Street use the highway for parking and when taking into account its narrow width, the highway is often blocked with delivery vehicles, refuse collectors or irresponsibly parked cars. Oxford Road has similar problems and sight lines at the Queen Street junction are difficult if not occasionally hazardous. Buses often temporarily wait further east on Oxford Road when an oncoming bus needs to pass due to these problems. Given that Eynsham is to have 3200 new dwellings in the local plan period, this proposed new 2 bedroomed development will not contribute to policy CO1 'improving the quality of life of local communities.' It is felt that Eynsham will be doing more than its fair share in this respect.

It is recommended that a Phase 2 Habitat Survey is undertaken to understand the bat population using the barn before the applications are considered.

In view of the above summaries, Eynsham Parish Council consider the applications are considered contrary to the following planning policies:-

WOLP 2031 Policies:-

- EH2 - Landscape character.
- EH9 - Historic environment.
- EH10 - Conservation Areas.
- EH11 - Listed Buildings.
- EH12 - Traditional Buildings.

ENP policies:-

- ENP9 - Parking (a) and (b).
- ENP15 - Eynsham Village Square (a).

NPPF policies (16. Conserving and enhancing the historic environment - Considering potential impacts):-

- 194 (a)
- 195
- 196

2 REPRESENTATIONS

2.1 4 objection comments have been received. A summary of the comments is as follows:

- Issues regarding transfer of registered title and provision regarding means of access
- Overdevelopment of the site
- Proposal does not preserve or enhance the character of the Listed Building or the Conservation Area and as such is contrary to planning policy
- No provision for on-site parking
- Impact of the proposal on the immediate surrounding area
- Other uses of the barn should be explored, rather than conversion into a residence

2.2 It should also be noted that numerous third party comments registered to the associated planning application 19/03478/FUL also relate to this Listed Building Consent application.

3 APPLICANT'S CASE

3.1 A planning, design and access statement has been submitted. A full version of this is available on the Council's website. The statement has been summarised and concluded as follows:

3.2 It is considered that the proposed conversion of the existing redundant building makes efficient use of an existing vacant building, within the built-up limits of the settlement, thereby delivering housing in a sustainable location in accordance with both local and national planning policy guidance.

3.3 The proposed works to the existing barn and associated outbuilding has been carefully considered to ensure that the original character and appearance of the Grade II listed building will remain largely unchanged, and it will continue to make a positive contribution to the overall character and appearance of the surrounding Conservation Area.

3.4 A full Heritage Impact Assessment has been carried out and this concludes that there will be no detrimental harm to the heritage assets, namely the listed building itself and the surrounding conservation area. In fact, the proposed works will result in the restoration of an existing protected building, bringing it back into a viable use that will ensure its long-term protection.

3.5 Overall therefore, the development is considered to be acceptable when considered against both the local and national planning policy framework and would result in the delivery of additional housing in a highly sustainable location whilst also preserving and maintaining the overall character and appearance of a designated heritage asset.

4 PLANNING POLICIES

OS2NEW Locating development in the right places

OS4NEW High quality design

H2NEW Delivery of new homes

E3NEW Reuse of non residential buildings

EH3 Biodiversity and Geodiversity

EH9 Historic environment

EH11 Listed Buildings

EH12 Traditional Buildings

ENP1 Eynsham Neighbourhood Plan

ENP9 Eynsham Neighbourhood Plan

ENP15 Eynsham Neighbourhood Plan

T4NEW Parking provision

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 This application is to be heard before the Lowlands Planning Sub-Committee as the Parish Council have objected to the proposal.
- 5.2 The proposal seeks consent for conversion of existing two storey stone barn into a two bedroom dwelling with single storey link extension and associated private amenity space.
- 5.3 The application relates to Lords Farm, a farmstead located in Eynsham on the junction of Queen Street, Oxford Road and the High Street. The traditional barn is a simple three bay building, attached to the main farmhouse and is located within the Eynsham Conservation Area.
- 5.4 Relevant planning history:
- 15/03858/LBC - External alterations involving the removal of an external porch to the barn and replacement with timber boarding and door - Approved.
- 5.5 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

- Impact on Heritage Assets

Impact on Heritage Assets

- 5.6 Your officers are required to take account of section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that in considering whether to grant planning permission for any works the local planning authority shall have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest which it possesses.
- 5.7 With regard to the impact on the listed building, your officers consider the proposed development to be a fairly light conversion. The introduction of proposed low-lying, single storey rear glazed link extension, conservation rooflights, glazed double doors and skylight are considered low-key with the option of being reversed in the future.
- 5.8 The WODC Conservation Officer was consulted as part of the planning process and a section of their comments is as follows:

There is always a presumption in favour of retaining a building for the use it was intended for. However, on occasion, when it cannot be used for that intended function, another viable solution is sought; this is in order to preserve its future, and ensure that the building is sustained (repaired and maintained) via its new use - a building that is used / lived in, is less likely to deteriorate.

There will inevitably be an impact on historic fabric in relation to any conversion, however, in this case, the applicant has attempted to keep this to a minimum, and the alterations affect small areas of fabric, such as an opening to the link structure and to the mezzanines where stairs are to be inserted. The other alterations are fairly light touch, and reversible. The applicant has also provided for retention of important historic features.

Their full comments can be found on the Council's website.

- 5.9 Notwithstanding above, your officers had concerns with some elements of the proposal including details regarding use of underfloor heating and use of thermal, acoustic insulations, use of UPVC guttering and use of double glazing in the stable. However, the applicant has submitted additional details on 19th March and 5th June regarding these matters, which your officers consider satisfactory. As such, the proposed alterations are not considered to have a detrimental impact to the character or setting of the listed building, given the nature of what is proposed and its location. As such, the character or setting of the listed building is preserved.

Conclusion

- 5.10 In light of the above assessment, the application is recommended for approval as your officers consider that it complies with the provisions of policies OS2, OS4 H2, E3, T4, EH3, EH9, EH11 and EH12 of the adopted Local Plan; WODC Design Guide 2016 and the relevant paragraphs of the NPPF 2019.

6 CONDITIONS

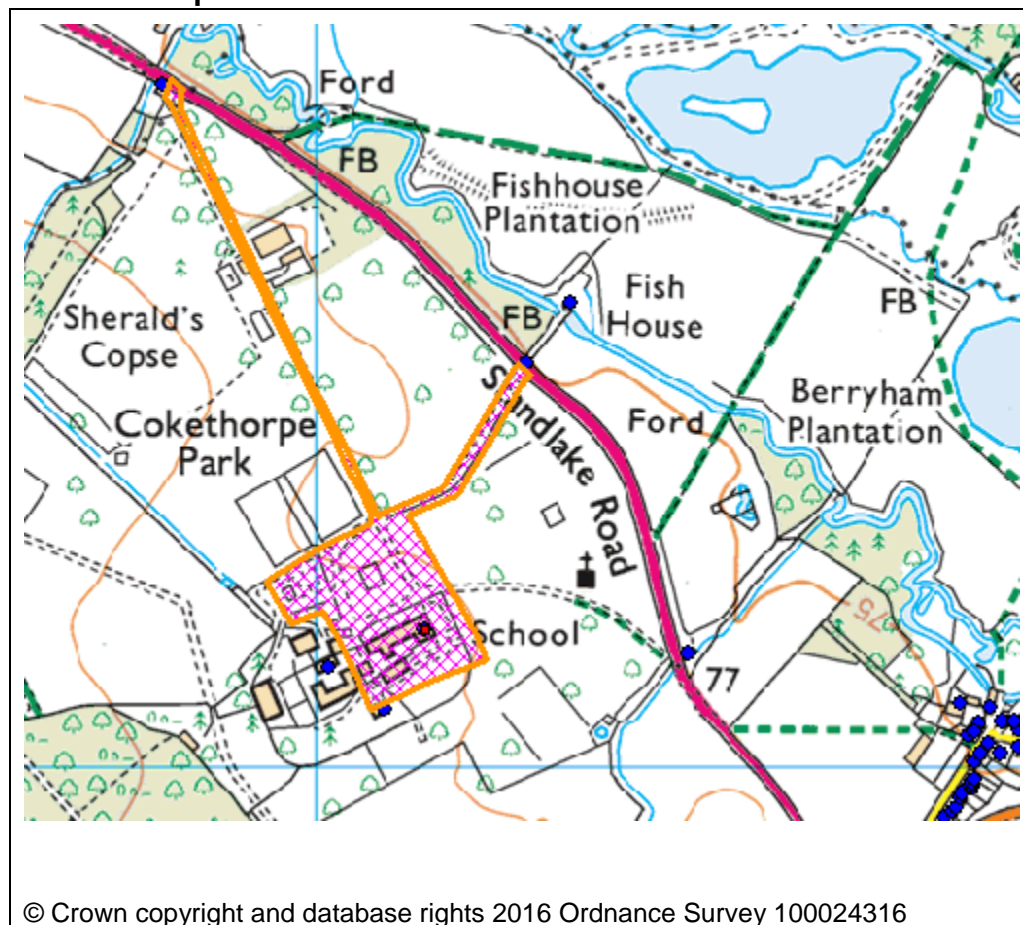
1. The works must be begun not later than the expiration of three years beginning with the date of this consent.
REASON: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. That the development be carried out in accordance with the approved plans listed below.
REASON: For the avoidance of doubt as to what is permitted.
3. The development shall be constructed with the materials specified in the application.
REASON: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted.
4. Notwithstanding details contained in the application, detailed specifications and drawings of all external windows and doors to include elevations of each complete assembly at a minimum 1:20 scale and sections of each component at a minimum 1:5 scale and including details of all materials, finishes and colours shall be submitted to and approved in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site. The development shall be carried out in accordance with the approved details.
REASON: To ensure the architectural detailing of the buildings reflects the established character of the area.
5. No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.
REASON: To preserve internal features of the Listed Building.

6. All new works and works of making good shall be carried out in materials, and detailed, to match the adjoining original fabric except where shown otherwise on the approved drawings.

REASON: To preserve the architectural integrity of the Listed Building.

Application Number	20/01893/FUL
Site Address	Cokethorpe School Cokethorpe Park Ducklington Witney Oxfordshire, OX29 7PU
Date	28th October 2020
Officer	Miranda Clark
Officer Recommendations	Approve
Parish	Hardwick And Yelford Parish Council
Grid Reference	437144 E 206183 N
Committee Date	9th November 2020

Location Map



Application Details:

Demolition of the existing changing room building and construction of a new science building (part two storey, part three storey). Erection of single storey changing room building together with associated hard and soft landscaping works.

Applicant Details:

Mrs Harriet Stapleton, Cokethorpe School, Cokethorpe Park, Ducklington, Oxon, OX29 7PU

I CONSULTATIONS

I.1 Parish Council Hardwick-with-Yelford Parish Meeting-These two proposals are for alterations to school buildings in Cokethorpe School. They will not be visible from the road or to the general public. There are no grounds on which any member of this Parish could object to the proposals.

I.2 Biodiversity Officer Precautionary working has been detailed for great crested newts, bats, nesting birds as well as badgers and other mammals (e.g. hedgehogs). These are considered mostly satisfactory. Although the ecology report states that there is no suitable reptile habitat on site, I still consider that the scrub on site (some of which is to be removed) could offer potential opportunities. Precautionary working should therefore be outlined for reptiles. Precautionary measures for great crested newts and reptiles should also include the storage of any building and demolition materials above the ground on pallets or in skips to prevent these species from using them as shelter. The PWMS should also now be combined into a more comprehensive statement for all relevant species.

The final statement should be prepared and submitted to the LPA.

The approved statement can then be implemented as a condition of planning consent.

Biodiversity Net Gain

The proposal includes the removal of 9 no. trees on site, a section of species-rich hedgerow and an area of scrub. Proposed enhancements include tree planting and the supplementary planting of hedgerows. As the proposal includes the loss of several habitat features, I recommend that further enhancements are included within the scheme so that a net gain in biodiversity is achieved. For example, I highly advise that management within parts of the amenity grassland is reduced and potentially sown with a wildflower or tussocky grassland seed mix. This will enhance the ecological value of the site. A wildlife pond could also be created on site and this will provide habitat for amphibians (including great crested newts, supporting the existing population on site), reptiles and invertebrates. Ideally, the pond should be planted with native marginal species, have gradual sloping sides and should not be stocked with fish.

A biodiversity net gain metric would not be required in this case, however, the proposal should still ensure that there is a net gain and so the enhancement measures recommended above should be incorporated into the scheme. Confirmation of this is required before a positive determination of the application.

I.3 Newt Officer No Comment Received.

- 1.4 Thames Water No objection - informatives to be added.
- 1.5 WODC Landscape And Forestry Officer No Comment Received.
- 1.6 Adjacent Parish Council No Comment Received.
- 1.7 Adjacent Parish Council No Comment Received.
- 1.8 WODC Drainage Engineers No Comment Received.

2 REPRESENTATIONS

- 2.1 No comments received at the time of writing.

3 APPLICANT'S CASE

- 3.1 Various statements have been submitted with the application which can be viewed in full on line. The Planning Statement conclusions have been summarised as;
- 3.2 Having regard in particular for the requirements of paragraph 126 of the NPPF, the new science and changing buildings will:
 - Sustain and enhance the Cokethorpe site and parkland setting
 - Bring about wider social, cultural, economic and environmental benefits
 - Make a positive contribution to local character and distinctiveness; and
 - Draw on the contribution made by the historic environment to the character of a place.
- 3.3 Furthermore, the detailed design of the proposals have been thoroughly developed through a rigorous consultation process both internally and externally. This has included balancing a high quality and appropriate design within the sensitive historic The proposals have been developed alongside technical assessments of the site, including heritage and conservation, flood risk and drainage, ecology, and arboriculture which have informed and support the design. A range of sustainability measures using be lean, be clean and be green principles have been incorporated into the design.
- 3.4 Overall, the proposals represent a highly sustainable development, aligning with the principles of economic, social and environmental sustainability in accordance with the golden thread of the NPPF, and local planning policies. There is therefore a planning presumption that the School's application should be approved.

4 PLANNING POLICIES

OS1NEW Presumption in favour of sustainable development
 OS2NEW Locating development in the right places

OS4NEW High quality design
E5NEW Local services and community facilities
EH11 Listed Buildings
EH13 Historic landscape character
EH3 Biodiversity and Geodiversity
EH9 Historic environment
T4NEW Parking provision

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application site is located on the southern edge of Witney between Hardwick and Ducklington. The School site is bordered by Standlake Road (A415) to the east/north east and farmland to the south and west. The proposed development sites are situated to the south side of the school grounds, beside the main group of buildings. There are various Listed buildings within the school grounds and protected trees.
- 5.2 The application is seeking planning consent for a new science building, a changing rooms building, and changes to the parking on site as well as changes to landscaping, parking and traffic flows on site.
- 5.3 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

- 5.4 The proposed development will create a new Science Building, to form an improved working environment for staff and a new science hub for the School community. The existing science labs will be used by the Junior School rather than the Mansion. The Mansion will then be used by senior pupils and the arts. The proposed changing rooms are to replace an existing building, to be located nearer the main sports facilities. Alterations to the existing car park to create additional parking, and additional crossings are also proposed.
- 5.5 Your officers consider that Policy E5 of the adopted West Oxfordshire Local Plan is of most relevance regarding the principle of development regarding local services and community facilities. This Policy states that the Council will support the development and retention of local services and community facilities to meet local needs and to promote social well being, interests, interaction and healthy inclusive communities.

Siting, Design and Form

- 5.6 The proposed siting of the science building has taken into consideration the existing large trees and also the proximity of the Listed Mansion. The proposed science building is to be of a timber framed two storey and three storey block. A flat roof is proposed for additional learning purposes and will be concealed behind a brick parapet.
- 5.7 Access to the roof space of the new building is provided from the main stair core, where the lift also provides accessible access. At the corner of the stair core is a large glass lantern providing

views of the surrounding buildings and parkland. The roof space has planters for growing plants and facilitates a hands on teaching environment. A frameless glass balustrade 1.3m high is proposed to ensure maximum safety when on the roof. In addition half of the roof will provide space for photovoltaic cells to maximise the opportunity for solar energy.

- 5.8 The building is proposed to be brick where it is used elsewhere in the existing garden wall. The composite windows and doors will be grey in colour and have corner feature windows located at key junctions, with the north elevation featuring a large glass lantern providing views over the parkland.
- 5.9 Your officers consider that the principle of the proposed design is acceptable. However at the time of writing, your officers have some concerns regarding the height of parts of the building and the proximity of it to the Mansion. Your officers are in discussions with the applicants. Any revisions that are received are anticipated to be received prior to the meeting, where your officers will verbally update Members.
- 5.10 The siting for the new changing pavilion is to the north of the middle quad on the left corner of the existing cricket pitch. Set forward from the road and clear of existing trees, the location provides changing facilities within close proximity to the sports facilities. It is also in a location with ready access to existing vehicular and pedestrian routes as the building will also be used by visiting teams.
- 5.11 The building will be of timber cladding with a green roof, and one end of the building will be recessed into the ground 500mm to minimise the impact on the setting. Your officers consider that this proposed building is acceptable in terms of design, scale and siting.

Landscape and Ecology

- 5.12 In total there are eleven trees and five tree groups requiring removal across the site. Three additional trees have been recommended for removal by the arboriculturalist as although not required to facilitate the development removal would benefit better quality surrounding trees.
- 5.13 Sixteen new trees will be planted across the site as well as new areas of planting, to mitigate the loss of the existing trees / tree groups required to facilitate the development and to create a long-term contribution to the green infrastructure at Cokethorpe.
- 5.14 Your ecology officer had requested amendments including that precautionary working for reptiles was included and that further enhancements should be included within the scheme so that a net gain in biodiversity is achieved.
- 5.15 Whilst additional enhancements have been made within the landscaping scheme such as the supplementary planting of hedgerows, provision of dead wood features, and an area of wildflower planting, your ecology officer is still seeking further information regarding the wildflower meadow and who will be responsible for managing the wildflower meadow, to ensure that the area will be managed in the long-term. This information is anticipated to be received prior to the meeting, and conditions and an informative suggested by your officers will be verbally reported.

Setting of Listed Building

- 5.16 The proposed building Science building is adjacent to existing Listed Buildings, including the Grade II star Mansion, and the Bell Tower. The development has been designed to be of a scale sympathetic to the character of these adjacent buildings. The height is less than the Mansion, and the design is considered to be in keeping with the proportions of the brick bays and windows on the science building relating to the Georgian proportions of the Mansion.
- 5.17 As the proposed Science building is within close proximity to a number of listed buildings, in accordance with Section 66 (l) of the Planning (Listed Buildings and Conservation Areas) Act as amended, the local planning authority shall have special regard to the desirability of preserving the buildings setting or any features of special architectural or historic interest which it possesses. Given the location of the new science building, being set away from the main Grade II star Listed Mansion and other important Grade II Listed buildings, and that the proposed design incorporating some existing details from the Mansion your officers are of the opinion that the setting of the listed buildings will be preserved. However at the time of writing, your officers are still assessing the overall impact to the setting of the listed buildings in terms of the scale of the proposed Science building.
- 5.18 As the proposed changing room building is set further away, your officers consider that the setting of the Listed Buildings will not be adversely affected.

Highways

- 5.19 The proposed changes to the car parking on site include thirty additional parking spaces created in the existing car park, two new drop off points connected to safe pedestrian routes, a one way system entrance into and exit from the car park to reduce congestion, new crossing point to provide access to changing building, and a new passing lay by along the main entrance. As these works are located within the application site your officers do not consider that there will be adverse impacts to highway safety issues.

Residential Amenities

- 5.20 Given that there are no separate residential properties in close proximity of the proposed buildings, your officers are of the opinion that the development will not adversely affect residential amenity.

Conclusion

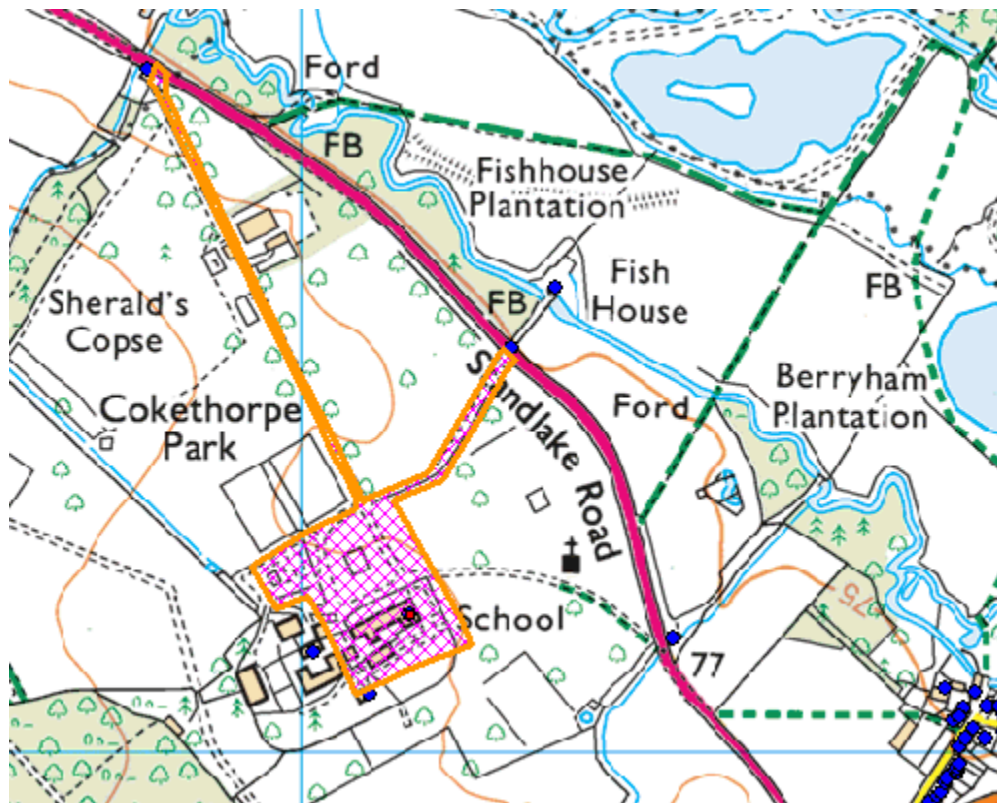
- 5.21 Your officers are of the opinion that whilst the proposed science building is of a large scale and set close to existing important heritage assets, and trees, that the siting of the building has been fully assessed and appraised. The proposed design is also considered supportable by your officers. In terms of the concerns of your officers regarding the proposed scale of some parts of the building, it is anticipated that a full verbal update will be given to Members at the meeting. The verbal update will also include recommendations of suggested conditions relating to the use of materials, tree protection measures, and ecology requirements.

6 CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
2. That the development be carried out in accordance with the approved plans listed below.
REASON: For the avoidance of doubt as to what is permitted.
3. Before above ground building work commences, a schedule of materials (including samples) to be used in the elevations of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.
REASON: To safeguard the character and appearance of the area.

Application Number	20/01894/LBC
Site Address	Cokethorpe School Cokethorpe Park Ducklington Witney Oxfordshire OX29 7PU
Date	28th October 2020
Officer	Miranda Clark
Officer Recommendations	Approve
Parish	Hardwick And Yelford Parish Council
Grid Reference	437144 E 206183 N
Committee Date	9th November 2020

Location Map



Application Details:

Alterations to include demolition of the existing changing room building and construction of a new science building (part two storey, part three storey) to include works to existing garden walling and new arched opening to provide access onto the field together with associated landscaping works.

Applicant Details:

Mrs Harriet Stapleton
Cokethorpe School
Cokethorpe Park

I CONSULTATIONS

- 1.1 Conservation Officer Firstly, I think that the general strategy and the proposed location are supportable. It would probably have been preferable for this to be set at the rear, near the large sports building, but I can see that there is some operational justification for the current site. And as we noted, a new building on the proposed site would tend to be read against the complex overall - unlike the new building that we approved on the north-west side, which is set somewhat away from the complex, and which tends to dominate the views from the main road.
- However, whilst I think that the predominantly two-storey approach is the correct one, this seems to have worked out more blocky and voluminous than I was expecting.
- Does the two storey main part have to be quite so tall - and does it need the raised section at the east end?
Can the prominent three-storey part at the west end be omitted, preferably, or at least mitigated and lowered, perhaps with a pitched form to break the blockiness?
Do they really need the roof terrace and all the associated clutter?
- 1.2 Parish Council Hardwick-with-Yelford Parish Meeting - These two proposals are for alterations to school buildings in Cokethorpe School. They will not be visible from the road or to the general public. There are no grounds on which any member of this Parish could object to the proposals.
- 1.3 Historic England No Comment Received.

2 REPRESENTATIONS

- 2.1 No comments received at the time of writing

3 APPLICANT'S CASE

- 3.1 Various statements have been submitted with the application which can be viewed in full on line. The Planning Statement conclusions have been summarised as;

Having regard in particular for the requirements of paragraph 126 of the NPPF, the new science and changing buildings will:

- Sustain and enhance the cokethorpe site and parkland setting
- Bring about wider social, cultural, economic and environmental benefits
- Make a positive contribution to local character and distinctiveness; and
- Draw on the contribution made by the historic environment to the character of a place
- Furthermore, the detailed design of the proposals have been thoroughly developed through a rigorous consultation process both internally and externally. This has included balancing a high quality and appropriate design within the sensitive historic landscape

- The proposals have been developed alongside technical assessments of the site, including heritage and conservation, flood risk and drainage, ecology, and arboriculture which have informed and support the design. A range of sustainability measures using be lean, be clean and be green principles have been incorporated into the design.

3.2 Overall, the proposals represent a highly sustainable development, aligning with the principles of economic, social and environmental sustainability in accordance with the golden thread of the NPPF, and local planning policies. There is therefore a planning presumption that the School's application should be approved.

4 PLANNING POLICIES

OS4NEW High quality design

EH11 Listed Buildings

EH13 Historic landscape character

EH2 Landscape character

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

5.1 The application site is located on the southern edge of Witney between Hardwick and Ducklington. The School site is bordered by Standlake Road (A415) to the east / north east and farmland to the south and west. The proposed development sites are situated to the south side of the school grounds, beside the main group of buildings.

5.2 There are various Listed buildings within the school grounds including a Grade II star Listed Building.

5.3 The proposed development will create a new Science Building, to form an improved working environment for staff and a new science hub for the School community. The existing science labs will be used by the Junior School rather than the Mansion. The Mansion will then be used by senior pupils and the arts. The proposed changing rooms are to replace an existing building, to be located nearer the main sports facilities. Alterations to the existing car park to create additional parking, and additional crossings are also proposed.

5.4 This application is seeking Listed Building consent for the alterations to the assumed listed garden wall to provide access into the proposed science building and create a new arched opening to provide access onto the field.

5.5 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key consideration of this application is the impact to the Listed Buildings.

Principle

5.6 Your officers consider that the principle of forming new openings into the existing garden wall is acceptable. The garden wall encloses the site and has already several openings and breaks which provide key connections into different parts of the site.

Siting and Design

- 5.7 The proposed siting of the science building has taken into consideration the existing large trees and also the proximity of the Listed Mansion. The proposed science building is to be of a timber framed two storey and three storey block. A flat roof is proposed for additional learning purposes and will be concealed behind a brick parapet.
- 5.8 Access to the roof space of the new building is provided from the main stair core, where the lift also provides accessible access. At the corner of the stair core is a large glass lantern providing views of the surrounding buildings and parkland. The roof space has planters for growing plants and facilitates a hands on teaching environment. A frameless glass balustrade 1.3m high is proposed to ensure maximum safety when on the roof. In addition half of the roof will provide space for photovoltaic cells to maximise the opportunity for solar energy.
- 5.9 The building is proposed to be brick where it is used elsewhere in the existing garden wall. The composite windows and doors will be grey in colour and have corner feature windows located at key junctions, with the north elevation featuring a large glass lantern providing views over the parkland.
- 5.10 Your officers consider that the principle of the proposed design is acceptable. However at the time of writing, your officers have concerns regarding the height of parts of the building and the proximity of it to the Mansion. Your officers are in discussions with the applicants. Any revisions that are received are anticipated to be received prior to the meeting, where your officers will verbally update Members.
- 5.11 With regards to the proposed new openings within the Listed garden wall, officers have no objection due to their modest scale and design. As such your officers do not consider that the historic fabric of the existing garden wall will be adversely affected.

Heritage Assets

- 5.12 Two proposed door ways are to be provided within the existing wall which your officers consider are acceptable in scale and appearance.
- 5.13 As the site is within the curtilage of a listed building, your officers are required to take account of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Given that the proposed openings are of a modest scale and discreet in form, your officers consider that the character and appearance of the Listed wall will not be adversely affected.

Conclusion

- 5.14 Your officers consider that the proposed changes to the Listed garden wall will not harm the existing visual character and appearance and as such is compliant with the relevant policies of the adopted West Oxfordshire Local Plan stated above, and the relevant paragraphs of the NPPF. However further discussions are taking place between your officers and the applicants

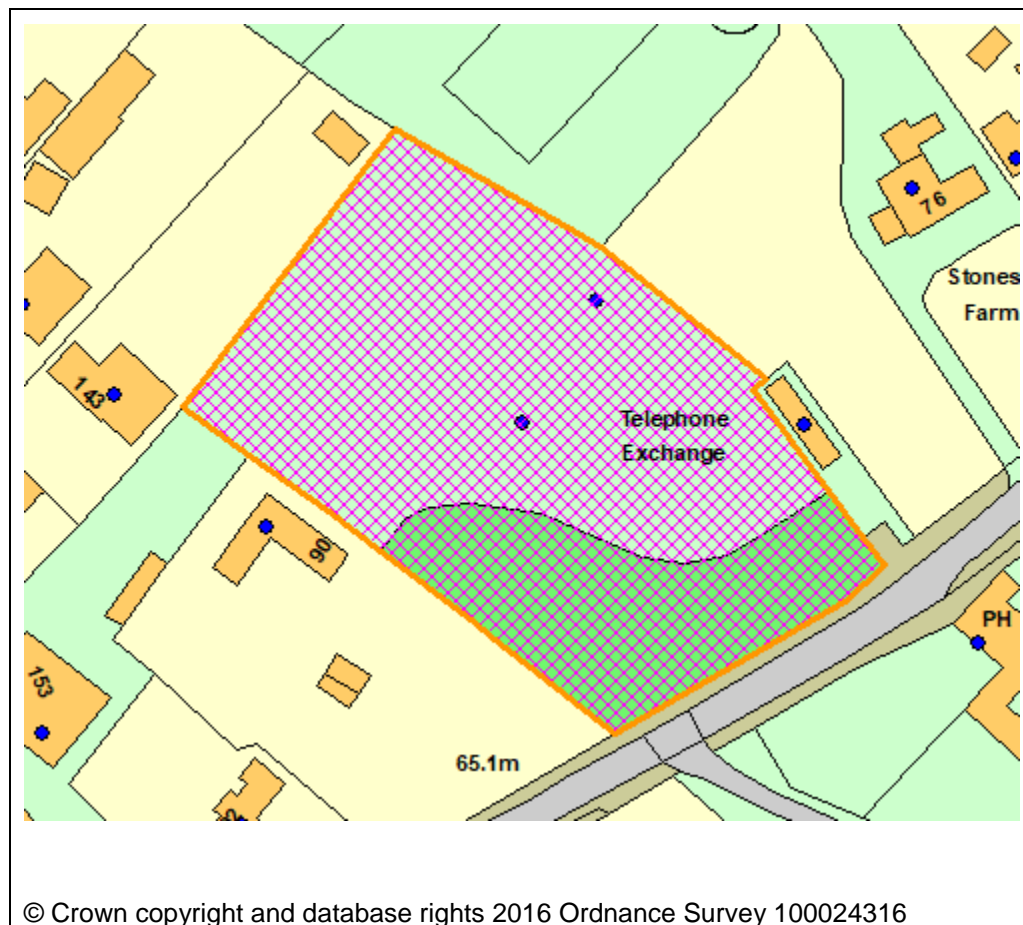
regarding the proposed scale of the Science Building and how it relates to the setting of the surrounding Listed Buildings. A verbal update will be given to Members at the meeting.

6 CONDITIONS

1. The works must be begun not later than the expiration of three years beginning with the date of this consent.
REASON: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. That the development be carried out in accordance with the approved plans listed below.
REASON: For the avoidance of doubt as to what is permitted.
3. Before above ground building work commences, a schedule of materials (including samples) to be used in the elevations of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.
REASON: To safeguard the character and appearance of the area.
4. No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.
REASON: To preserve internal features of the Listed Building.
5. All new works and works of making good shall be carried out in materials, and detailed, to match the adjoining original fabric except where shown otherwise on the approved drawings.
REASON: To preserve the architectural integrity of the Listed Building.

Application Number	20/02153/S73
Site Address	Land East Of 90 High Street Standlake Oxfordshire
Date	28th October 2020
Officer	Miranda Clark
Officer Recommendations	Refuse
Parish	Standlake Parish Council
Grid Reference	439362 E 202873 N
Committee Date	9th November 2020

Location Map



Application Details:

Variation of condition 2 to allow changes to design of Plot 1 comprising attached garage and alterations to internal layout, and removal of condition 4 which revokes permitted development rights, both relating to planning permission 20/01120/FUL.

Applicant Details:

Mrs Georgina Crumlish, C/O Agent

I CONSULTATIONS

- 1.1 Parish Council No objection.

2 REPRESENTATIONS

- 2.1 No comments received at the time of writing.

3 APPLICANT'S CASE

- 3.1 A Planning Statement has been submitted with the application and is concluded as follows:

The application is supported by updated plans which, as detailed, proposed the reversion of the design (on Plot 1) to that as previously submitted under application reference: 20/01220/FUL, namely the provision of an attached garage, rather than the approved set back garage structure.

During the course of the determination of application 20/01220/FUL correspondence from the planning officer indicated the need to amend the submitted plans on the basis that:

"There are still concerns regarding the proposed massing and bulk of the houses, which needs to be reduced to increase the open aspect and provide more space within the site. To achieve this, the garages could be detached and sited further back on the plots".

The accompanying committee report (prepared at the time the correspondence was received) provides the LPA's justification for this request, stating that "both dwellings are considered to be sizeable in terms of massing and how they are sited across the whole width of the site".

Whilst there is not much in the way of qualification of this view, it is considered that the officer's concerns relate to the impact on the general openness of the site and sense of space between dwellings.

The site is not within a Conservation Area. It is not within the AONB nor the Green Belt. In regard to the openness of the site and perception of space or views through, the application site is largely screened and, as demonstrated by the streetscene perspectives, would remain as such post construction of the dwellings. The retention of boundary screening will be saved in perpetuity by planning conditions. The justification therefore for stepping the garages back is unclear and, it is assumed, based on officers' subjective opinions.

To the contrary of what is perceived to be harmful, the proposed amendment to plot 1 to attach the garage to the dwellinghouse would reduce the spread of building and visually and physically contain the garage as part of one property. The provision of an attached garage to plot 1 would not alter the spirit of the existing consent, nor would it create an undue width of build across the plot.

It should also carry weight that this request is being made by the purchaser of the plot, rather than a developer or builder. They are clear that this arrangement is what works best for their occupancy and general way of living and, after all, planning is about designing space and buildings that function well for their intended future use.

In granting permission 20/01120/FUL, officers attached a planning condition applying a blanket revocation of householder permitted development rights. This is considered to be unreasonable and contrary to the application of conditions.

Paragraph 017 of the Planning Practice Guidance states the following:

- Is it appropriate to use conditions to restrict the future use of permitted development rights or changes of use?
- Conditions restricting the future use of permitted development rights or changes of use may not pass the test of reasonableness or necessity. The scope of such conditions needs to be precisely defined, by reference to the relevant provisions in the Town and Country Planning (General Permitted Development) (England) Order 2015, so that it is clear exactly which rights have been limited or withdrawn. Area-wide or blanket removal of freedoms to carry out small scale domestic and non-domestic alterations that would otherwise not require an application for planning permission are unlikely to meet the tests of reasonableness and necessity.

This issue has been explored between applicants and the Council on a number of occasions and, most pertinently, at a location very close to the application site: No. 131 Abingdon Road, Standlake. At appeal, the Inspector reinstated permitted development rights which had been removed in a similar manner to this.

4 PLANNING POLICIES

OS2NEW Locating development in the right places

OS4NEW High quality design

OS1NEW Presumption in favour of sustainable development

T4NEW Parking provision

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application site is located within Standlake. The site is not within a Conservation Area, but is adjacent to Listed Buildings, the nearest at 90 High Street. The current use of the application site is paddock land and forms an open area of land between the Listed dwelling and the start of the more mature dwellings to the east of the application site. Opposite the site are more modern dwellings, set back from High Street, and a Listed public house, The Black Horse and its associated car park.

Planning History

5.2. 20/00214/FUL - Erection of three detached dwellings and associated operations. Refused;

- i) By reason of the proposed scale, positioning, layout, design and siting, the proposed development would not form a logical complement to the existing pattern of development and would result in an adverse urbanising impact to the loosely developed character of this part of High Street which contributes to the general layout of the streetscene. The proposed layout will result in a cramped form of development. The proposed development is therefore considered to be contrary to Policies OS2, OS4

and EH4 of the adopted West Oxfordshire Local Plan, the West Oxfordshire Design Guide, the National Design Guide and relevant paragraphs of the NPPF.

- ii) The proposal fails to provide a good balanced mix of property types and sizes needed to provide an appropriate balance of dwelling types and for the development to be of a character that is appropriate for its location, in the interests of creating sustainable communities. The proposal is therefore contrary to Policy H4 of the adopted West Oxfordshire Local Plan and relevant paragraphs of the NPPF.

5.3 The above planning application is being considered at the appeal stage.

5.4 20/01120/FUL Erection of two detached dwellings and associated operations. Approved.

Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

5.5 The principle of two dwellings in this location has been accepted under the previous application. This application is seeking planning permission for the removal of condition 4 which removed permitted development rights for extensions, outbuildings, dormer windows and so forth, which was included as part of the approved application. The application is also seeking consent for the approved detached garage to be reinstated as part of the whole dwelling at Plot 1.

Siting, Design and Form

5.6 As part of the planning assessment of the approved planning application, your officers sought revised plans. Your officers noted that the scheme had been reduced from three dwellings to two, however the overall scale was considered sizeable in terms of massing and how they were to be sited using the whole width of the site. As such revised plans were received which showed the proposed garages to be detached and set further back into the application site. Your officers considered that these changes increased the open aspect and provide more space within the site.

5.7 Given that the application is seeking to reinstate the attached garage for plot 1, your officers consider that the open aspect will be reduced, and the proposed dwelling due to its increased massing, will adversely affect the overall spacious character of the development as a whole.

5.8 Condition 4 of the previous approval stated;
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development permitted under Schedule 2, Part 1, Classes A, B, C, D, E, G and H shall be carried out other than that expressly authorised by this permission.
REASON: Control is needed to retain the visual open character of the site, and to protect the residential amenities of the proposed occupiers.

5.9 With regards to the removal of the permitted development condition, your officers have noted the supporting comments from the applicant's agent. However the reason for the condition was not to prevent future development, but for control over additional extensions, garages and

other such development to retain the open character of the application site. Whilst your officers know that the site is not within any special designated areas, all new development should, as far as is reasonably possible protect or enhance the local landscape and the setting of the settlement. This is part of the criteria of Policy OS2 of the adopted West Oxfordshire Local Plan. As such officers do not consider that this is an unreasonable condition and that it meets the six tests set out in paragraph 55 of the NPPF. The removal of permitted development rights does not preclude further development but it enables the Local Planning Authority to assess the appropriateness of any future changes or additions.

Highways

- 5.10 The proposed change to the design, relocation of the garage and the removal of condition 4 does not adversely affect highway safety issues or parking to serve the proposed development.

Residential Amenities

- 5.11 Condition 4 was also included to ensure that the residential amenities of both dwellings were not adversely affected in the future by developments not requiring planning permission.

Conclusion

- 5.12 Your officers have noted the example of a similar application in 2014 was refused and an appeal dismissed for the removal of a permitted development condition, however all sites have to be assessed on their own planning merits.

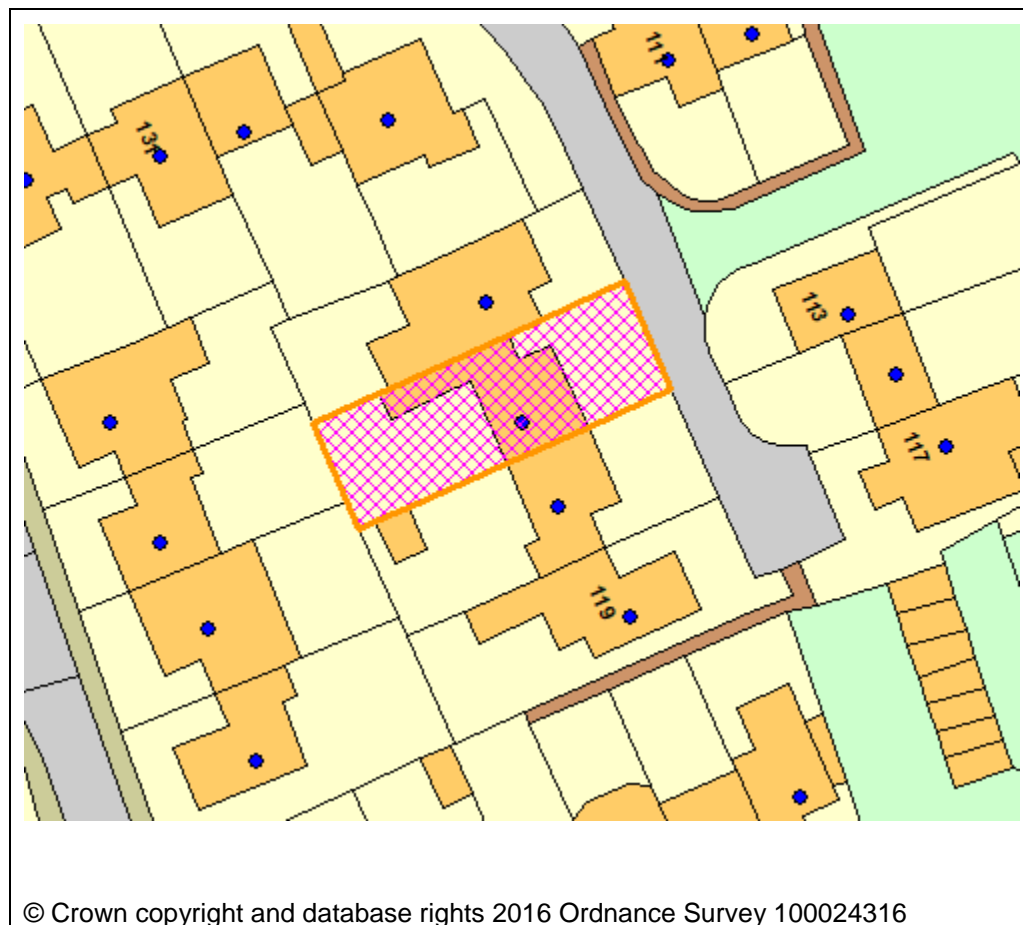
In this situation, your officers negotiated revised plans to ensure that the scale of the proposed dwellings respected the open character of the former paddock land. The removal of permitted development rights for the proposed development was considered appropriate given the revised plans and the spacious character still needs to be retained as well as protecting future occupiers residential amenities.

6 REASONS FOR REFUSAL

1. The proposed variation of condition 2, by reason of the siting of the proposed garage would result in a cramped form of development which the overall massing would lead to an adverse urbanising impact to the loosely developed character of this part of High Street which contributes to the general layout of the streetscene. Therefore, the development would be contrary to Policies OS2, and OS4 of the adopted West Oxfordshire Local Plan 2031, the West Oxfordshire Design Guide 2016, the National Design Guide 2019, and the relevant provisions of the National Planning Policy Framework 2019.
2. Condition 4 (relating to permitted development rights) is considered necessary in order to retain control over further development on the site given the massing and scale of the approved development, to ensure that the character and appearance of the streetscene and the landscape is enhanced by any future development in accordance with Policies OS2 and OS4 of the adopted West Oxfordshire Local Plan 2031, and the relevant provisions of the National Planning Policy Framework 2019.

Application Number	20/02273/HHD
Site Address	123 Queens Road Carterton Oxfordshire OX18 3XH
Date	28th October 2020
Officer	Sarah Hegerty
Officer Recommendations	Approve
Parish	Carterton Town Council
Grid Reference	428444 E 206296 N
Committee Date	9th November 2020

Location Map



Application Details:

Erection of single storey rear extension along with extension to front of garage

Applicant Details:

Mr Daniel Vaughan
81 Queens Road
Carterton
OX18 3YF

I CONSULTATIONS

- 1.1 Town Council No Comment Received.
- 1.2 OCC Highways Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they do not object to the granting of planning permission.

2 REPRESENTATIONS

- 2.1 No representations received.

3 APPLICANT'S CASE

- 3.1 No Additional information submitted

4 PLANNING POLICIES

OS2NEW Locating development in the right places

OS4NEW High quality design

H6NEW Existing housing

DESGUI West Oxfordshire Design Guide

NPPF 2019

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application seeks permission for erection of single storey rear extension along with extension to front of garage.
- 5.2 The property is located within a residential area of Carterton and is not within any area of special designated control. The property is semi-detached property constructed of red brick under a tile roof. The property is linked to the neighbouring property to the north by their respective garages, each with a different roof pitch and overall garage length.
- 5.3 The application is before members today because the applicant is related to Councillor Nick Levertton.
- 5.4 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:
- Principle
 - Design, Siting and Form
 - Residential Amenity

Principle

- 5.5 As noted above the site is located within a residential area of Carterton which identified within settlement Hierarchy in the supporting text of OS2 as a Main Service Centre. Therefore

officers consider that it is compliant with policy OS2 and additionally H6 (existing housing) of the Local Plan 2031 and development of the property is acceptable.

Siting, Design and Form

- 5.6 In terms of design, due to the stepped buildline of the property, garage and the neighbouring property, officers consider that the front flat roof extension of the garage will read the same within the streetscene and will not be highly visible given that the extension will still be stepped back from the main build line of the dwelling and the neighbouring property.
- 5.7 Similarly considering the rear, the flat roof and lean to style rear elements are consistent in form and character to the host dwelling and given that they are not visible within the streetscene officers consider they are acceptable. For both front and rear elements the materials proposed are consistent and matching to the host dwelling.
- 5.8 It is therefore considered that the siting design and form comply with policies OS2 and OS4 of the adopted local plan.

Residential Amenities

- 5.9 In terms of impact on neighbouring amenity, the proposed extensions would be set away from neighbouring properties and single storey , therefore it is not considered that there would be any significant impact by way of overlooking, overshadowing or overbearing as a result of the proposal.
- 5.10 No neighbour or Town Council objections have been received.

Conclusion

- 5.11 In light of this assessment, taking in consideration the design, neighbouring amenity and layout, this proposal is acceptable in accordance with policies OS2, OS4 and H6 of the adopted Local Plan 2031, relevant sections from the NPPF and West Oxfordshire Design Guide 2016.

6 CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
2. That the development be carried out in accordance with the approved plans listed below.
REASON: For the avoidance of doubt as to what is permitted.
3. The development shall be constructed with the materials specified in the application.

REASON: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted.