

Report of Additional Representations

Application Number	21/02099/FUL
Site Address	Land South Of Ferndale Back Lane Aston Bampton Oxfordshire
Date	10 th September 2021
Officer	Esther Hill
Officer Recommendations	Refuse
Parish	Aston, Cote, Shifford And Chimney Parish Council
Grid Reference	433877 E 203193 N
Committee Date	13th September 2021

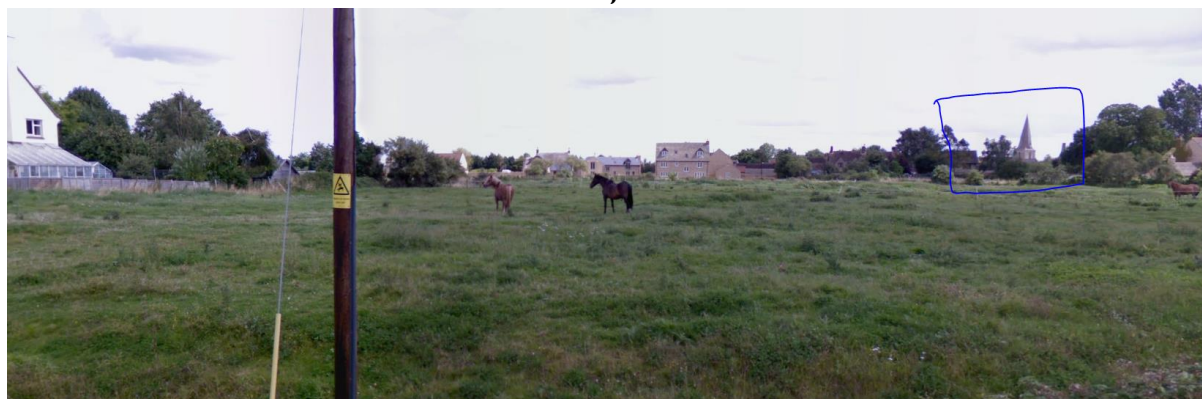
Application Details:

Erection of a detached dwelling and carport/garage and workshop with home office above and associated works

Additional Representations:

The following objection comment has been received from the WODC Conservation and Design Officer:

Land South of Ferndale, Aston – 21/02099/FUL



Street view – showing the spire of the Grade II Church of St James in the background



Maps from OldMapsOnline - William Stanley 1821



OS Map 1875 and aerial view (2018) – showing the open character of this landscape since at least the 19th century

The proposal is for the erection of a detached dwelling and carport/garage and workshop with home office above.

In their Design & Access Statement the applicant has stated that the village has a somewhat “dispersed pattern of development”. However, our design guidance Section 5: Settlement type – describes Aston as a nucleated and linear settlement not dispersed; with regard to Back Lane, the existing morphology is largely linear. The proposed application site is an open undeveloped field / green space that has remained undeveloped since at least 1821 (see OS maps above). The open space is considered to make an important contribution to the rural character, setting, views and overall appearance of Aston Conservation Area.

The applicant states that the proposed application will ‘round-off’ the settlement edge, however, it does not form a logical complement to the existing settlement pattern, and does not maintain the integrity and character of the conservation area. The proposed dwelling is not considered to represent a logical addition to the settlement, and is considered to be contrary to our LP policies EH9, EH10 and EH13:

With regard to Policy EH9 and EH10:

- The scale and proportions of the proposed dwelling sited in this undeveloped land will have an extremely prominent and dominant impact at this location, further eroding the open space and rural character of the settlement. The form, scale, massing, density, height, layout, use, alignment and external appearance of the development is not considered to conserve or enhance the special historic or architectural interest, character and appearance of the Conservation Area.
- The views and setting of all of the heritage assets have not been sufficiently considered in the application for example the setting and views in to and out from the grade II Church of St James. Notwithstanding, due to the scale and proportions of the proposed dwelling as well

as its siting, I consider the development does not conserve or enhance the heritage assets, including their setting and views.

- The proposals are not sympathetic to the original curtilage and pattern of development and to this important green space, and the overall historic street pattern and therefore does not make a positive contribution to the character in the Conservation Area.

And, with regard to Policy EH9 and EH13:

- It does not conserve or enhance the historic landscape character. It does not pay particular attention to the age, distinctiveness, rarity, sensitivity and capacity of the particular historic landscape characteristics affected, nor, the degree to which the form and layout of the development will respect and build on the pre-existing historic character, and the degree to which the form, scale, massing, density, height, layout, landscaping, use, alignment and external appearance of the development conserves or enhances the special historic character of its surroundings.

The loss of / erosion of the open character of this undeveloped land on the interior of the village through the development of the new house and associated works (including hardstanding) would have an adverse urbanising impact on the rural character and appearance of all the heritage assets including setting and views.

Therefore, in conclusion, the current proposal fails to respect the character and appearance of the conservation area including the historic landscape and settlement character, and the setting and views. And, as the proposal would neither conserve nor enhance the character and appearance of the heritage assets it conflicts with our policies EH9, EH10, EH13 and OS4, NPPF Section 16 and our Design Guidance, therefore, I raise an objection to this proposal and recommend refusal.

Regards

Tara Hayek BA(Hons), MSc, IHBC
Senior Conservation and Design Officer