

---

<b>APPLICATION NOS.</b>	11/00203/FUL & 11/00242/LBC
<b>APPLICATION TYPE</b>	Minor & listed building consent
<b>REGISTERED</b>	21 February 2011
<b>PARISH</b>	Wantage
<b>WARD MEMBER(S)</b>	Charlotte Dickson John Morgan Fiona Roper
<b>APPLICANT</b>	Mr Terry Fraser
<b>SITE</b>	The Vale and Downland Museum, 19 Church Street, Wantage, OX12 8BL
<b>PROPOSAL</b>	Proposed two storey rear extension of the museum, including some demolition and alterations (Material amendment to 09/02312/FUL)
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	439707 187844
<b>OFFICER</b>	James Walker

---

## 1.0 INTRODUCTION

- 1.1 The applications come to committee as the applicant is Councillor Terry Fraser and the site is owned by the Vale of the White Horse District Council.
- 1.2 The application site is a grade II listed building which forms part of the Wantage Conservation Area. The site is used as a museum with ancillary facilities. The Wantage town centre policy area lies adjacent to the site to the north.

## 2.0 PROPOSAL

- 2.1 These applications seek planning permission and listed building consent for the erection of a two storey extension to the museum, with a glazed link to the existing building at ground and first floor levels, to provide storage, kitchen and workshop facilities. The proposed extension is located in the rear courtyard of the museum and has a height of 8m, a width of 4.3m and depth of 9 m. Some minor internal works to the existing building are also proposed.
- 2.2 Extracts from the application drawings are at appendix 1.
- 2.3 Application nos. 09/02312/FUL and 09/02313/LBC were permitted in March 2010 for a similar development. The current applications seek to amend the approved scheme by reducing the mass of the extension, including limiting the projection of the roof, introducing the two storey glazed connection, alterations to fenestration, and repositioning the access from the rear to the side elevation.
- 2.4 Extracts from application drawings for application nos. 09/02312/FUL and 09/02313/LBC are at appendix 2.

## 3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Wantage Town Council: No objections.
- 3.2 County Engineer: No objections.
- 3.3 Conservation officer: No objection subject to conditions, including a condition requiring details of the two storey flat roofed link to be submitted and approved.

#### 4.0 **RELEVANT PLANNING HISTORY**

- 4.1 74/00518/COU – Change of use from medical practitioner’s surgery to a museum and exhibition hall. Permitted in 1974.
- 4.2 77/00559/LBC – Erection of an extension together with alterations to provide a museum and exhibition area together with related activity area (phase 1). Permitted in 1977.
- 4.3 80/00725/LBC – Erection of a single storey link (phase 2). Extension and refurbishment of existing barn (phase 3). Permitted in 1980.
- 4.4 94/01082/FUL& 94/01083/LBC – Extension to the existing barn. Permitted in 1994.
- 4.5 97/00919/LBC – Alterations to features. Permitted in 1997.
- 4.6 99/00203/FUL – Remove garden steps and build disabled access ramp in garden. Permitted in 1999.
- 4.7 09/02312/FUL & 09/02313/LBC– Proposed two storey extension to the rear of the museum, including some demolition and alterations. Permitted in March 2010.

#### 5.0 **POLICY & GUIDANCE**

##### 5.1 **Adopted Vale of White Horse Local Plan 2011 Policies:**

DC1 – Design

DC5 – Access

DC9 – Impact on the amenity of neighbours

HE1 – Preservation and enhancement: Implications for development

HE5 – Development involving alterations to listed buildings

CF2 – Provision of new community services and facilities

T2 – Tourist facilities on existing sites.

#### 6.0 **PLANNING CONSIDERATIONS**

##### 6.1 The relevant planning considerations are:

- Principle of the development
- Impact on visual amenity, including impact on the character and setting of the listed building and conservation area
- Impact on the amenity of neighbours
- Highways matters

##### 6.2 **Principle**

A similar extension to the museum was permitted in 2010, and that planning permission and listed building consent are extant. In addition, the museum is adjacent to Wantage town centre which is an appropriate location for this community and tourist facility. The proposed development, therefore, is considered acceptable in principle.

##### 6.3 **Design**

The proposal is considered to have an acceptable impact on visual amenity and the character and setting of the listed building and the conservation area. The extension would have the appearance of a traditional barn which is appropriate in the context of the site and listed building. It is noted that the extension has been reduced in scale compared to the extant permission. In addition, the development would be located within the rear courtyard, enclosed on three sides and not visible from public vantage points within the conservation area, so it would have a limited impact on the area’s

character and appearance. However, to ensure the proposal is acceptable, it is recommended that conditions are imposed requiring the submission and approval of samples of external materials, details of the joinery, and details of the glazed link

6.4 The proposed internal works are minor and relate to modern elements of the building. The works, therefore, will not harm the character or special interest of the building. However, for the avoidance of doubt and to ensure the character of the building will not be harmed, it is considered necessary to impose a condition requiring a schedule of all proposed works to the listed building to be submitted and approved.

6.5 **Amenity of neighbours**

The location of the proposed extension and adjacent buildings means there would be no loss of amenity to occupiers of adjacent properties. The closest adjacent buildings are not in residential use and there are no windows on the sensitive west elevation of the extension (i.e. facing towards the rear gardens of dwellings on the south side of Church Street).

6.6 **Highways matters**

The county engineer has raised no objections. There are, therefore, no highways objections to the proposed development.

7.0 **CONCLUSION**

7.1 The proposal accords with development plan policies. The proposed extension is acceptable in principle, will not be harmful to the amenity of neighbours and provides suitable access. The development is an appropriate design which preserves the setting of the listed building and the character and appearance of the conservation area.

8.0 **RECOMMENDATION**

8.1 **That planning permission is granted subject to the following conditions:**

1. **TL1 – Time limit**
2. **MC2 – Material samples (including boundary wall)**
3. **CN9 – Details of all external joinery and fenestration (including rooflights)**
4. **CN8 – Details of eaves**
5. **CN8 – Details of glazed link**
6. **Archaeological watching brief to be submitted**

8.2 **That listed building consent is granted subject to the following conditions:**

1. **TL4 – Time Limit**
2. **MC2 – Material samples**
3. **CN3 – Schedule of works**
4. **CN9 - Details of all external joinery and fenestration (including rooflights)**
5. **CN8 – Details of eaves**
6. **CN8 – Details of glazed link**

Author: James Walker  
Contact number: 01235 540559  
Email: james.walker@whitehorsedc.gov.uk