
APPLICATION NO.	11/00140/FUL & 11/00141/LBC
APPLICATION TYPE	Other
REGISTERED	28 February 2011
PARISH	East Hendred
WARD MEMBER(S)	Bill Jones Michael Murray
APPLICANT	Mr David Hunter
SITE	Chestnut Cottage, Horn Lane, East Hendred, OX12 8LD
PROPOSAL	Demolition of existing modern single garage. Erection of link detached one and a half storey rear extension. Alterations involving replacement of modern casement windows to kitchen with new timber casements.
AMENDMENTS	None
GRID REFERENCE	445840 188457
OFFICER	Miss K Rooke

1.0 INTRODUCTION

- 1.1 These applications come to committee as East Hendred Parish Council objects.
- 1.2 The property, which is Grade II listed, is situated at the southern end of a broadly rectangular site that runs south to north. The site is located within East Hendred Conservation Area and the North Wessex Downs Area of Outstanding Natural Beauty (AONB). A copy of the site plan is at Appendix 1.

2.0 PROPOSAL

- 2.1 These applications seek planning permission and listed building consent to demolish an existing garage and erect a 'detached' one and a half storey extension on the north/north-east of the property, linked to the main house by a single storey lobby extension. The one and a half storey addition, which incorporates a cat slide roof on the east elevation, measures 7.4m wide by 7.3m deep and has a ridge height of 6.4m (as measured on the rear elevation) and a maximum eaves height on the west elevation of 3.9m. The lobby link extension, which has a flat roof at a height of 2m, measures 3.2m wide by 3.5 – 4 metres deep. A copy of the application drawings is at Appendix 2.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 East Hendred Parish Council objects to the applications. A copy of their representations is at Appendix 3.
- 3.2 The conservation officer raises no objections subject to conditions, stating: "I have no objections to the scheme, the bulk and details of which are sensitively handled".

3.3 Five letters of objection have been received that raise the following points:

- Ivy House [situated to the east of the application site] depends on eastern and western cross light at certain points. The west facing glazed door in the kitchen/dining room (a principal living area) enjoys direct afternoon sunlight from late spring to late autumn. This direct light extends into a second adjoining principal living area, which is primarily lit from the north. The proposed extension would result in as much as a 50% loss of light through this glazed door.
- The family room in Ivy House depends solely on western light. In the afternoons this room would also suffer some loss of both ambient and direct sunlight and views of the open sky.
- Chestnut Cottage already overlooks the garden of Ivy House at a distance. The north facing bedroom window in the extension would overlook the small garden in a much more significant way.
- The extension appears overbearing in relation to Chestnut Cottage because of its depth from the main house, its height and its proximity to the boundary.
- The proposed extension does not enhance the established character or setting of Chestnut Cottage, but detracts from its attractive character and historic features.
- Views within the conservation area, from Horn Lane, neighbouring gardens and at other points would be harmed.
- The development may result in significant highway problems during construction.
- The extension will block light to the front windows of The Ragged House and create a crowded appearance of properties which will be out of keeping with the area.
- The external appearance of the extension is dark and featureless and out of character with the existing cottage.
- The proposal will take up part of the garden and also hide much of the remainder from the existing house. It will also result in much of the garden being shaded for most of the day.
- The extension will make this part of the lane very crowded. The gaps between houses in the lane greatly enhance the character of the area.
- The extension should not be allowed in a conservation area. The proposed design is effectively a separate building and it is not considered appropriate to add any more modern buildings in Horn Lane.
- The application is not significantly different from the previous application which was withdrawn. It is out of keeping with the rural character of the area.
- The proposal is disproportionate and almost doubles the size of the existing property.
- Overlooking of The Cottage and its garden.
- Concern over parking provision.
- Although the architectural history of Horn Lane has been eroded with a series of twentieth century houses, the rural morphology of the lane remains strong – the back areas are open and generous with only occasional and modest single storey rear extensions.

3.4 In response to the objections raised the agent has made the following points:

- The setting of the listed building is defined by its siting on the edge of the road and its relationship to its garden. The original setting no longer exists, as it changed with the development of the lane during the 20th century.
- The building's significance is best understood when it is seen and experienced in the wider context of the lane. It is incorrect to suggest that the special interest of the cottage can only be best appreciated and understood from one viewing point further down the lane.
- The view of the cottage, given modern development, is not so significant that it cannot accommodate change.
- There are gaps between buildings throughout the village. The present gap between the cottage and Ivy House is of modern derivation. The proposal provides a new gap between the house and extension, opening up a new view that is currently not available because of the siting of the existing garage.
- A gap between Chestnut Cottage and Ivy House remains in these proposals. The view changes but this is not harmful. Reflecting traditional materials and a traditional form, the proposal will add interest to the view and enhance the setting of the listed cottage and the character of the conservation area.
- The contrast of materials is contextual and designed to maintain the pre-eminence and simple vernacular form of the cottage.
- Ivy House has its principal windows facing north and south, and a gable with a half glazed door facing onto the garden of Chestnut Cottage. This opening is not a principal or main window and is situated approximately one metre from a 1.8 metre high fence.
- There is no right to a view. The outlook from the garden and garden building of Ivy House would be similar to what might be expected from many domestic gardens and does not justify refusal.

4.0 **RELEVANT PLANNING HISTORY**

4.1 78/00289/FUL – 'Replacement of garage' – approved 1978.

4.2 98/00851/LBC – 'Alteration of living room fire place and staircase plus ancillary alterations' – approved 1998.

4.3 07/00598/FUL – 'Repairs and alterations to existing garage including removal of corrugated asbestos sheet from roof, additional rafter and battons to provide support for slates and ridge tiles, repairs to south west eaves and verge boards, repairs to UPVC gutters and drainpipes connected to soakaways' – approved 2007.

4.4 08/00399/FUL – 'Installation of railings to the front garden' – withdrawn 2008.

4.5 10/00873/FUL & 10/00874/LBC – 'Demolition of existing garage. Erection of a two storey rear extension' – withdrawn 2010.

5.0 **POLICY & GUIDANCE**

5.1 Policy DC1 of the adopted Vale of White Horse Local Plan refers to the design of new development, and seeks to ensure that development is of a high quality design and takes into account local distinctiveness and character.

5.2 Policy DC5 of the local plan seeks to ensure that a safe and convenient access can be provided to and from the highway network.

- 5.3 Policy DC9 of the local plan refers to the impact of new development on the amenities of neighbouring properties and the wider environment in terms of, among other things, loss of privacy, daylight or sunlight, and dominance or visual intrusion.
- 5.4 Policy HE1 of the local plan relates to development within or affecting the setting of a conservation area, and seeks to ensure that development preserves or enhances the established character and appearance of the area.
- 5.5 Policies HE4 and HE5 of the local plan refer to development within the setting of listed buildings and works involving alterations, additions or extensions to listed buildings, and seeks to ensure that any works are sympathetic to the building's special architectural or historic interest.

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues in determining these applications are the impact on the character and appearance of the conservation area and the AONB, the impact on the character and setting of the listed building and the neighbouring listed building, the impact on the amenities of neighbouring properties, and whether adequate off-street parking is available.

Conservation area & listed building

- 6.2 The site's location within a conservation area means that any development should preserve or enhance the character or appearance of the area. Whilst the proposal will alter views from within the conservation area, this in itself is not reason to refuse permission. There are a variety of dwelling designs in the vicinity and it is not felt that the extension would appear harmful or out of place within its setting. In order to ensure that the materials and details are acceptable it is proposed to condition these (see conditions 2, 3 and 4 below). For similar reasons the proposal would not harm the AONB.
- 6.3 In terms of the impact of the extension on the listed building the proposal is felt to be sympathetic to the character and setting of the building and appropriate within its context. In order to ensure that the glazed single storey link is suitable as regards its details and how it is attached to the listed building it is proposed to condition that details be submitted for approval (see condition 5 below). It is not considered that the setting of the neighbouring listed building (The Cottage) would be harmed by the proposal.

Impact on neighbours

- 6.4 It is not considered that the proposal could justifiably be refused on the grounds that it would harm the amenities of neighbouring properties. The proposal is set off the boundary with the adjoining dwelling to the west, The Cottage, and although visible from this property and its garden it is not felt that harmful overshadowing or dominance would be caused. The proposal includes a first floor rooflight in the west elevation of the extension which serves a bedroom. In order to prevent overlooking it is considered reasonable and necessary to condition that the roof light be installed with a minimum of 1.7m above the finished floor level of the room (see condition 6 below).
- 6.5 The dwelling to the north of the site, The Sundial, is over 30 metres away and given its position in relation to the proposed extension it is not considered that overshadowing or over dominance of this dwelling would be caused. The extension includes a first floor window in the north elevation which looks out onto a substantial hedge that separates the application site from The Sundial. This hedge currently prevents any overlooking between the properties. However, even if the hedge was removed at a future date it is not considered that undue overlooking would be caused, given the distance between the dwellings

- 6.6 To the east of the site is a detached chalet bungalow, Ivy House. Within the west elevation of this dwelling is a window which serves a family room/snug and a glazed door which serves a through kitchen / dining room that also has openings in the north and south elevations. The window which serves the family room looks out over the parking area of Ivy House towards the existing garage in the garden of Chestnut Cottage (which is to be demolished). The main view from this window will therefore be towards the single storey link element of the extension, and whilst views of the one and a half storey element will clearly be possible, given its relative position it is not considered that harmful overshadowing or over dominance of this opening would be caused.
- 6.7 In respect of the glazed door in the west elevation of Ivy House, the roof of the extension slopes away from this opening, and whilst some overshadowing will be caused, given that the door is not the principal or only opening to the kitchen / dining room the impact is not considered to be so harmful to warrant refusal. The first floor bedroom window in the north elevation of the extension will provide an angled view over the rear garden of Ivy House, and although not currently overlooked in this manner, this relationship between properties is not unusual in a residential area and is not felt to be objectionable.

Off-street parking

- 6.8 The plans submitted show three parking spaces; one in the proposed garage and two in front of it. However, these spaces do not scale properly and do not meet the required size standards. Notwithstanding this there is sufficient space to provide two off-street parking spaces, which is appropriate for a three bedroom house. One of these spaces can be positioned in front of the garage the other within it. However in order to achieve this it will be necessary to remove a proposed set of steps shown in the corner of the new garage. The removal of these steps can be secured by way of a condition, which is considered reasonable and necessary to ensure that the garage and parking space in front are provided and maintained (see conditions 7, 8 and 9 below).

7.0 CONCLUSION

- 7.1 The proposed development will not harm the conservation area, the AONB, the listed building, the setting of the neighbouring listed building or the amenities of neighbours. The proposal, therefore, complies with the provisions of the development plan, in particular policies DC1, DC9, HE1, HE4, HE5 and NE6 of the adopted Vale of White Horse Local Plan 2011.

8.0 RECOMMENDATION

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

1. **TL1 – Time limit – full application.**
2. **MC2 – Materials (samples).**
3. **Prior to the commencement of any works, full details of any flues, vents, pipes and service boxes on the extension shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.**
4. **CN9 – Submission of joinery details.**
5. **Prior to the commencement of any works, full details of the glazed link, including details of the link's junction with the listed building, shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.**
6. **RE24 – Rooflight sill height (extension).**

- 7. Notwithstanding any details on the approved plans the ‘steps to garden’ shown within the garage shall be omitted and shall not be installed.**
- 8. RE11 – Retain garage accommodation.**
- 9. The parking area in front of the garage shall be constructed to prevent surface water discharging onto the highway and shall be kept permanently free of any obstruction to its use as a parking area.**

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

- 1. TL4 – Time limit – listed building/conservation area consent.**
- 2. MC2 – Materials (samples).**
- 3. Prior to the commencement of any works, full details of any flues, vents, pipes and service boxes on the extension shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.**
- 4. CN9 – Submission of joinery details.**
- 5. Prior to the commencement of any works, full details of the glazed link, including details of the link’s junction with the listed building, shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.**
- 6. Notwithstanding any details on the approved plans the ‘steps to garden’ shown within the garage shall be omitted and shall not be installed.**

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