

<b>APPLICATION NO.</b>	<a href="#">P12/V1975/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	13 September 2012
<b>PARISH</b>	NORTH HINKSEY
<b>WARD MEMBER(S)</b>	Eric Batts Debby Hallett
<b>APPLICANT</b>	Mr Andrew McNeile-Jones
<b>SITE</b>	Manor Farm North Hinksey Village Oxford OX2 0NA
<b>PROPOSAL</b>	Conversion of existing barn into a single dwelling (Manor Farm Barn) (amendment to planning permission P12/V0350)
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	449603/205351
<b>OFFICER</b>	Stuart Walker

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## 1.0 INTRODUCTION

1.1 This application seeks planning permission for the conversion and extension of a vernacular stone barn to create a single four bedroom dwelling. It is a revised scheme to one permitted in May 2012 which sought to convert the building without extension to create a two bedroom dwelling. That permission has not been implemented but remains extant.

1.2 The barn is located on the south-west side of the road in the village, opposite The Fishes public house. The site lies within the Oxford Green Belt (where, in this case, a 40% limit applies) and the village conservation area.

## 2.0 PROPOSAL

2.1 The proposal will comprise an open plan kitchen / living room dining space, a games room and study in the original building, with bedroom accommodation within a glass linked contemporary front extension arranged over two floors but set into the ground. The conversion will use a green oak frame and a bank of roof lights along the ridge within the existing building, together with large modern framed glazed openings, timber cladding and standing seam zinc cladding on the extension. The garden area and car parking to serve the dwelling are located to the front.

2.2 A copy of the plans showing the location of the proposal and its design is **attached** at appendix 1.

## 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 North Hinksey Parish Council: objection. Their comments are **attached** at appendix 2.

3.2 County Engineer: no objection.

3.3 Conservation Officer: no objection "This is a well designed extension in an unashamedly modern idiom. It will not detract from the main building and has the advantage of allowing its interior to be better respected and revealed and also creating an enclosed courtyard. The success of the scheme will depend on the quality of materials used and their detailing and any consent should be granted subject to submission of materials (including the fenestration, gutters, flues and vents etc) and their detailed implementation."

- 3.4 Architects Advisory Panel: “Thoughtful and well considered scheme – approve.”
- 3.5 Neighbour: One letter of comment regarding concerns over excavation and the detailing of the boundary fencing.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P12/V0350](#) – Approved (17/05/2012) but not implemented  
Conversion of existing barn into a single dwelling. (Manor Farm Barn)
- 4.2 [P08/V1592](#) - Refused (03/09/2008)  
Conversion of existing barn to single dwelling (The Dairy)

5.0 **POLICY & GUIDANCE**

- 5.1 Vale of White Horse Local Plan 2011 policies:

- DC1 - Design
- DC5 - Access
- DC9 - The Impact of Development on Neighbouring Uses
- GS3 - Development in the Oxford Green Belt
- HE1 - Preservation and Enhancement: Implications for Development

- 5.2 Residential Design Guide (adopted December 2009)
- 5.3 NPPF – sections on green belts and the historic environment

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The principle of the conversion has already been established through the earlier permission granted in May. The key issue, therefore, is whether this revised proposal to also extend the building complies with adopted green belt planning policy and advice contained in the NPPF. In this regard, the proposal reuses an existing vernacular building and the proposed extension is proportionate, representing a 40% increase over the building’s existing volume, which accords with advice in the NPPF and policy GS3.
- 6.2 The parish council is primarily concerned that, in their opinion, the materials and design are out of keeping with the locality. The design is clearly different to the more traditional development found in the immediate locality but this, in itself, does not make the proposal harmful. The scheme has been assessed by both the conservation officer and the architects’ panel who both conclude it is well designed and, as a result, officers consider the proposal will result in a high quality outcome.
- 6.3 In respect of other matters, the proposed conversion works are considered sympathetic to the fabric of the building with the new extension remaining a subordinate addition. The reuse of the barn has no adverse impact on the setting of nearby listed buildings and the removal of a hawthorn tree as detailed in the tree report is considered acceptable. Consequently the visual impact of the proposal is acceptable.
- 6.4 There is considered to be no significant impact on the neighbours at Hinksey House (the nearest neighbour) in terms of loss of privacy. The plans show a 2m high close boarded fence which is considered acceptable. Similarly, the access and proposed parking arrangements / bin store location are acceptable to meet the needs of future occupants.
- 6.5 The parish council has also objected due to the lack of up-to-date wildlife surveys. The

applicant's phase 1 habitat survey dated October 2011 is considered by officers to be sufficiently up-to-date, and its recommendations for further survey work to be undertaken prior to conversion works being carried out will ensure any issues relating to protected species are appropriately addressed.

**7.0 CONCLUSION**

7.1 The proposal to convert and extend an existing vernacular style building to a dwelling is acceptable and complies with the development plan and the national planning policy framework.

**8.0 RECOMMENDATION**

8.1 **Planning permission subject to the following conditions:**

**1 : TL1 - Time limit**

**2 : Planning condition listing the approved drawings**

**3 : MC2 – Sample materials (including details of implementation)**

**4 : RE4A - PD restriction on extensions only**

**5 : RE7 - Boundary details in accordance with specified plan**

**6 : HY6 - Access, parking & turning in accordance with plan**

**7 : MC24 - Drainage details (surface and foul)**

**8 : CN8 - Submission of gutter / flue / vent details**

**9 : CN9 - Joinery details**

**10 : The development hereby approved shall be carried out in full accordance with the recommendations set out in the Phase 1 Habitat Scoping Survey and Protected Species Assessment by CP Ecology dated October 2011. Should any alternative mitigation measures be proposed, details shall first be submitted to and approved in writing by the local planning authority.**

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