

APPLICATION NO.	P13/V2190/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	30.10.2013
PARISH	WOOLSTONE
WARD MEMBER(S)	Yvonne Constance
APPLICANT	Mr Anthony Osborne & Mr Paul Cranfield
SITE	The Cottage & Beech Tree Cottage Church Lane Woolstone Faringdon, SN7 7QL
PROPOSAL	Proposed detached garage
AMENDMENTS	None
GRID REFERENCE	429393/187685
OFFICER	Holly Bates

1.0 INTRODUCTION

1.1 Beech Tree Cottage is a detached grade II listed dwelling located at the junction of Church Lane towards the south of Woolstone. A detached dwelling has been erected to the south of Beech Tree Cottage, The Cottage, and it is proposed to erect a garage in between these two dwellings. The site is located within the conservation area.

1.2 The site plan is **attached** at appendix 1.

1.3 The application comes to committee as Woolstone Parish Meeting objects.

2.0 PROPOSAL

2.1 The application seeks planning permission for the erection of a single storey detached double garage on the boundary between Beech Tree Cottage and The Cottage.

2.2 The application plans are **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 **Woolstone Parish Meeting** – Object; the full letter of objection is **attached** at appendix 3.

3.2 **Conservation Officer Vale** – No objections subject to samples of materials

3.3 **County Archaeologist (VWHDC)** – No objections

3.4 **Neighbour Object (3)** – Three letters of objection have been received in relation to the application; the objections are summarised here:

- Loss of light;
- Out-of-keeping with surrounding buildings and obtrusive;
- Will not preserve or enhance the conservation area and does not enhance the site or building;
- Does not respect its context; scale and mass is excessive;
- No drainage from roof provided;
- Construction traffic will cause damage;
- External lighting will cause light pollution;
- Permission for “The Cottage” should not set a precedent;
- Loss of garden area/gap which adds positively to rural character of area;
- Design, scale, finishes and materials are unsympathetic to the setting and adjacent

houses.

- 3.5 **Neighbour Support (1)** – One letter of support has been received from a neighbouring property, commenting that it is more sensible to apply for one garage rather than two individual ones, that it offers a positive advantage of removing cars from sight and that the materials sound attractive and will tie in well with the area.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P12/V1111](#) & [P12/V1112/LB](#) - Approved (23/07/2012)

Proposed two storey side extension and single storey orangery to Beechtree Cottage, Woolstone

[P10/V0526](#) - Approved (01/07/2010)

Erection of a detached three bedroom cottage in the grounds of Beech Tree Cottage. (Amendment to previously approved application No: WLS/5900/5, to include minor elevational changes, side extension and basement below house)

[P08/V0798](#) & [P08/V1083/CA](#) - Approved (06/10/2008)

Demolition of detached single garage. Erection of detached 3-bed cottage in grounds of Beech Tree Cottage.

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

HE1 - Preservation and Enhancement: Implications for Development

HE4 - Development within setting of listed building

- 5.2 National Planning Policy Framework, section 12.

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues in determining this application are: (i) the impact of the proposal on the character and appearance of the conservation area and the setting of the listed building; (ii) the impact on the amenities of neighbouring properties and (iii) the impact on highway safety.

6.2 **Impact on the character and appearance of the conservation area and the setting of the listed building**

The proposed garage has a footprint of approximately 40.8 square metres, an eaves height of 2.3m and a ridge height of 4m. It is to be timber clad, with a rustic brick plinth and a red clay tile roof and will provide two parking spaces for use by The Cottage and Beech Tree Cottage. It is located about 4m away from The Cottage to the south, and 12m from Beech Tree Cottage to the north. It is noted that the land on which the proposed garage is to be built is at a higher level than the highway to the east.

However, the proposed garage is single storey in height and is significantly lower than the adjacent dwellings. It is a subordinate, traditionally designed outbuilding that is considered to be appropriate for its context, not appearing prominent or out of place within the street scene. Timber cladding and red clay tiles are traditional materials that are sympathetic to the special character and appearance of the area and are considered to be acceptable, subject to specific details. The proposal is considered to preserve the character and appearance of the conservation area and is sympathetic to the setting of the adjacent listed building. The conservation officer has raised no objections subject to samples of materials being submitted by condition, which is

considered reasonable and necessary given the sensitivity of the site.

6.3 Impact on the amenities of neighbouring properties

Given the location and orientation of the neighbouring properties, it is not considered that the proposal would harm the amenities of the neighbouring dwellings. The neighbouring properties on the other side of the road are about 23m away from the proposed single storey garage. Therefore given the distance involved and the subordinate nature of the residential outbuilding, It is not considered that the proposed garage would appear overbearing, or result in a loss of light to these neighbouring dwellings. There is no external lighting proposed as part of this application. Any future maintenance, improvement or other alteration to the building would require planning permission under Class E of the General Permitted Development Order 2008 as amended, because the outbuilding is located within the curtilage of a listed building and because it is located to the side elevation of a dwelling within a conservation area.

6.4 Impact on highway safety

Access to the site remains the same and the proposal increases formal parking provision for the dwellings, in addition to the large area of hard-standing available for parking purposes.

6.5 Other issues

The site is not located within a designated flood zone; and as such a flood risk assessment is not required to be submitted with a planning application. The specific details of drainage at the construction stage will be assessed under building control legislation.

6.6 There is an existing storage container on the site, for which there does not appear to have been any planning permission granted. The applicants of The Cottage have confirmed that it was only required for temporary storage of building materials for the erection of the dwelling (The Cottage) and that they intend to remove it from the site. It is considered reasonable and necessary to condition the removal of the storage container as the proposed garage would partially be sited on the location of the storage container and due to the sensitive location of the site.

7.0 CONCLUSION

7.1 The proposal is not considered to harm the character and appearance of the conservation area, the setting of the listed building, the amenities of neighbouring properties or highway safety. The proposal, therefore, complies with the provisions of the development plan, in particular policies DC1, DC5, DC9, HE1 and HE4 of the adopted Vale of White Horse Local Plan and the provisions of National Planning Policy Framework.

8.0 RECOMMENDATION

Planning permission is granted subject to the following conditions:

- 1 : TL1 - Time limit - Full Application (Full)**
- 2 : MC2 - Materials (Samples) (Full)**
- 3 : Existing storage container to be removed from the site**
- 4 : Approved plans ***

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