

APPLICATION NO.	P13/V2137/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	2.10.2013
PARISH	SUTTON COURTENAY
WARD MEMBER(S)	Gervase Duffield
APPLICANT	Mr Stuart Wilson
SITE	Peewit Farm Drayton Road Sutton Courtenay Abingdon, OX14 4HB
PROPOSAL	Retention of barn for purposes incidental to the dwelling house
AMENDMENTS	None
GRID REFERENCE	449114/194018
OFFICER	Mark Doodes

1.0 INTRODUCTION

- 1.1 This is a detached dwelling within an unusually large plot off of the Drayton Road to the west of Sutton Courtenay. The dwelling itself is relatively new (1997), two storey and substantial in scale. The homes in this area are all “Ribbon” in nature with large / deep plots. This home is no exception with a large paddock to the rear extending to several acres. To the rear of the main home is a clearly defined area presently gravelled with a single storey garage/storage structure that is the subject of this application. A 1.8m close boarded fence separates the residential garden from the storage area, and a similar treatment for the neighbouring property to the east.
- 1.2 A site location plan can be found **attached** at Appendix 1.
- 1.3 The application has been brought to committee due to the objection of Sutton Courtenay parish council, against officer recommendation.

2.0 PROPOSAL

- 2.1 Full planning permission is sought under a householder application for the retention of the barn structure for “purposes incidental to the dwellinghouse”.
- 2.2 A copy of the existing plans can be found **attached** at Appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Parish Council – Object – “The Parish Council objects to the application, as the proposal extends the residential land and use into the open countryside. It would ask that the full planning history of the site be thoroughly checked. The Council recalls the area being used for activities in connection with the unapproved caravan site. At the time of the application for the porch extension to 95 Drayton Road (November 2010), the barn was excluded from the residential area on the application. Should the District Council be minded to grant consent, then conditions should be imposed to prevent it being used for living accommodation and to prevent it being disposed of as a separate dwelling.”

Neighbour Object (1)

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P13/V1291/PEM](#) - Other Outcome (11/07/2013)
Change of use and removal of planning condition.

[P10/V1719](#) - Approved (11/11/2010)
Erection of a new porch.

[P07/V0071](#) - Approved (20/02/2007)
Demolition of existing single storey lean-to building. Erection of a two storey side extension and front porch.

[P06/V1526/COU](#) - Approved (21/11/2006)
Change of use from agricultural/paddock land to land used for homing donkeys.
Erection of a stable, tack room and hay barn.

[P04/V0773](#) - Refused (24/06/2004)
Amendment to DRA/14399/4 to provide extension to each barn.

[P02/V1872](#) - Approved (23/01/2003)
Conversion of two barns into dwellings with associated works. Demolition of modern farm buildings and remedial landscaping works. Erection of two garages.

[P98/V0322/COU](#) - Approved (17/08/1998)
Change of Use for storage of pallets.

[P97/V0382/DA](#) - Approved (31/07/1997)
Erection of a chalet style dwelling with integral double garage.

[P97/V0754](#) - Approved (08/07/1997)
Two storey side extension.

[P96/V0288/O](#) - Approved (09/05/1996)
Residential development of one dwelling. (site area approx 0.96 hect.)

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

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The key issues in this application are 1) the principle of the retention of the building and 2) its use as ancillary to the main dwelling.
- 6.2 The building is a single storey unit which resembles an agricultural stables or low-scale storage barn. Its scale is larger than that of a standard garden shed, but so too amount of land it services, and so the structure is not disproportionate to its function or setting. Despite its close relationship to the neighbouring boundary, on balance, the structure is not considered to pose any impact in terms of its scale and appearance. This is reinforced by the lack of objection from neighbouring properties. It is accepted that the structure was once the subject of a condition requiring its removal (along with around 10 other huts/sheds/garages etc) as part of a planning application for an additional

dwelling on 2002. However, its retention as a structure does not pose any amenity concerns. The use of building, however, requires further consideration.

- 6.3 The site has been the subject of recent Enforcement enquiries relating to the extant condition that required the removal of all ancillary huts, of which this is the final one remaining. This application is a reaction to this matter. From visiting the site and from entering the barn structure it was clear that 2/3rds of the area was clearly storage for a wide range of automotive, domestic and farming equipment including tools and machinery. The remaining 1/3rd was clearly actively used as a tack room and a further subdivided area is an office. The whole structure benefits from water, electricity, a phone line (and this is understood to be presently out of operation) and foul water connection. The building also benefits from ample parking, is not overlooked unduly, has a large area of land to the front and has its own means of access, albeit shared with the larger paddock. The structure contains many the characteristics of a separate residential dwelling, save for a kitchen/shower. For the avoidance of doubt, a separate residential unit in this location will not be considered acceptable. The site is relatively remote from Sutton Courtenay, is backland development and sets a highly undesirable precedent for further unsustainable ribbon forms of development which will only serve to erode the open and rural nature of the area. Any intensification of a residential nature will be resisted, as has been the case previously.
- 6.4 However, the barn is, on the whole, not sealed to the elements well, nor insulated. It is clearly used for ancillary purposes at the point of visiting and appeared to have been for some time. Some form of ancillary storage of this scale would not normally be considered acceptable, however the ownership plot covers many acres, of which some are left fallow where some equine activity takes place, supporting the need for storage space from the main domestic home. The previous condition is noted, however with the removal of around a dozen buildings the broad thrust of the condition (which sought to remove visual clutter and improve the appearance of the wider area) is considered to have been achieved. The prime concern therefore at this stage relates to the possible future use of the unit as a separate dwelling or ancillary residential accommodation. The applicant is vague on the application form, and no reference whatsoever has been made to the use of the building in the D&A statement, as to whether this barn is intended to be ancillary residential or ancillary storage or both. Therefore, in the absence, of such guidance, officers have concluded that the barn will continue to be used for storage and tack purposes as at present.
- 6.5 Conditions ensure that a) the building remains ancillary to Peewit Farm and b) that the use of the barn is limited to storage, Councillors could be minded to add a condition removing no overnight accommodation, although this was considered and dismissed by officers. Enforcement officers have also recommended a further condition requiring the landowner to remove the build up of mechanical, building and other clutter from around the area, limiting such items to be stored in the barn itself. A condition limiting further outbuildings on the plot has also been imposed, which is intended to ensure that this outbuilding remains in its present use by restricting creep forms of development which will dilute the *need for this* barn and create visual clutter, which the original condition on the 2003 application sought to avoid.
- 6.6 The Parish Council have objected to the proposals on grounds listed in section two, which officers are content have been addressed above. Officers share the PCs concerns regarding possible future use of the barn, however applicants motives are not sound grounds to refuse an application of this nature and officers have instead recommended a positive approach that enables the barn to be retained for the non-residential purposes of storage and equine activity.

7.0 CONCLUSION

7.1 The decision has been a balanced one, with merit in both refusal and approval. However, officers have balanced the genuine need of the applicant to require such storage against the risks of undesirable subdivision (and the inappropriate use for residential purposes that may follow) and have concluded that the use of conditions, and the wording of this report will clearly control the use and , could form a sound basis for action in the future, if required. Therefore the application is recommended for approval with the conditions listed below.

8.0 RECOMMENDATION

Planning Permission

1 : Commencement 3 yrs - Full Planning Permission

2 : Approved plans

3 : Ancillary Development

4 : PD Restriction on Extensions to the outbuilding and further outbuildings

Author: Mark Doodes
Contact Number: 01235-540519
Email: mark.doodes@southandvale.gov.uk