

<b>APPLICATION NO.</b>	<a href="#">P14/V0112/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	16.1.2014
<b>PARISH</b>	CHILTON
<b>WARD MEMBER(S)</b>	Margaret Turner Reg Waite
<b>APPLICANT</b>	Mr Louis Backer
<b>SITE</b>	The Yews Main Street Chilton Didcot, OX11 0RZ
<b>PROPOSAL</b>	Demolition of existing ancillary building. Erection of a new four bedroom dwelling (within the grounds of The Yews).
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	449021/185734
<b>OFFICER</b>	Mark Doodes

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## 1.0 INTRODUCTION

- 1.1 This application is an amended submission following the refusal of a previous scheme in November 2013. The application site is 0.147 ha. in area and is central within the village of Chilton. It lies adjacent to The Yews, a one-and-a-half storey detached dwelling on Main Street. The site is presently occupied by a non-designated heritage asset, a part-brick part chalk small barn with an iron roof, which fronts the plot. The barn is supported by buttresses. The site location plan can be found **attached** at appendix 1.
- 1.2 In the vicinity of the site are a number of dwellings that are one-and-a-half storeys in scale. Adjacent to the site, to the south-west, is a row of three 1980's detached houses which, although two storey, have a lowered eaves line. They are set back from the main road by approximately 15 metres with detached garages lying in front. Opposite the site is a driveway and lawn to a large detached house known as Chalk Hill. A post and rail fence demarcates this frontage. The area benefits from much landscaping and mature trees and the typically rural materials which contribute positively to this part of Chilton.
- 1.3 The application comes to committee because Chilton Parish Council objects.

## 2.0 PROPOSAL

- 2.1 The applicant, the owner of The Yews, is proposing to subdivide the plot roughly in half and demolish almost all of the barn save for the discreet lower element adjacent to The Yews. The applicant proposes to erect a single detached barn-style home. In keeping with the scale of dwellings in the vicinity the new unit will have an intermediate eaves height of 3.5 metres and a main ridge seven metres high. The new dwelling will be built to roughly the edges of the plot on both sides, with a lower element at the southern end of the frontage, and a 10 metre rear two storey projecting element alongside the north boundary. Clay tiles are proposed throughout with painted timber weatherboarding, red brick, conservation roof lights and, on the front, a full-height glass central glass section where the main front door is located.
- 2.2 Parking will be to the rear accessed through the proposed building via an undercroft. A relatively large rear garden will be provided by dividing the existing one in half. The garden measures approximately 25 metres deep.

- 2.3 As is common with single new units, details of sewage and drainage have not been provided, as they are matters determined at building regulations stage. This design iteration is universally lower in height by one metre than the previously refused scheme, plans of which are available to view. The new plans are found **attached** at appendix 2.

### 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Chilton Parish Council objects for the reasons **attached** in appendix 3

Neighbours – Seven letters have been received raising the following objections:-

- The proposed building is out of character with the area, particularly in terms of height, mass and the full-width frontage, and has not been amended sufficiently from the previous application to be acceptable
- There is insufficient parking which will lead to on-street congestion
- The area suffers from flooding and this will be exacerbated.
- The contribution made by the existing barn will be lost

One letter of support has been received.

Highways Liaison Officer (Oxfordshire County Council) - No objection subject to conditions

### 4.0 RELEVANT PLANNING HISTORY

- 4.1 [P13/V2021/FUL](#) - Refused (07/11/2013)  
Demolition of existing ancillary building. Erection of a new four bedroom dwelling.

[P06/V0118](#) - Approved (07/03/2006)  
Erection of a single storey extension to provide, porch, cloakroom and kitchen.

[P79/V1233](#) - Approved (12/09/1979)  
Erection of an extension to provide additional living accommodation. The Yews, Main Street, Chilton, Didcot, Oxon. BR No. 1087/79

### 5.0 POLICY & GUIDANCE

- 5.1 Adopted Vale of White Horse Local Plan 2011 policies;

DC1 - Design  
DC13 - Flood Risk and Water Run-off  
DC14 - Flood Risk and Water Run-off  
DC5 - Access  
DC6 - Landscaping  
DC7 - Waste Collection and Recycling  
H11 - Development in the Larger Villages  
HE4 – Setting of Listed Buildings  
HE10 - Archaeology

NPPF – Paragraph 14 states there is a presumption in favour of sustainable development unless the adverse effects significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole

### 6.0 PLANNING CONSIDERATIONS

- 6.1 The loss of the historic building is regrettable. However the conservation officer has visited the site and noted its poor state of repair, and that more recent modifications (removal of original roof etc) have rendered the building materially incomplete in any event. Its loss is not necessarily a compelling enough a reason to stop the delivery of a new family home on the site. This issue aside the principle of the development of a single new unit in the heart of this village is considered to be acceptable, subject to detail. Therefore, the key issues in this application are those of detail namely design and scale, the impact on character in the immediate area, the impact on neighbours, highway safety, and drainage. The style of building has become lighter and lower than previously proposed, and is a “converted barn” style that reflects the existing building on the site. With the critical reduction in height the proposed building is considered to be acceptable. The materials proposed promote local distinctiveness and will compliment the design. In particular the hand cut textured bricks are seen in various homes in the area and the painted timber weatherboards will lend a finish that will improve with age. Clay tiles are common in this village and are considered to be an appropriate choice. Nevertheless, to ensure that these proposed materials do produce the anticipated level of quality, a condition requiring physical samples to be submitted to officers has been suggested.
- 6.2 One aspect that has raised concerns from neighbours and the parish council is the choice to employ a full-width frontage. However, the design philosophy is to suggest a solitary converted former farm building and, as such, a built form that is dis-similar to the general pattern of development around it. In this regard the uncharacteristic plot coverage adds to the intended effect and is not considered to be fatal to the proposal. The mass of the building when viewed from the street is articulated to good effect by a break in ridge and eaves height. On balance, the application is considered to meet the high standards of design expected from policy DC1 of the adopted local plan. Furthermore, to retain the design integrity of the building it is suggested that permitted development rights for extensions be removed.
- 6.3 With regard to the impact on neighbours, there are no windows in the proposed building that will lead to harm through overlooking. The gabled rear projection will lie alongside The Yews but its flank wall will be set away from the main part of the rear garden by approximately five metres. This will avoid harm from overshadowing or over-dominance. The proposal therefore meets the requirements of policy DC9 of the adopted local plan.
- 6.3 Turning to highway safety the parking arrangements have been modified to address concerns regarding the depth of available turning space. The doors fronting the highway have also been moved to ensure that cars can be parked clear of the highway whilst gates are unlocked. Ample rear parking is provided. The application satisfies policy DC5 of the adopted local plan.
- 6.4 Concerning drainage, the application has been carefully considered by the council’s drainage engineer, who has not objected, save for the use of conditions. One condition will ensure that sewage details are approved prior to *occupation*, whilst a separate condition will ensure that a suitable small scale SUDS scheme is implemented prior to commencement of the works. Therefore the application is considered to accord with policies DC13 and DC14.
- 6.5 With regard to energy efficiency the application places weight on the high degree of fabric efficiency on the home. A condition ensuring that the home is constructed to code level 4 has been appended to ensure that the delivery matches the aspiration in this regard.

**7.0 CONCLUSION**

7.1 The existing building, although a non-designated heritage asset, is not of sufficient quality to require its retention in principle, subject to the quality of the building to replace it. The proposed building is considered to be of high design quality and an innovative approach that reflects the existing asset and fits appropriately into its surroundings. The impact on neighbours is acceptable and access and parking can be achieved safely. As such the proposal accords with relevant policies of the adopted Vale of White Horse Local Plan 2011.

**8.0 RECOMMENDATION**

8.1 **Planning Permission be Granted subject to the following conditions:**

- 1 : Commencement 3 yrs - Full Planning Permission**
- 2 : Approved plans \***
- 3 : Demolish specified buildings**
- 4 : Sample materials required (all)**
- 5 : Withdrawal of P.D. (Part 1 Class A) - no extensions**
- 6 : Code Level 4**
- 7 : Protection of trees during development**
- 8 : Retention of existing hedge \***
- 9 : HY4 - Visibility Splays (Accesses) Full)**
- 10 : HY7[I] - Car Parking (Full)**
- 11 : HY11[I] - Turn. Space in accor. Spec. Plan (Full)**
- 12 : HY17 - Closure of Existing Access (Full)**
- 13 : HY19 - No Drainage to Highway (Full)**
- 14 : DRAINAGE**

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