

<b>APPLICATION NO.</b>	<a href="#">P14/V0978/HH</a> and <a href="#">P14/V0981/LB</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER and LISTED BUILDING CONSENT
<b>REGISTERED</b>	30.4.2014
<b>PARISH</b>	SUTTON COURTENAY
<b>WARD MEMBER</b>	Gervase Duffield
<b>APPLICANT</b>	Mr & Mrs Russell
<b>SITE</b>	1 Abbey Cottages, The Green, Sutton Courtenay, OX14 4AF
<b>PROPOSAL</b>	Demolition of existing extension and detached garage. Erection of new two storey extension and detached garage with study over.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	450333/194022
<b>OFFICER</b>	Mr Peter Brampton

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### SUMMARY

These applications are referred to committee as Sutton Courtenay Parish Council objects.

The proposal is for the demolition of a single storey extension and detached garage to create space for a two-storey extension and replacement double garage

The main issues are:

- The scale and design of the extension and its impact on the special character and historic interest of the Grade II listed building
- The impact of the proposal on the setting of the adjacent Grade I listed Abbey
- The loss of some trees and the need to retain others
- The impact on neighbouring amenity

Both applications are recommended for approval.

### 1.0 INTRODUCTION

- 1.1 No. 1 Abbey Cottage is a grade II listed building and sits within the curtilage of the grade I listed Abbey building, which is located within the historic core of Sutton Courtenay.
- 1.2 The design and access statement accompanying the application confirms that an 1801 Tithe Map shows the cottage as a separate structure adjacent to The Abbey for the first time. The cottage itself dates from the 17<sup>th</sup> century and was originally a two-room building. By 1899, a single storey extension had been added, whilst the gable containing the staircase is a 20<sup>th</sup> century addition.
- 1.3 Today, no.1 Abbey Cottage is occupied separately from the Abbey and benefits from a generous curtilage. Much of the northern front portion of the site is covered by mature trees, with the main amenity space being at the rear. Sited within the trees is a detached garage.
- 1.4 The application site falls within the Sutton Courtenay Conservation Area.
- 1.5 The applications come to committee as Sutton Courtenay Parish Council recommends refusal.

1.6 A location plan is **attached** as Appendix 1

## 2.0 PROPOSAL

2.1 The applicants propose to demolish the existing single storey side extension to the cottage and the existing detached garage. This will allow for the erection of a two-storey side extension and a new detached garage.

2.2 The extension will take the form of a small central link section and a larger two-storey extension beyond that will be set at a lower ground level than the floor level of the main cottage. The extension will provide a new lounge on the ground floor and a new master bedroom with ensuite facilities at first floor. The majority of the first floor accommodation is located in the roofspace of the extension.

2.3 The extension will have a modern, glazed design. The applicants propose to use rendered masonry blockwork for the walls and a zinc roof. This is a lightweight approach designed to create a contrast between the old and new. The ground floor will be largely glazed and will open onto a new sunken terrace.

2.4 The applicants also propose a replacement garage. This is a more traditional design, being a timber-framed open cart shed style structure with accommodation in the roofspace.

2.5 Extracts from the applications plans are **attached** as Appendix 2. Documents submitted in support of the application, including the design and access statement are available on the council's website.

## 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 **Sutton Courtenay Parish Council** – Recommends refusal, *“The parish council objects to the proposal and is of the opinion that the extension is not of an appropriate size or uses appropriate materials. The zinc roof is not suitable and creates the appearance of a light industrial unit rather than a domestic dwelling. The council disagrees with the statement in the application that the extension provides a sympathetic distinction between the old and new. The proposal is totally out of keeping with the area and fails to fit in with the surroundings. There is less concern regarding the garage replacement, but this should be of modest proportions and sympathetic to the location.”*

3.2 **Neighbour Representations** – One letter received from owners of Hampden House. Request that no trees along shared boundary with application site are removed and expresses concern about overlooking from west facing windows and the terrace in the proposed extension

3.3 **Conservation Officer** – No objections subject to conditions relating to materials, external finishes, joinery details and vents and flues

3.4 **County Archaeologist** – No objections subject to conditions relating to watching brief and implementation of any required mitigation

3.5 **Oxfordshire County Council Countryside Access Officer** - No objections

3.6 **Forestry Officer** – Comments awaited, verbal update to planning committee

## 4.0 RELEVANT PLANNING HISTORY

4.1 None

**5.0 POLICY & GUIDANCE**

**5.1 Vale of White Horse Local Plan 2011 policies;**

DC1 - Design

DC5 - Access

DC6 - Landscaping

DC8 - The Provision of Infrastructure and Services

HE1 - Preservation and Enhancement: Implications for Development

HE4 - Development within setting of listed building

HE5 - Development involving alterations to a listed building

HE9 - Archaeology

**5.2 The National Planning Policy Framework (NPPF – March 2012)**

**5.3 Planning Practise Guidance (March 2014)**

**5.4 Supplementary Planning Documents/Guidance (SPD/SPG)**

Residential Design Guide – December 2009

**6.0 PLANNING CONSIDERATIONS**

*Impact on the special character and interest of the listed building (P14/V0978/HH and P14/V0981/LB)*

- 6.1 This application has evolved following pre-application discussions with the council's conservation officer. Following those negotiations, the extension now proposed has been sunk into the ground to ensure its ridge height is set as low as possible against the existing cottage.
- 6.2 The council's adopted residential design guide advises that two-storey side extensions should be set down from the ridge of the parent property and can also be set back from the front building line. The proposed plans show the extension will be, at its highest point, around 1.1 metres lower than the ridge of the cottage. This ensures a good degree of subservience. Furthermore, the use of the link to provide the staircase creates a setback and a separation between the main house and the extension. This enhances the impression of a modern subservient addition to the main historic cottage, in line with council design advice.
- 6.3 The parish council argues that the extension is too large relative to the original listed building. It should be noted that, to make space for this extension, the existing single storey addition will be removed. The overall increase in the footprint of the property is around 30 square metres, which represents an approximate increase in footprint of 43%. Officers consider this to be a reasonable increase given the subservient form of the extension.
- 6.4 Whilst modern materials are proposed, the extension retains a simple form under a pitched roof. The pitch of this roof matches that of the main cottage. The parish council suggests the extension will have the appearance of a light industrial unit. Officers consider the proposed materials will be much lighter and crisper in appearance than the parish council suggest. The contrast with the existing cottage will work effectively and make clear the definition between the old and the new. Pre-commencement conditions will require samples of all new materials and details of external finishes to be agreed prior to work commencing on site.
- 6.5 Crucially, this extension does not result in significant alterations to the existing fabric of the historic cottage. The only opening from the existing cottage into the new extension will be at ground floor where the existing single storey extension is accessed. It would be unacceptable to create a new opening at first floor level as this would involve cutting

through a principle tie beam of the timber frame. This proposal involves only limited intervention with historic fabric.

- 6.6 Overall, this is considered to be an acceptable extension to the listed building. The proposal is not excessive in size, and the modern design approach will work effectively subject to detailing. The extension will not require significant intervention with the original fabric of the listed building. As such, the original cottage will remain in situ, clearly defined. The extension will be subservient to this historic building in a manner that preserves its interest and significance.

*Impact on the setting of Abbey Cottages and The Abbey (P14/V0978/HH and P14/V0981/LB)*

- 6.7 Whilst no. 1 Abbey Cottages is now separated functionally from The Abbey, the relationship between the two and the impact of this proposal on the setting of The Abbey is central to the assessment of this application. Sutton Courtenay Parish Council believes the extension will impact negatively on the setting of The Abbey. This view is not shared by the council's conservation officer.
- 6.8 The Abbey lies to the southwest of the application site and effectively precludes any extension to Abbey Cottages on its western side or southern rear elevation. Any such extension would increase the bulk of the building close to The Abbey.
- 6.9 Therefore, the only realistic option for extending this property is to the east, away from The Abbey. The principle of extending the property in this direction is established by the existing single storey extension. Furthermore, a listed building consent dating from 1980 for this property also approved the extension of the building in this direction. Whilst this expired consent has very little weight today, it is still the case that eastwards is the best way to extend this property to preserve the setting of The Abbey.
- 6.10 At the closest point, the proposed extension will be around 35 metres from The Abbey. The subservient nature of the proposal means there will no clear visual relationship between The Abbey and the new extension. The original building will remain the dominant part of this neighbouring site and will maintain its current positive relationship within the setting of The Abbey.
- 6.11 Given the above, there are no concerns this proposal will materially harm the setting of The Abbey or Abbey Cottages itself.

*Visual impact of garage (P14/V0978/HH only)*

- 6.12 The existing garage on the site is a low-key flat-roofed structure in poor condition. There are no objections to its removal. The proposed replacement garage will be situated on a similar footprint and is of a traditional design and materials. At 5.5 metres tall, it is not excessively high for a double garage, whilst the open cart-shed design ensures it is not an unduly bulky structure. It will be centrally located within the front of the application site, where existing trees will offer comprehensive screening of the garage. Its impact on the character of the area and the setting of the main listed buildings will be minimal.

*Impact on trees (P14/V0978/HH only)*

- 6.13 The proposed garage will require the removal of four relatively small trees within the woodland to the north of the Abbey Cottages. There is no objection to their loss subject to replacement planting as mitigation. This replacement planting can be secured by pre-commencement condition. Details of the protection of existing trees during construction can also be secured by condition.

*Impact on neighbouring amenity (P14/V0978/HH only)*

- 6.14 The owners of Hampden House have raised concerns regarding overlooking from the new extension and the terrace. This property sits close to the shared eastern boundary of the site. There is a large glazed window serving the new master bedroom on the eastern elevation that could allow some increase in overlooking of this neighbour. However, the extension will sit nearly 35 metres off the site boundary, with a number of trees in between. As such, it is not considered any increase in overlooking from this window would be materially harmful in planning terms.

*Archaeology (P14/V0978/HH only)*

- 6.15 The county archaeologist has identified that the application site falls within an area of considerable archaeological potential. Given the relatively small nature of the proposal, it is considered appropriate to condition the planning permission to require the applicant to organise and implement an archaeological watching brief during construction works.

7.0 **CONCLUSION**

- 7.1 The proposed extension has a modern design that will create an interesting contrast between the old and new. It has been designed to involve minimal disruption to historic fabric and the scale of the extension is respectful of the proportions of the parent listed building. By extending to the east of the original cottage, the impact on the setting of the grade I listed Abbey is reduced to an acceptable degree. The proposed garage is an appropriately low-key detached outbuilding with no impact on the character of the dwelling it serves, the site or the surrounding conservation area. The proposal will not cause material harm to neighbouring amenity.

- 7.2 Thus, subject to the recommended conditions, this proposal accords with local and national planning policy and both applications should be approved.

8.0 **RECOMMENDATION**

**Grant Planning Permission and Listed Building Consent subject to:**

**P14/V0978/HH – Planning permission conditions:**

- 1 : Commencement Three Years**
- 2 : Approved plans**
- 3 : Tree Protection to be agreed**
- 4 : Materials to be agreed**
- 5 : Landscaping scheme to be agreed**
- 6 : Implementation of landscaping scheme to be agreed**
- 7 : Archaeological Watching Brief**
- 8 : Implementation of Programme or Archaeological Work**

**P14/V0981/LB – Listed building consent conditions:**

- 1 : Commencement Three Years**
- 2 : Approved Plans**
- 3 : Materials to be agreed**
- 4 : External finishes to be agreed**
- 5 : Joinery Details to be agreed**
- 6 : Details of vents and extracts to be agreed**

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