

<b>APPLICATION NO.</b>	<a href="#">P14/V1745/FUL</a> and P14/V1816/LB
<b>APPLICATION TYPE</b>	FULL APPLICATION and LISTED BUILDING CONSENT
<b>REGISTERED DATE</b>	28.7.2014
<b>PARISH</b>	LONGCOT
<b>WARD MEMBER(S)</b>	Councillor Elaine Ware Councillor Simon Howell
<b>APPLICANT</b>	Mr G Harvey
<b>SITE</b>	Land adjacent to Red Gables Longcot Faringdon
<b>PROPOSAL</b>	Conversion of existing stables into a four bedroom dwelling and conversion of existing animal shelter into a garage/workshop. (Re-submission of withdrawn application P14/V1116/FUL)(as amended by drawings 1151-12, 1151-S-01RevA and 1551-S-02RevA).
<b>AMENDMENTS</b>	Yes
<b>GRID REFERENCE</b>	427426/190820
<b>OFFICER</b>	Sarah Green

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## SUMMARY

- The proposal is for the conversion and extension of a former stables to a four bedroom single storey dwelling. The former animal shelter will be converted into a garage/workshop outbuilding. Both buildings are curtilage listed buildings.
- The application is referred to committee due to an objection from the parish council
- The main issues are the impact upon the historic character; impact upon neighbours; and impact upon drainage and local flooding
- The application is recommended for approval

## 1.0 INTRODUCTION

- 1.1 These applications have been made following the withdrawal of previous proposals earlier this year. The site is within Longcot. It is a backland site which is bordered on all sides by residential properties. It is accessed via an existing access road which also serves three other properties. Currently on the site are two existing buildings; a former stables and former animal shelter. A location plan is **attached** at Appendix 1.
- 1.2 Both buildings were historically associated with and functioned in relationship to Ivy Farmhouse, which is a listed building. They are therefore deemed to be curtilage listed buildings. The animal shelter forms part of the boundary with, and is attached to, Downs Cottage which is also a listed building.
- 1.3 The application has been referred to committee due to an objection from Longcot Parish Council.

## 2.0 PROPOSAL

- 2.1 These applications seek full planning permission and listed building consent for the conversion of the buildings to a four bedroom dwelling and associated residential outbuilding. The stables would be extended to form the main dwelling. The animal shelter would be converted into a garage and workshop/store. The design of the proposal has been amended following advice from officers. Copies of the application

plans are **attached** at Appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Longcot Parish Council** – Objection – see comments **attached** at Appendix 3.

**County Archaeologist (OCC)** – No constraints

**Conservation Officer** - further site inspection including internal inspection of both barns. Revised proposal considered acceptable, subject to conditions. (see section 6 below)

**Countryside Officer(South Oxfordshire & Vale of White Horse)** – No objection

**Highways Liaison Officer (Oxfordshire County Council)** – No objections

**Drainage Engineer (Vale of White Horse District Council)** – additional information has been submitted to address and remove the engineers original holding objection. There is however insufficient information on the specification of the permeable gravel surfacing. Has asked for condition relating to the approval of a detailed plan and specification of the permeable surfacing prior to occupation.

**Neighbours** – two letters of objection have been submitted, which can be summarised as follows:-

Ivy Farmhouse – Lack of clarity; historic buildings assessment is the same as previous application; concern about plan to double size of building; extending even further towards Ivy Farmhouse and Downs Cottages than the previous plans; impossible to see scale on plans; would like to know exact heights and dimensions; lack of clarity in detail of conversion; Longcot doesn't have street lighting and would object to permanent outside lighting; would like to know what is planned to be installed as boundary; personal experience of permeable gravel when placed on a hardcore mix on clay contributes to a flooding risk

Downs Cottage – there are many architectural details not yet specified. Would support the need for more details as this would have a big impact on the overall essence of the site. appreciate conservation officer has asked for prior approval of a number of elements and fully support her ongoing involvement in this way; ask that there is confirmation that no structural damage will result to any other property. Ask this includes structural survey, appropriate insurance and builders with necessary experience. Would also require party wall agreement; buildings are fragile and ongoing repairs required to maintain the fabric; still have concerns regarding the drainage

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P14/V1342/LB](#) - withdrawn (28/07/2014)

Demolition of outbuilding and retention of wall adjoined to Downs Cottage for the erection of a 4 bed dwelling and a 2 bed dwelling. (as amended by D&A statement received 23 June 2014.)

[P14/V1116/FUL](#) - withdrawn (28/07/2014)

Demolition of existing agricultural buildings. Erection of a 4-bedroom dwelling and a 2-bedroom dwelling.

[P13/V2450/FUL](#) - withdrawn (20/12/2013)

Erection of four bed dwelling with separate detached two bed annex and additional

double garage.

[P12/V0191/LB](#) - Approved (27/03/2012)

Following subsidence damage repairs are proposed

[P06/V1476](#) - Approved (11/01/2007)

Demolition of redundant agricultural building. Erection of a single storey detached dwelling.

[P74/V0471/O](#) - Other Outcome (02/02/1975)

Motor garage, filling station, show room and repair depot.

## 5.0 POLICY & GUIDANCE

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

DC1 - Design

DC5 - Access

DC6 - Landscaping

DC9 - The Impact of Development on Neighbouring Uses

H12 - Development in the Smaller Villages

HE4 - Development within setting of listed building

HE5 - Development involving alterations to a listed building

HE7 - Change of use of listed building

### 5.2 National Planning Policy Framework, 2012 (NPPF);

Para 55 – housing should be located where it will enhance or maintain the vitality of rural communities

Para 58 – developments should establish a strong sense of place; optimise the potential of the site to accommodate development; respond to local character and history; visually attractive

Para 131 – local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; notes the positive contribution that conservation of heritage assets can make to sustainable communities and the desirability of new developments making a positive contribution to local character and distinctiveness.

### 5.3 Planning Practice Guidance 2014 (PPG)

This supplements the NPPF

### 5.4 Residential Design Guide (SPD adopted 2009)

## 6.0 PLANNING CONSIDERATIONS

### 6.1 The main considerations are the following:

#### 6.2 Principle

Longcot is defined as a smaller village in the village hierarchy. It therefore has a limited range of services and facilities on offer. The NPPF recognises that some housing development in rural areas will help to enhance or maintain the vitality of the settlement. This site is located within the main built up area of Longcot village and therefore is easily accessible to facilities that are available in the village, which includes bus stop, school and church.

### 6.3 Policy HE7 also supports the re-use of listed buildings where it would keep it in an active and economically viable use. Therefore the principle of conversion to residential is considered to be acceptable.

6.4 Impact upon historic asset

As part of the previous withdrawn applications a heritage statement was submitted by the applicant and a further one was submitted by the neighbouring properties. The council's conservation officer has also visited the site and inspected both buildings internally. Both buildings are thought to date from the 19<sup>th</sup> century and were originally part of the former farmstead of Ivy Farmhouse. Whilst they are now in different ownership, they are considered to be curtilage listed – the historic functional relationship of buildings plays a greater role in listing rather than recent ownership.

6.5 The former animal shelter adjoins Downs Cottage and appears to have un-coursed stone rear and side walls which may exist from an earlier building. The proposal is to retain and repair this building and use it as a garage/workshop for the new dwelling. A condition requiring a schedule of works and repairs will ensure the conversion is sympathetic.

6.6 The former stable building shows evidence of alterations in stages and a rebuilt softwood roof structure. In the conservation officer's opinion the building retains little fabric of architectural or historic significance, although its form and siting in relation to the surrounding buildings does provide a crucial historical context. The proposal includes extending the building by 5.5m to the side and adding a parallel range to the rear. The ridge of the building will be increased to 4.6m from its existing height of 4.1m. The overall maximum length will be 26.3m, with the rear range being 17.7m in length. The depth of the building will be 9.5m. It is considered the design of the proposal will retain the linear and historical form of the building. Overall the conservation officer considers it will sympathise with the form, scale and height of nearby outbuildings.

6.7 Details of the windows and doors, materials, external lighting can be required by condition to ensure the conversion is high quality and appropriate. A schedule of works for the repairs and conversion is also required to be approved by the conservation officer. Subject to the conditions the proposal is considered to accord with policies HE4 and HE5.

6.8 Impact upon neighbours

Although the proposal includes raising the ridge height by 0.5m to 4.6m this is still a relatively low ridge for a building. All the openings are to be at ground level and there are no rooflights proposed. The site is enclosed from the neighbouring properties which are two storeys. Red Gables to the north has its rear garden along the boundary with the site. This boundary currently consists of mature vegetation and fencing. The rear of the animal shelter forms the boundary with Downs Cottage. The proposal will therefore have limited impact in terms of overlooking on this property. Oblique views may be possible from the upstairs side window of Downs Cottage across the rear garden area. However, being oblique views, they will not result a level of overlooking that would harm the amenity of future occupiers of the development.

6.9 Two sides of the rear boundary are shared with Ivy Farmhouse which is a two storey building with a single storey range extending to the rear. It only has one rear facing window which is understood to be to a bathroom, so there would not be any direct overlooking into the future garden. The current boundary between the two properties is made up of standard 1.8m close boarded fencing and brick pillars. Provided the boundaries were to remain there would not be any overlooking issues between the neighbouring properties. A condition can be added to require details of proposed landscaping and boundary treatments to ensure they are in keeping with the area and appropriate in terms of neighbourliness.

6.10 The new parallel range will be set off the boundary with Ivy Farmhouse by two metres. Given this and its single storey nature it is not considered that it would feel overbearing on this property or overshadow it. The proposal is considered to comply with policy DC9.

6.11 Issues relating to insurance, types of builder and party walls raised by the neighbouring occupiers are not material considerations for a planning application.

6.12 Drainage

There is a known issue with drainage and flooding within Longcot village and since 2007 the parish council have a flood management plan in place. As such, details of the proposed drainage were requested prior to determination in this case. Details of the soakaway calculations and drainage plan have been submitted and reviewed by the council's drainage engineer, who has also discussed the proposal with the applicant's agent. The drainage engineer has removed his holding objection subject to a detailed plan and specification of the permeable gravel surfacing to be submitted for approval as a condition. Thus the proposal will have no adverse impact on localised flooding.

6.13 Highways

The dwelling would be accessed via an existing driveway which currently serves three dwellings. The access from this driveway onto Kings Lane currently meets visibility standards, so the proposal will not cause highway danger. Parking is to be provided within the former animal shelter and there is also space on the site to accommodate sufficient parking. The proposal therefore complies with policy DC5.

6.14 Other Issues

There are no objections on the grounds of archaeology or ecology to the proposal.

7.0 **CONCLUSION**

7.1 The proposal is considered to comply with the relevant development plan policies. It is considered an acceptable design and scale. It is not considered there would be any undue harm to the amenity of neighbouring properties or to the amenity of the future occupiers of the development. It is therefore recommended that planning permission is granted.

7.2 The proposal would bring back into use a curtilage listed building which would help ensure its long term retention. The proposed works are considered acceptable and would not result in harm to the significance of either building or the setting. It is therefore recommended that listed building consent is granted.

8.0 **RECOMMENDATION**

8.1 **Planning Permission is granted subject to the following conditions;**

- 1) Commencement 3 yrs - Full Planning Permission**
- 2) Approved plans**
- 3) Submission of detailed plan and specification of permeable surfacing**
- 4) Carried out in accordance with drainage plan and accompanying soakway details**
- 5) Access, parking and turning areas provided prior to first occupation**
- 6) Submission of landscaping scheme, including boundary treatments, external lighting**
- 7) Implementation of landscaping scheme, including boundary treatments, external lighting**
- 8) Outbuilding to remain ancillary to main dwelling and not used/occupied separately**

**8.2 Listed Building Consent is granted subject to the following conditions;**

- 1) Commencement 3yrs – LBC**
- 2) Approved plans**
- 3) Submission of wall and roof material samples**
- 4) Submission of schedule of works to both buildings**
- 5) Submission of details of external joinery**
- 6) Submission of details of any vents, flues, extract ducts**

Author: Sarah Green  
Contact number: 01491 823273  
Email: [sarah.green@southandvale.gov.uk](mailto:sarah.green@southandvale.gov.uk)