

SUT/19506 and SUT/19506/1-LB – Cranbourne Homes Ltd.

Demolition of existing house and outbuildings. Restoration and conversion of Sutton Mill to form office/studio and storage. Erection of five dwellings and associated car parking. Upper Mill, Sutton Mill and land adjacent to Tullis Close, Sutton Courtenay

1.0 The Proposal

- 1.1 Sutton Mill is a Grade II listed building. These applications seek planning permission and listed building consent to convert the existing Mill to an office and studio, and to erect 5 dwellings on the site adjacent to the Mill. The proposal includes the demolition of an existing house known as Upper Mill, and some outbuildings currently within the site adjacent to the Mill. The converted Mill would provide ancillary accommodation for one of the proposed dwellings.
- 1.2 The site is currently accessed via Mill Lane which serves the existing dwelling on the site. The proposal seeks to re-use this existing access to serve plots 2 and 3 which lie adjacent to the Mill and are located on the site of the existing house and associated buildings.
- 1.3 Plots 4 and 5 front onto Tullis Close, an existing cul-de-sac of 21 houses, and would sit between nos 13a and 14 Tullis Close. A new access is proposed from Tullis Close which would serve Plot 1 to the rear.
- 1.4 The plans for plots 4 and 5 fronting Tullis Close have been amended from those originally submitted to address concerns over design and neighbour impact and the plans for the conversion of the Mill have been altered to address the concerns of the Conservation Officer.
- 1.5 Extracts from the original application plans, revised plans and supporting documentation are at **Appendix 1**.
- 1.6 The application comes to Committee as the Parish Council objects and more than 4 letters of objection have been received.

2.0 Planning History

- 2.1 No relevant history.

3.0 Planning Policies

- 3.1 Policy H5 of the adopted Vale of White Horse Local Plan lists Sutton Courtenay as one of the larger villages capable of accommodating limited infill and minor development within the main built up area of the settlement providing the scale, density and layout are compatible with the form and character of the village, and it is not on a site which contributes positively to the character of the area. Policy H10 of the Second Deposit Draft Local Plan refers to the same issues.
- 3.2 Policy HE15 of the adopted Local Plan states that development which does not preserve the setting of a listed building will not be permitted.
- 3.3 Policy HE5 of the Second Deposit Draft Local Plan states that development within the setting of a listed building should respect the characteristics of the building in terms of siting, scale, design and materials.
- 3.4 Policies D1, D2 and D3 of the adopted Local Plan refer to the general design of development, the impact on neighbouring properties, and whether there is adequate access, parking and turning provision. The same issues are covered by Policies DC1, DC5 and DC9 of the emerging Local Plan.

4.0 **Consultations**

- 4.1 Sutton Courtenay Parish Council have made a number of comments and objections to various elements on the original plans. They have also objected to the revised plans although they do not object to the alterations to the Mill building. Their full comments are attached at **Appendix 2**.
- 4.2 The County Engineer does not object to the proposals subject to conditions relating to visibility.
- 4.3 The Council's Arboriculturalist does not object to the proposal providing the Willow trees along the stream are retained.
- 4.4 The Architects Panel commented on the awkward design of plots 4 and 5 but were generally happy with the remaining scheme.
- 4.5 The Council's Consultant Architect's comments are attached at **Appendix 3**. These relate to the original plans not the revised design of plots 4 and 5.
- 4.6 The Environment Agency does not object to the application subject to conditions.
- 4.7 The Society for the Protection of Ancient Buildings (SPAB) raised concern over the original plans for the mill although they had no objection to the conversion in principle and supported the demolition of the other outbuildings. Their comments on the amended plans are awaited and will be reported at the Meeting.
- 4.8 16 letters of objection have been received in relation to the original plans raising the following concerns:
- The proposed dwellings on Tullis Close are out of keeping with the other properties.
 - Plot 4 will impact on No. 14 Tullis Close in terms of loss of light.
 - The proposal is over development of the site.
 - The proposal will result in an increase in traffic to the area.
 - The rural character of Tullis Close will be lost.
 - The drainage system is not adequate to cope with additional development.
 - The parking areas to the front of the new houses will urbanise the Close.
 - The development should be restricted to 2 dwellings off Mill Lane only.
 - Only 1 house should be proposed fronting onto Tullis Close.
- 4.9 4 letters of objection have been received in relation to the amended plans raising the following further concerns:
- Residents would still prefer a single house in this location.
 - The development is still too high a density
 - The amendments are only a minor improvement
- 4.10 Any further letters will be reported at the Meeting.

5.0 **Officer Comments**

- 5.1 The main issues to consider in determining these applications are; i) The principle of residential development on the site; ii) the impact of the development on the historic character of the listed Mill building and its setting; iii) the design of the proposed development and its impact on the character of the area; iv) the impact of the proposed development on the amenity of neighbouring properties; and v) the impact of the proposal on highway safety in terms of access and parking provision.

- 5.2 Policy H5 of the adopted Local Plan and H10 of the emerging Local Plan allow for residential development within the main built up area of the village and on sites which do not contribute positively to the character of the area. The site is visually contained by the houses and their curtilages in Tullis Close to the south and east, the Mill building and Mill Lane to the north, and Ginge Brook with a row of Willow trees beyond to the north-west. The Brook and Willow trees form a straight boundary linking 13 Tullis Close with the Mill. The proposed development would not extend beyond this boundary, therefore Officers consider the site to be integral to the existing settlement pattern and therefore within the main built up area of the village. Other sites in the vicinity have not been considered acceptable for further development including the Millswathe site on Mill Lane, as they do not benefit from such visual containment and extend away from the built up area of the Village towards the open countryside.
- 5.3 As stated above, the site is visually contained on all sides by strong physical features. Furthermore the site currently contains existing buildings including a dwelling and its residential curtilage. Although there are views of the site from the north west in Mill Lane, the rest of the site is surrounded by other development. The views from Mill Lane are also partly obscured by the row of Willow trees which would be retained. The site is not, therefore, considered to form an important open space within the village as there are only limited public views of it. For the above reasons, the principle of developing the site is considered acceptable.
- 5.4 The Grade II listed Mill is proposed to be converted to ancillary accommodation for one of the proposed dwellings. By utilising the building as an office/studio, rather than a separate dwelling, any alterations can be kept to a minimum and the Mill machinery can be retained. No works are proposed to these elements and no further openings are required. The majority of the works proposed relate to repairs to the building. The Council's Conservation Officer has no objections to the proposed works and a condition is recommended requiring the works to be carried out in accordance with the submitted schedule.
- 5.5 The proposed dwellings on plots 2 and 3 are located on the site of the existing dwelling and an outbuilding which are both proposed to be demolished. These buildings are not considered to be of any historic merit and, therefore, there are no objections to their loss by either the Conservation Officer or SPAB. The proposed dwellings are set approximately 14 metres from the Mill to preserve its setting. Although the access track runs past the listed building, this is as existing and would therefore have no further impact. A condition requiring details of the surface material is recommended to ensure the finish is sympathetic to the surroundings. As the Mill is located towards the front of the site, the character of the listed building and its setting, particularly in views from the main public vantage point in Mill Lane, would be preserved.
- 5.6 In general, the design of the proposed dwellings is supported by the Consultant Architect and Architects Panel. The scheme proposes a mix of brick and weather boarding with clay tiles, materials which feature in the listed Mill. Concern has been expressed, particularly from local residents, in relation to the original design of plots 4 and 5 fronting Tullis Close. However, these have been amended to address the main concern relating to the unbalanced nature of the initial design. Officers consider that the revised plans reflect more of the existing character of Tullis Close by simplifying the design. Although some residents have acknowledged the improvement, they still considered that a single dwelling would be better in this location. Committee, however, has to consider the scheme as submitted, and whilst the proposed dwellings on Tullis Close are smaller than those existing, they are not considered harmful to the character of the area.
- 5.7 In terms of neighbour impact, concern has been expressed by the occupants of number 14 Tullis Close in relation to the loss of light to their property. No.14 has a side bedroom window facing the flank wall of plot 4, which on the original plans was only 4.8 metres away. The amended plans have sought to address this by removing the first floor above the garage. The two storey element of plot 4 is now set 8 metres away, therefore reducing any potential

impact. Plot 3 is located to the rear of No 14 but is set some distance (22 metres) down the plot adjacent to the rear garden. There are three side windows on plot 4 serving two bathrooms and the stairs. The stairs window has been reduced in size and would be non-opening and all are proposed to be obscure glazed. Your Officers, therefore, consider that the proposed development would not have a harmful impact on the amenities of neighbouring properties.

5.8 In relation to highway safety, the County Engineer has no objections to accessing 2 dwellings from Mill Lane and 3 from Tullis Close. He has recommended conditions relating to visibility. There is sufficient parking and turning within the site for all the proposed dwellings.

6.0 **Recommendation**

SUT/19506

6.1 *It is recommended that planning permission is granted subject to the following conditions:*

1. *TL1 – Time Limit*
2. *MC2 – Submission of material samples*
3. *RE2 – Restriction on extensions and alterations to dwellings*
4. *RE7 – Submission of boundary details*
5. *RE8 – Submission of drainage details (foul and surface)*
6. *RE22 – Slab Levels*
7. *LS4 – Implementation of Landscaping Scheme (incorporating existing trees)*
8. *LS11 – Protection of Trees during building operations*
9. *Prior to the first use or occupation of the development hereby permitted, and at all times thereafter, the proposed landing window on the east elevation of plot 3 shall be glazed with obscured glass only and shall be fixed and incapable of being opened. Thereafter and notwithstanding the provision of the Town and Country Planning (General Permitted Development Order 1995) (or any order revoking and re-enacting that order) no additional windows shall be inserted in the east elevation of plot 3 of the development hereby approved.*
10. *Prior to the first use or occupation of the development hereby permitted, and at all times thereafter, the proposed bathroom windows on the east elevation of plot 3 shall be glazed with obscured glass only and shall be top-hung only. Thereafter and notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that order) no additional windows shall be inserted in the east elevation of plot 3 of the development hereby approved.*
11. *Prior to the commencement of the development hereby approved, details of the proposed surface material to be used on the access, parking and turning areas, shall be submitted to, and approved in writing by the District Planning Authority. The development shall only be carried out using the approved surface materials.*
12. *No soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed 2 metres in depth below existing ground level.*

13. *Prior to the commencement of the development hereby approved, full details of any landscaping works or bank works to Ginge Brook shall be submitted to, and approved in writing by, the District Planning Authority. Any works shall only be carried out in accordance with the approved details.*
14. *HY9 – Visibility (accesses)*
15. *MC20 Amended Plans*

SUT/19506/1-LB

6.2 *It is recommended that listed building consent is granted subject to the following conditions:*

1. *TL4 – Time Limit (Listed Building Consent)*
2. *MC2 – Submission of Material Samples*
3. *CN8 – Submission of Full Details (Joinery)*
4. *CN3 – Schedule of proposed works*
5. *MC20 - Amended Plans*