
APPLICATION NO.	P16/V0922/HH and P16/V0923/LB
APPLICATION TYPE	HOUSEHOLDER and LISTED BUILDING CONSENT
REGISTERED	15.4.2016
PARISH	SUNNINGWELL
WARD MEMBER(S)	Debby Hallett Emily Smith
APPLICANT	Mr & Mrs Henry & Caitlin Phillpotts
SITE	Beaulieu Court Cottage Sunningwell Abingdon, OX13 6RB
PROPOSAL	1. Extensive repairs to single storey roofs 2. Repair & make good main roof where necessary 3. Remove slender chimney stack to southern single storey lean to. 4. Insertion of 2 x conservation roof lights to the east lean to. 5. Removal of cement render to internal walls of the ground floor.
AMENDMENTS	Amended by plans received 23/05/2016.
OFFICER	None Penny Silverwood

SUMMARY

These applications are referred to planning committee as the applicant is a member of staff.

Subject to the receipt of amended plans showing a minor change the applications are recommended for approval.

1.0 INTRODUCTION

- 1.1 This report deals with an application for planning permission and for listed building consent. The applications are referred to planning committee as the applicant is a member of staff at South Oxfordshire District Council.
- 1.2 Beaulieu Court Cottage is the former left wing of Beaulieu Farmhouse which is a grade II listed building. Beaulieu Court Cottage forms part of the listing of the farmhouse. It is located to the south-east of Sunningwell village, to the south of Pen Lane. Neighbouring properties are located to the north and to the west, south and south-east within the Beaulieu Court complex.
- 1.3 The property lies within the Oxford Green Belt. A site location plan is **attached** at appendix 1.

2.0 PROPOSAL

- 2.1 The applications seek planning permission and listed building consent for various alterations to the building and the insertion of two conservation-type rooflights to the east elevation of the existing lean-to extension in place of an existing small glass light that sits within the roof.
- 2.2 The alterations include:
- Extensive repairs to single storey roofs

- Repair and make good main roof where necessary
- Remove slender chimney stack to southern single storey lean to.
- Removal of cement render to internal walls on the ground floor
- Removal of false ceilings, stud walls and plaster board on the ground, stairwell and stone room
- Replacement of bathroom suite
- Rewiring

2.3 Following concerns raised by the conservation officer amended plans have been received which indicate that the number of conservation rooflights proposed has been reduced from four to two. Additional information was also provided regarding the internal alterations.

2.4 A copy of the application plans are **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1

Sunningwell Parish Council	Approve.
Conservation Officer	<p>I have reviewed the amended plans and heritage assessment and would ask for a further amendment showing the existing external stack 2 to 3 courses higher to retain a sense of height and definition and retain more of the existing historic fabric. Details of the capping of the new lowered chimney stack can be a condition of consent if not detailed on a revised plan.</p> <p>Should this revision be forthcoming, I have no objections to the size, location and number of proposed rooflights and internal works subject to the following details:</p> <ul style="list-style-type: none">• details of the new internal lime plaster mix

4.0 RELEVANT PLANNING HISTORY

4.1 Planning applications

[P96/V0816/LB](#) - Approved (20/08/1996)
Erection of a Conservatory.

[P96/V0815](#) - Approved (20/08/1996)
Erection of a conservatory.

[P93/V0182/LB](#) - Approved (12/08/1993)
Erection of a conservatory.

[P93/V0181](#) - Approved (12/08/1993)
Erection of a conservatory.

[P75/V0106](#) - Approved (26/09/1975)
Erection of two linked single storey garages.

4.2 Pre-application advice

No relevant pre-application advice history.

5.0 POLICY & GUIDANCE

5.1 National Planning Policy Framework 2012 and National Planning Practice Guidance 2014.

The NPPF replaces all previous PPG's and PPS's and also indicates the weight to be given to existing local plan policies. The local plan policies that are relevant to this application are considered to have a high degree of consistency with the NPPF and should therefore be given appropriate weight. The NPPG provides supplementary guidance to the NPPF.

5.2 Vale of White Horse Local Plan 2011 policies;

The development plan for this area comprises the adopted Vale of White Horse Local Plan 2011. The following local plan policies relevant to this application were 'saved' by direction on 1 July 2009.

Policy Number	Policy Title
DC1	Design
DC9	The Impact of Development on Neighbouring Uses
GS3	Development in the Oxford Green Belt
HE5	Development involving alterations to a listed building

5.3 Emerging Local Plan 2031 Part 1

The draft local plan Part 1 is not currently adopted policy and this emerging policy and its supporting text has limited weight as per paragraph 216 of the NPPF. Greater regard therefore is to be given to the NPPF in line with paragraph 14 and where relevant, the saved policies (listed above) within the existing Local Plan.

Policy Number	Policy Title
Core Policy 1	Presumption in favour of sustainable development
Core Policy 12	The Oxford Green Belt
Core Policy 37	Design and local distinctiveness
Core Policy 39	The Historic Environment

5.4 Supplementary Planning Guidance

- **Design Guide – March 2015**

The following sections of the Design Guide are particularly relevant to this application:-

- Responding to local character (DG103)
- Consider your neighbours (DG104)

5.5 Neighbourhood Plans

An application has been received and is being considered for a neighbourhood planning designation area but to date a neighbourhood plan has not been submitted to the Council. Consequently no weight can be given to any policies that may be emerging in any draft neighbourhood plan.

5.6 Other Relevant Legislation

- Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

- Equality Act 2010

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

6.0 PLANNING CONSIDERATIONS

6.1 The impact on the Listed Building

The conservation officer has been consulted and initially raised concerns regarding the lack of information supplied, the complete removal of the chimney stack, the number of rooflights proposed and additional work taking place that would require consent.

6.2 Subsequently, amended plans have been received along with an updated heritage statement. The amended plans indicate that a small part of the existing chimney will be retained, the number of rooflights proposed has been reduced to two and all internal alterations have been noted.

6.3 The conservation officer has provided further comments and notes that the number, size and the location of rooflights is now considered to be acceptable. Concerns remain regarding the height of the retained chimney stack and it is considered that a further 2-3 brick courses of the chimney should be retained to ensure the visual reference to the historic fabric of the listed building remains clear.

6.4 Officers are awaiting the submission of further amended plans to illustrate the above and subject to the amended plans being received prior to planning committee, it is not considered that the proposed works would have a harmful impact upon the special architectural or historic interest of the listed building.

6.5 The impact of the visual amenity of the area

The amended proposals are for a net gain of one new rooflight into the east elevation which can be seen from Pen Lane. It is not considered that this addition, along with the removal of the chimney stack (subject to amended plans, as noted above) will have a harmful impact upon the visual amenity of the area.

6.6 The Oxford Green Belt

The proposed alterations to the existing dwelling are not considered to have any impact upon the openness of the Oxford Green Belt.

6.7 Impact on the amenities of neighbouring properties

There are no neighbouring properties that directly face the east elevation of Beaulieu Court Cottage where the additional rooflight is proposed. Therefore, it is not considered that there will be any impact upon the amenities of neighbouring properties with regards to overlooking, overshadowing or dominance.

7.0 CONCLUSION

7.1 Subject to amended plans being received to retain a further 2-3 brick courses of the existing chimney stack and the recommended conditions being attached, it is considered that the proposed alterations will not have a significant impact upon the historic fabric or setting of the listed building or upon the visual amenity of the area. The proposed alterations will have no impact upon the openness of the Oxford Green Belt or upon the amenities of neighbouring properties. Consequently, subject to amended plans being received both applications are recommended for approval subject to conditions.

8.0 RECOMMENDATION

8.1 To grant planning permission subject to the receipt of amended plans and subject to the following conditions:

- 1. Commencement of development – three years.**
- 2. List of approved plans.**
- 3. Details of the capping of the lowered chimney stack.**
- 4. External materials in accordance with the application.**

8.2 Subject to the receipt of amended plans, grant listed building consent subject to the following conditions

- 1. Commencement of development – three years.**
- 2. List of approved plans.**
- 3. Details of the capping of the lowered chimney stack and of the new internal lime plaster mix.**
- 4. External materials in accordance with the application.**

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