

<b>APPLICATION NO.</b>	<a href="#">P16/V0955/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	31.5.2016
<b>PARISH</b>	BUCKLAND
<b>WARD MEMBER(S)</b>	Anthony Hayward
<b>APPLICANT</b>	Mr Gerry Lisi
<b>SITE</b>	Metisse House, Carswell Golf Course, Carswell, SN7 8PU
<b>PROPOSAL</b>	Erect new one bed guest accommodation and walling.(as amended plans received 12.08.2016).
<b>AMENDMENTS</b>	
<b>GRID REFERENCE</b>	432738/197041
<b>OFFICER</b>	Penny Silverwood

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## SUMMARY

- The application is referred to committee as councillor Anthony Hayward is the applicant's agent.
- This planning committee resolved to delegate authority to grant planning permission to the head of planning in consultation with the chairman of the committee, subject to a S106 agreement being entered into securing the ancillary accommodation approved is retained as such.
- Subsequently amended plans have been received which have removed the shower and kitchen from the proposed ancillary accommodation.
- The application is recommended for approval, subject to conditions and not requiring a legal agreement.

### 1.0 INTRODUCTION

- 1.1 Members will recall that this application was presented to committee on 27 July 2016. Committee resolved to delegate authority to grant planning permission to the head of planning subject to the completion of a section 106 agreement to tie the proposed accommodation to the main house. Subsequently the applicant decided to amend the application to remove those elements that would make it potentially self-contained. The application is being brought back to committee for further assessment in light of these amendments. The following report considers the amended proposal afresh.
- 1.2 The application is located to the south of the A420, within the established Carswell Golf Course complex which includes garages for business use and the existing residential dwelling; Metisse House. The site is located within the North Vale Corallian Ridge as defined on the local plan proposals map. A site location plan is **attached** at appendix 1.
- 1.3 The application is referred to committee as councillor Anthony Hayward is the applicant's agent.

### 2.0 PROPOSAL

- 2.1 The application seeks planning permission for the erection of detached guest accommodation and walling to the existing dwelling. The proposed building will be located to the south of the existing dwelling, replacing the existing storage tank. The accommodation will comprise of two storey guest accommodation and a toilet. The agent has confirmed that the proposed accommodation will be used for a housekeeper.

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

### 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1

Buckland Parish Council	First response: No objections. Second response (amended plans): No objections.
Highways Liaison Officer (Oxfordshire County Council)	First response: No objections. Second response (amended plans): No comments received.

### 4.0 RELEVANT PLANNING HISTORY

#### 4.1 Applications

[P16/V0953/HH](#) - Withdrawn (05/07/2016)

Demolish motorcycle workshop and machinery store. Erect new 8 car garage and porch. Convert garage to gym room.

[P15/V2693/FUL](#) - Approved (16/02/2016)

Cessation of use of existing 10 bay 1 bay store golf driving range. Erection of new 10 bay 2 bay store open driving range together with floodlighting and projecting fencing.

[P15/V2686/FUL](#) - Approved (04/02/2016)

Conversion and part demolition of existing golf driving range to machinery store with pumped fuel store, metal gates, new access road and fenced yard area.

[P12/V0727](#) - Approved (21/06/2012)

Erection of new golf machinery store, attendant path, access driveway, fencing including two steel framed and faced gates and pumped fuel container.

[P11/V1951/LDE](#) - Approved (07/12/2011)

Certificate of lawfulness for existing use for golf course machinery store/workshop

[P11/V1950/LDE](#) - Approved (07/12/2011)

Certificate of lawfulness for existing use for Motorcycle workshops

[P11/V1952](#) - Approved (09/11/2011)

Proposed two storey rear infill extension. Demolition of existing balcony and external steps. New balustrade, balcony and steps.

[P09/V1587](#) - Approved (25/11/2009)

Proposed rear extension to include corner tower

[P08/V1062](#) - Refused (03/10/2008)

The construction of a single storey detached timber garden building. Timber structure to be built on steel frame/base to facilitate ease of future movement. Building to be used as an office no mains water connection.

[P07/V0872/LDE](#) - Approved (23/05/2008)

Certificate of Lawfulness for existing use for house and garage with occupied flat over garage

[P06/V1930](#) - Other Outcome (24/01/2007)

Retrospective application for alterations and extensions forming garage with flat over and enlarging existing house

[P98/V0092](#) - Other Outcome (23/06/2003)

Extension to form restaurant.

[P98/V0198](#) - Refused (20/05/1999) - Approved on appeal (20/01/2000)

Continue use of driving range with non-compliance of conditions 1 and 2 on Approval BUC/9905/5.

[P98/V0028](#) - Approved (19/02/1998)

Erection of garage.

[P97/V1573](#) - Approved (03/02/1998)

Extensions and alterations. Reconstructed stone cladding to existing external walls.

[P92/V0609](#) - Approved (04/05/1995)

New golf clubhouse linked to existing buildings. Change of use to existing staff accommodation to part of clubhouse complex.

[P91/V0632](#) - Approved (19/09/1991)

Erection of golf clubhouse, golf course and stable block.

[P88/V0815/COU](#) - Approved (10/10/1990)

Change of use and extensions to farm buildings to provide holiday complex which includes swimming pool, riding school and shop/office/reception and alterations to existing access.

[P87/V0636](#) - Refused (23/11/1987)

Conversion of barn to dwelling.

- 4.2 Pre-application advice  
No relevant pre-application advice

## 5.0 **POLICY & GUIDANCE**

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

The NPPF replaces all previous PPGs and PPSs 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.

<b>Policy Number</b>	<b>Policy Title</b>
DC1	Design
DC5	Access
DC9	The Impact of Development on Neighbouring Uses
NE7	The North Vale Corallian Ridge

**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.

<b>Policy Number</b>	<b>Policy Title</b>
Core Policy 1	Presumption in favour of sustainable development
Core Policy 37	Design and local distinctiveness

**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)
- Scale, form and massing (DG105)
- Design considerations (DG106)

**5.5 Neighbourhood Plans**

Buckland does not currently have a 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 equality obligations including its obligations under section 149 of the Equality Act 2010.

**6.0 PLANNING CONSIDERATIONS**

**6.1 Impact on visual amenity and North Vale Corallian Ridge**

The proposed building will be viewed within the context of existing buildings including the residential property on site. The proposed building will replace an existing storage tank on site, and is of a similar form to the structure to be removed. The design and appearance are vernacular, reminiscent of a traditional dovecote, with stone walls and a tiled roof. The proposal is in keeping with the existing property and the scale and form is considered appropriate. The amended plans received have made no external changes to the proposed building. It is not considered that the proposed development will harm the visual amenity of the surrounding area or the character and setting of the North Vale Corallian Ridge.

**6.2 Impact on the amenities of neighbouring properties**

There are no other residential properties within the local vicinity. Therefore there is not considered to be any impact upon the amenities of such properties in terms of overlooking, overshadowing or dominance.

**6.3 Impact on access and highways safety**

The highways liaison officer has been consulted and does not consider there to be any highways impact as a result of the proposals. Sufficient off-road parking is available within the application site, and therefore there is not considered to be any impact upon

access or highways safety.

6.4 **Ancillary accommodation**

Amended plans have been received indicating that the previously proposed kitchen and shower have been removed from the internal layout. The agent has confirmed that the proposed accommodation will be used for a housekeeper, ancillary to the main dwelling, Metisse House. The site is in the open countryside, where it would be inappropriate under policy GS2 for the annexe accommodation to form a separate residential planning unit in the future. Due to its proximity to the house and the limited facilities that will be provided; a toilet only, officers consider the risk of the proposal being used as an unauthorised separate dwelling is very small. It is therefore considered unnecessary and too onerous with regards to the scale of development to require a legal agreement to be entered into to ensure the ancillary accommodation will be retained as such. In order to ensure the applicant is aware that planning permission would be required to use the new accommodation as a separate dwelling it is proposed to include an informative.

7.0 **CONCLUSION**

7.1 The development does not harm the visual amenity of the area or the setting of the North Vale Corallian Ridge. There will be no impact upon the amenities of neighbour properties or upon access or highways safety. The development, therefore, complies with the provisions of the development plan, in particular policies DC1, DC5, DC9 and NE7 of the adopted Vale of White Horse Local Plan 2011. The development is also considered to comply with the provisions of the council's adopted Design Guide and National Planning Policy Framework.

8.0 **RECOMMENDATION**

**To grant planning permission subject to the following conditions and informatives:**

1. **Commencement three years.**
2. **Approved plans.**
3. **Materials in accordance with the application.**

**Informative:**

**As outlined within the description of development and the associated documentation submitted with the application, the additional residential accommodation is to be used only as ancillary annexe accommodation to the main house. Planning permission would be required to use the accommodation as a separate dwelling.**

Author: Penny Silverwood  
Contact number: 01235 422600  
Email: [penny.silverwood@southandvale.gov.uk](mailto:penny.silverwood@southandvale.gov.uk)