

APPLICATION NO.	P16/V0714/HH
SITE	Beech House, School Lane, Milton, OX14 4EH
PARISH	Milton
PROPOSAL	First floor extension over converted garage, new entrance hall and new garage. (Amended by drawing number GRJ L1A, GRJ L5A, GRJ L6A and GRJ L7A, received 7 November 2016; depth of first floor extension reduced)
WARD MEMBER(S)	Stuart Davenport
APPLICANT	Mr John and Mrs Anne Wattam
OFFICER	Katie Cook

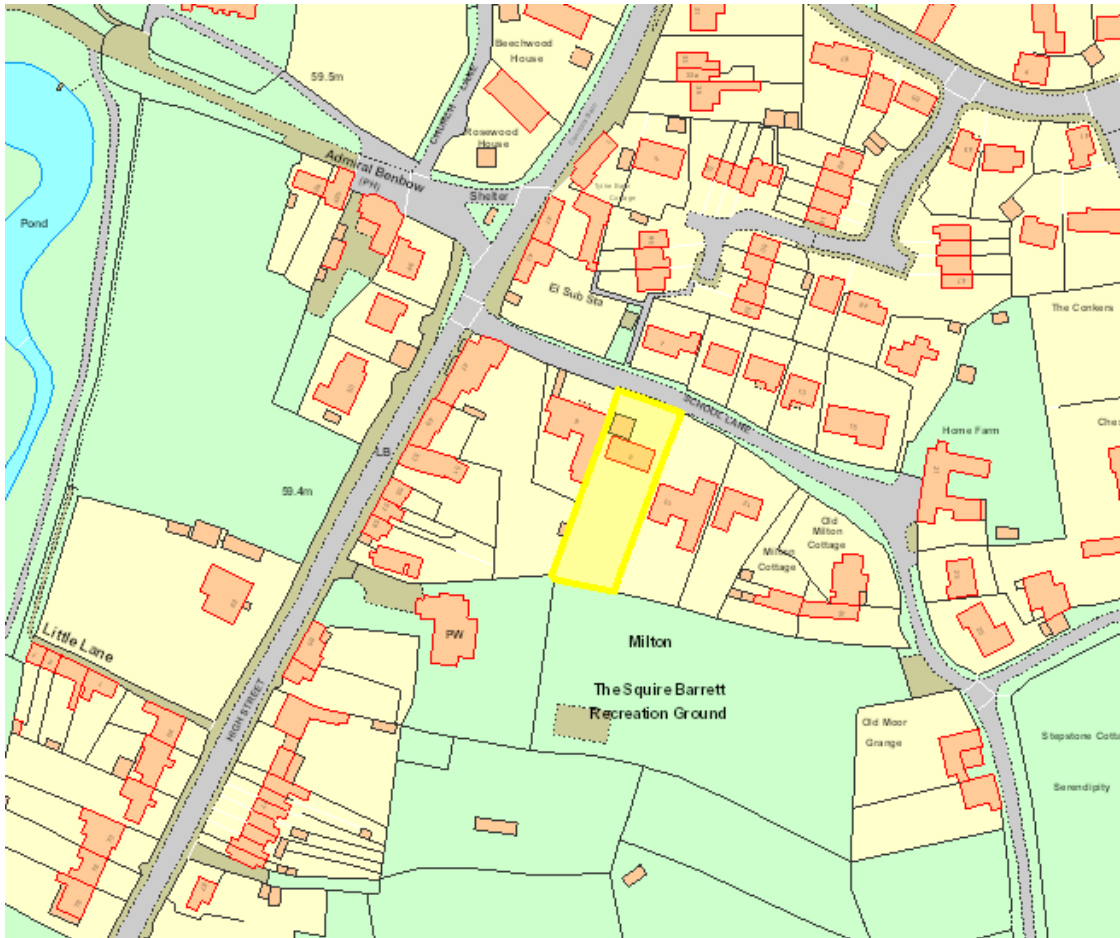
RECOMMENDATION

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

- 1. Commencement three years.**
- 2. Approved plans list.**
- 3. Submission of material details.**
- 4. Tree protection.**
- 5. Car parking provision.**
- 6. Garage accommodation.**
- 7. Ancillary accommodation.**

1. INTRODUCTION AND PROPOSAL

- 1.1 The application is referred to committee at the request of the ward member, Councillor Stuart Davenport.
- 1.2 The property, a detached dwelling, is located towards the centre of Milton. Other residential properties are located to the east and west of the site, with the recreation ground to the south. Vehicular access to the site is taken from School Lane, which adjoins the north boundary. The site, at the time of writing the report, lies adjacent to Milton Conservation Area, the boundary of which runs along the west boundary of the site.
- 1.3 The application seeks planning permission for the erection of a first floor front extension over an existing converted garage, a single storey front garage extension beyond this, and a front hall extension incorporating a cat slide roof.
- 1.4 The application has been amended further to its original submission, with the first floor extension reduced in depth so that it does not project beyond the front elevation of the neighbouring property to the west, The Old Schoolhouse.
- 1.5 A site location plan is included overleaf:



1.6 Extracts of the application plans can be found **attached** at appendix 1.

2. SUMMARY OF CONSULTATIONS & REPRESENTATIONS

2.1 A summary of the responses received in respect to the original and amended plans is below. A full copy of all the comments made can be seen online at www.whitehorsedc.gov.uk.

2.2

First consultation	
Milton Parish Council	<p>Objects. Their objections may be summarised as follows:</p> <ul style="list-style-type: none"> • The extension would have a detrimental effect on the setting of the conservation area, particularly The Old Schoolhouse next door which is in the process of being listed. • The extension will be overbearing on the neighbouring house.
Neighbour - support	<p>One letter of support. Comments can be summarised as follows:</p> <ul style="list-style-type: none"> • It is important to maintain the historical value of properties within the conservation area.

	<ul style="list-style-type: none"> • As properties have been developed for modern living, almost all have been adapted in some form to suit their owners' need. • The neighbouring property has had such work completed to extend at the front of the property to the roadside, together with other extensions and adaptations which have overlooked neighbouring homes. • If these developments have been undertaken within the conservation area itself, similar development intended to improve the external appearance of Beech House should be permitted.
<p>Neighbour - objection</p>	<p>Six letters of objection. Comments can be summarised as follows:</p> <ul style="list-style-type: none"> • Proposal out of proportion with the existing building, and imposing on the conservation area. • The extension would make the property visible from the junction of the High Street and School Lane, and would be visible and imposing on the relatively rural School Lane. • The development is out of keeping and out of scale. • The view of The Old Schoolhouse would be greatly impaired from the east. • The development seems both gratuitous and potentially damaging to the appearance of this pleasant corner of Milton. • It is intended to change Beech House into two residential properties, whereas at present it is just one. • The proposed extension is too large and too tall for the site and will impact the neighbouring trees and overshadow and take light away from The Old Schoolhouse. • The scheme will block the view from the neighbour [this is not a material planning consideration]. • The proposal could create damp to the front of the neighbouring property, and be a risk to trees as light would be minimised. • The proposal will tower over the brick boundary wall separating Beech House and The Old School House. • Overshadowing and loss of sunlight will be caused. • The proposal will prevent the ability to maintain the

	<p>side elevation of The Old Schoolhouse.</p> <ul style="list-style-type: none"> • No assessment of the impact upon heritage assets has been provided. • The proposal will affect Milton Conservation Area, a designated heritage asset, and The Old Schoolhouse, which is considered to be a non-designated heritage asset. Due to the historic interest of The Old Schoolhouse, it has the potential to become a designated (listed) heritage asset, for which a request has been filed with Historic England. • Beech House is not an attractive building and has no historic or architectural interest to contribute positively to the setting of Milton Conservation Area. By extending this unattractive property in a similar style to the existing structure, increased harm to the setting of the conservation area will be caused. • There will be a detrimental impact upon the views along School Lane. • Trees in the front garden of The Old Schoolhouse will be overshadowed, and the extension will cut any roots which have grown under the boundary wall. The result is that the trees will be damaged and are unlikely to survive. • The front courtyard of The Old Schoolhouse will be overshadowed as well as the property itself.
Applicant response	<p>In response to the objections raised, the applicant has made the following points:</p> <ul style="list-style-type: none"> • The scale of the extension is in-keeping with the old village and remains in its footprint. Planning permission for a garage was already permitted in 2001. • Attempts to have the Old Schoolhouse listed could be difficult owing to previous changes.
County Archaeologist (Oxfordshire County Council)	<p>No objection.</p>
Highway Officer (Oxfordshire County Council)	<p>No objection, subject to conditions relating to:</p> <ul style="list-style-type: none"> • Garage accommodation. • Ancillary accommodation.
Conservation	<p>Objects. Comments can be summarised as follows:</p>

<p>Officer (Vale of White Horse)</p>	<ul style="list-style-type: none"> • The scheme would result in some alteration to the existing street scene. • The first floor extension would impact on the significance of The Old Schoolhouse, a non-designated heritage asset. • In principle there is scope to extend Beech House to the front without compromising the visual character of The Old Schoolhouse and the conservation area. • As proposed the development would harm the historic, aesthetic and communal values of The Old Schoolhouse, a non-designated heritage asset, by obscuring the end gable and extending at first floor level beyond the frontage of The Old Schoolhouse.
<p>Tree Officer (Vale of White Horse)</p>	<p>No objection subject to conditions. Comments can be summarised as follows:</p> <ul style="list-style-type: none"> • The application has the potential to affect two trees, either during the construction process or as a consequence of the way in which the garage is constructed. • The proposed garage is within the root protection area of a neighbouring Birch tree and will require consideration of the construction method if long term detriment to its health is to be avoided. • A foundation design could be designed that minimises the potential damage to the root system of the Birch which would enable the tree and garage to co-exist. • The Cypress tree within the site is vulnerable to compaction of the rooting medium by construction traffic and direct contact when manoeuvring and unloading materials. This could be controlled by the submission of and adherence to a tree protection plan.

<p>Second consultation</p>	
<p>Milton Parish Council</p>	<p>No comments received at the time of writing the report.</p>
<p>Neighbour - objection</p>	<p>Four letters of objection. Comments can be summarised as follows:</p> <ul style="list-style-type: none"> • The proposals are for a large and unsympathetic extension to be placed in close proximity of one of Milton's more interesting and attractive buildings, The Old Schoolhouse. • The proposed extension will obstruct the street view of

	<p>The Old Schoolhouse from the west and will spoil an important historic element of the village.</p> <ul style="list-style-type: none"> • Whilst the change to the application is an improvement, it does not solve all the problems. • The reduction in size does not remove the developments detrimental impact on the non-designated heritage asset off The Old Schoolhouse, or the setting of Milton Conservation Area. • The amended scheme may result in slightly less impact upon the solar access of The Old Schoolhouse, but the property will still suffer from a loss of sunlight. • The Draft Milton Conservation Area Appraisal (2016), whilst not adopted at this time, proposes including the south side of School Lane within the conservation area, which gives a clear indication to the historical and architectural value present in the area. • The proposed extension is not a positive contribution to the local character and distinctiveness of the area.
<p>County Archaeologist (Oxfordshire County Council)</p>	<p>No objection.</p>
<p>Highway Officer (Oxfordshire County Council)</p>	<p>No objection.</p>
<p>Conservation Officer (Vale of White Horse)</p>	<p>No objection. Comments can be summarised as follows:</p> <ul style="list-style-type: none"> • Content that aligning the first floor extension with the frontage of the neighbouring non-designated heritage asset, along with the subordinate ridge height, preserves the character and interest of The Old Schoolhouse as a visually prominent building in the street scene designed to be seen. • There is a current proposal to extend the conservation area boundary, however, at the time of writing the proposed boundary extension has not yet been formally adopted by Cabinet. Therefore, whilst the setting of the conservation area remains a material consideration, the possible inclusion of the application site within it does not. • The steps to mitigate the impact of the proposed extension by reducing the first floor frontage building line preserves the presence of the adjoining non-designated heritage asset.

	<ul style="list-style-type: none"> • The proposed extension will not alter the character of the building line such that it is detrimental to the character of the street scene, or diminish the experience moving west along School Lane towards the conservation area and the designated and non-designated heritage assets within it. • Notwithstanding the fact that the site is not currently within the designated conservation area, the proposal has been assessed considering it both as forming the setting of the conservation area and falling within it as per paragraph 129 of the NPPF. • The revisions to the proposals serve to preserve the presence of The Old Schoolhouse as the prominent building along School Lane. • The over-arching character of the lane has been considered as one of more varied plot sizes with buildings mostly set back from the street frontage but with ancillary structures present in the street scene towards the street frontage.
<p>Tree Officer (Vale of White Horse)</p>	<p>No objection subject to conditions.</p>

3. RELEVANT PLANNING HISTORY

3.1 [P01/V1502](#) - Approved (04/12/2001)
Erection of a garage.

[P77/V5143](#) - Approved (13/05/1977)
Siting of a caravan while house is being constructed, Plot 3. For: Mr M Wenden

3.2 **Pre-application History**
None.

4. ENVIRONMENTAL IMPACT ASSESSMENT

4.1 The site area is less than 5ha, and the site is not in a 'sensitive area'. The proposal is not therefore EIA development.

5. MAIN ISSUES

5.1 Design, layout and visual amenity

School Lane, a winding lane off the High Street, forms part of the historic core of Milton, with the majority of the road currently outside the conservation area. Views in to and out of the conservation area are possible along School Lane, with the overall pattern of development along the road framing its setting.

5.2 The principle of erecting a single storey extension to the north of the property has previously been agreed as acceptable further to the granting of planning permission P01/V0502. Whilst not implemented, with the permission no longer extant, this previous consent indicates that a single storey extension in the

location proposed is acceptable, as nothing has changed in the intervening period as regards the position of The Old Schoolhouse or the boundary of the conservation area.

- 5.3 The proposed first floor extension is subordinate to the main house. Not projecting beyond the front elevation of the neighbouring property to the west (The Old Schoolhouse), the first floor element of the proposal will be screened by The Old Schoolhouse when viewed from the junction of the High Street with School Lane to the west, and will not compromise views into the conservation area from the east.
- 5.4 The proposed development will be viewed within the context of the existing and neighbouring properties, and will not compromise the character and appearance of the adjacent conservation area. Any harm caused to the adjacent conservation area by extending towards School Lane can be mitigated by ensuring the materials used are appropriate, thereby preserving the character and appearance of the adjacent conservation area.
- 5.5 The proposed accommodation within the extension, which is accessed via a shared front door with the main house, consists of a living room and kitchen on the ground floor, and two bedrooms and a bathroom at first floor level. It has been confirmed by the agent that the additional accommodation will only be used as ancillary accommodation for visiting friends and as a granny annex when required. This has to be taken at face value, and the application could not be refused on the basis that a new separate dwelling may be created in the future. In order to ensure the accommodation remains within the same planning unit, it is considered reasonable and necessary to condition that it only be used as ancillary accommodation to the main house.
- 5.6 **Residential Amenity**
Given the position and orientation of neighbouring properties, the amenities of these dwellings will not be harmed by the proposal in terms of overshadowing, dominance or overlooking.
- 5.7 The proposed first floor extension does not encroach beyond the front elevation of the neighbouring property to the west (The Old Schoolhouse), and will not cause harmful overshadowing or dominance of this property.
- 5.8 The proposed first floor windows in the east elevation of the extension face towards the front garden and parking area of the neighbouring property to the east (Linear House), and will not cause harmful overlooking of this property.
- 5.9 **Landscape and Visual Impact**
The tree officer is satisfied that the development can be undertaken without detriment to either the Cypress tree within the site or the neighbouring Birch tree, subject to appropriate foundations being used and tree protection measures being put in place. It is consequently considered reasonable and necessary to condition these elements.

5.10 **Traffic, parking and highway safety**

The proposal adds an additional two bedrooms to the property. Including the proposed garage, there is sufficient space within the site to provide off-street parking for four cars. This level of parking is considered sufficient for the extended property, and in order to ensure it is provided and maintained it is considered reasonable and necessary to condition both the garage and the parking area in front of the extended property.

5.11 **Historic Environment**

The Old Schoolhouse to the west of the site is a non-designated heritage asset which is visually prominent in the street scene and designed to be seen. The proposed first floor extension aligns with the frontage of this building, and this, coupled with its subordinate ridge height, preserves the character and interest of The Old Schoolhouse.

5.12 **Other considerations**

Future maintenance

There is no specific requirement under planning legislation to require space to be provided or maintained between dwellings to enable future maintenance to be carried out. The application could therefore not be refused on the basis that space would not exist between the new extension and the neighbouring property to enable maintenance to be undertaken.

6. CONCLUSION

6.1 The proposal will not harm the visual amenity of the area, with the character and appearance of the adjacent conservation area preserved, and will not harm the amenities of neighbouring properties. Adequate parking for the extended property is available within the site. The proposal therefore complies with the relevant local plan policies and the National Planning Policy Framework.

The following planning policies have been taken into account:

- Vale of White Horse Local Plan 2011 policies; DC1, DC5, DC9, HE1
- Draft Vale of White Horse Local Plan 2031 Part 1 policies; CP37, CP39
- Vale of White Horse Design Guide 2015
- National Planning Policy Framework 2012
- National Planning Practice Guidance 2014
- Neighbourhood Plan – Milton has not submitted a neighbourhood plan
- Human Rights Act 1998
- Equality Act 2010

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