

## **WHE/19637/1 – Mr J Nettleford**

### **Demolition of existing pre-fabricated garage. Construction of garage with room over. College Farm House, West Hendred, Wantage.**

#### **1.0 The Proposal**

- 1.1 This planning application seeks permission for the demolition of the pre-fabricated garage to the South of College Farm House and the construction of a double garage with bedroom and en-suite above.
- 1.2 The proposed garage is 7 metres high and lies within the curtilage of a Grade II listed building. The site is located within the West Hendred Conservation Area and the North Wessex Downs Area of Outstanding Natural Beauty.
- 1.3 Extracts from the application plans are at **Appendix 1**.
- 1.4 The application comes to Committee as the Parish Council supports the application.

#### **2.0 Planning History**

- 2.1 The previous application for a timber garage annexe in 2006 was withdrawn.

#### **3.0 Planning Policies**

- 3.1 Policy DC1 of the Vale of White Horse Local Plan relates to the design and quality of new development.
- 3.2 Policy HE1 of the Vale of White Horse Local Plan relates to development within conservation areas.
- 3.3 Policy HE4 of the Vale of White Horse Local Plan relates to development within the setting of a Listed Building.
- 3.4 Policy H24 of the Vale of White Horse Local Plan relates to the erection of ancillary buildings within the curtilage of a dwelling.
- 3.5 Policy NE6 of the Vale of White Horse Local Plan relates to development within the North Wessex Downs Area of Outstanding Natural Beauty
- 3.6 PPG15 is the Government's planning policy guidance on planning and the historic environment.

#### **4.0 Consultations**

- 4.1 West Hendred Parish Council fully supports the application stating: "proposal will enhance the property. However, West Hendred Parish Council suggests a restrictive covenant to prevent the new building becoming a separate dwelling"
- 4.2 Oxfordshire County Council as the Local Highways Authority does not object stating "The proposal would replace an existing garage with a larger new one. There is an existing gated access from the highway into the curtilage."

#### **5.0 Officer Comments**

- 5.1 The principal issue to consider is the size of the proposed building and its impact on the setting of this Grade II listed building, the open rural character of this part of the Conservation Area and the North Wessex Downs Area of Outstanding Natural Beauty.

5.2 It is your Officer's opinion that due to the design, size and prominence of the proposed garage, it will appear visually intrusive in this open area of the Conservation Area and Area of Outstanding Natural Beauty. The design, bulk and size of the proposal also mean it will be over dominant and visually harmful to the setting of the listed building.

6.0 **Recommendation**

6.1 *It is recommended that the application is refused for the following reason:*

1. *The application is for a large garage with accommodation above within the curtilage of a Grade II listed building, the West Hendred Conservation Area and within the North Wessex Downs Area of Outstanding Natural Beauty. The garage by reason of its size, design and bulk fails to respect or preserve the setting of the listed building and fails to preserve or enhance the character and appearance of West Hendred Conservation Area and the North Wessex Downs Area of Outstanding Natural Beauty. As such the proposal is contrary to Vale of White Horse Local Plan Policies DC1, H24, HE1, HE4 and NE6 and the advice contained within PPG15.*