

APPLICATION NO.	P17/V0108/HH
SITE	Paddock Barn, Pusey Furze Barns, Section of A420 running through Buckland, Faringdon, SN7 8PY
PARISH	Buckland
PROPOSAL	Single storey extension, new boundary wall and works there to.
WARD MEMBER(S)	Anthony Hayward
APPLICANT	Ms Laura Hudson
OFFICER	Alastair Scott

RECOMMENDATION

To grant planning permission subject to the following conditions:-

Compliance conditions:

- 1 : Commencement three years - full planning permission.**
- 2 : Approved plans.**
- 3 : Materials in accordance with application (full).**

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application comes to committee due to the applicant being an employee of the Council.
- 1.2 Paddock Barn is a former agricultural building (now converted to residential) which is located to the north of a grade II listed, Pusey Furze House and two 'curtilage listed' barns (also converted to residential use) that are located to south of the application site. Pusey Furze House lies next to the A420 approximately half a mile east of Buckland village.
- 1.3 The proposal is for a single storey extension of a contemporary design linked to the barn by glazed element, and a new boundary wall. The extension would have three elements: a lobby, a garden room and a rear lobby with a total footprint area of 53m². The build materials would include vertical timber planks for the garden room's exterior wall, narrower 'battens' for the curvilinear rear lobby, Corten for the garden room porch and a flat 'green' roof to provide a carbon sink.
- 1.4 A site location plan is shown below. The application plans are **attached** at Appendix 1



2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 A summary of comments is provided below. The comments are provided in full at www.whitehorsedc.gov.uk.

Buckland Parish Council	No objection
Neighbours	1 letter of no objection

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P07/V0992/LB](#) - Approved (09/08/2007)

Conversion of barns to three dwellings with new car port building. (Amendment to permitted application BUC/18785/2-LB)

[P07/V0990](#) - Approved (09/08/2007)

Conversion of barns to three dwellings with new car port building. (Amendment to permitted application BUC/18785/1)

[P05/V0618/LB](#) - Approved (23/06/2005)

Proposed conversion of existing barns into three dwellings.

[P05/V0617](#) - Approved (23/06/2005)

Proposed conversion of existing barns into three dwellings.

[P04/V1426](#) - Other Outcome (08/12/2004)

Proposed conversion of existing barns into four dwellings.

3.2 **Pre-application History**

None

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The proposal is not a type of development that qualifies as EIA development

5.0 **MAIN ISSUES**

5.1 The main issues are:

- Design and impact on the area
- Impact on neighbours

5.2 **Design and Impact on the Area.**

Officers consider that the extension is subservient to the main body of Paddock Barn in terms of scale, form and massing. It is also considered that the simple contemporary design proposed enables the original barn to remain clearly legible and that the essential contribution of the barn to the significance of Pusey Furze House (grade II listed building) and ‘curtilage listed’ barns would be preserved.

5.3 Details of the materials have been provided within the design and access statement and it is considered that the palette of timber, Corten and glass would be acceptable within the context of the former agricultural setting. It is considered that the design of the proposed extension is in accordance with Council’s Design Guidance SPG (2015).

5.4 **Impact on Neighbours**

The proposal is single storey and flat-roofed. The maximum height will be approximately 3 metres. In view of its low height it is considered that the proposal will not have a significant impact upon the amenity of neighbouring residents.

6.0 **CONCLUSION**

6.1 The proposal is acceptable in terms of design and impact on neighbours. It accords with relevant policies of the development plan and with the NPPF.

The following planning policies and guidance have been taken into account:

Vale of White Horse Local Plan 2031 Part 1 policies:

CP37 - Design and Local Distinctiveness

Vale of White Horse Local Plan 2011 policies:

DC9 - The Impact of Development on Neighbouring Uses

National Planning Policy Framework, 2012

Planning Practise Guidance, 2014

Vale of White Horse Design Guide, 2015

Equalities Act 2010

The application has been assessed against the public sector equality duty in section 149 of the Equalities Act. It is considered that none of the groups identified in the Act will be disadvantaged by the proposal.

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