
APPLICATION NO.	P17/V0827/HH
SITE	Metisse House, Carswell Golf Club, Faringdon Oxon, SN7 8PU
PARISH	BUCKLAND
PROPOSAL	2 storey front side tower extension
WARD MEMBER(S)	Anthony Hayward
APPLICANT	Mr Gerry Lisi
OFFICER	Anthony Hamilton

RECOMMENDATION

To grant planning permission subject to the following conditions:

General conditions

- 1 : Commencement three years - full planning permission.
- 2 : Approved plans.

Compliance

- 3 : Matching materials (walls and roof).

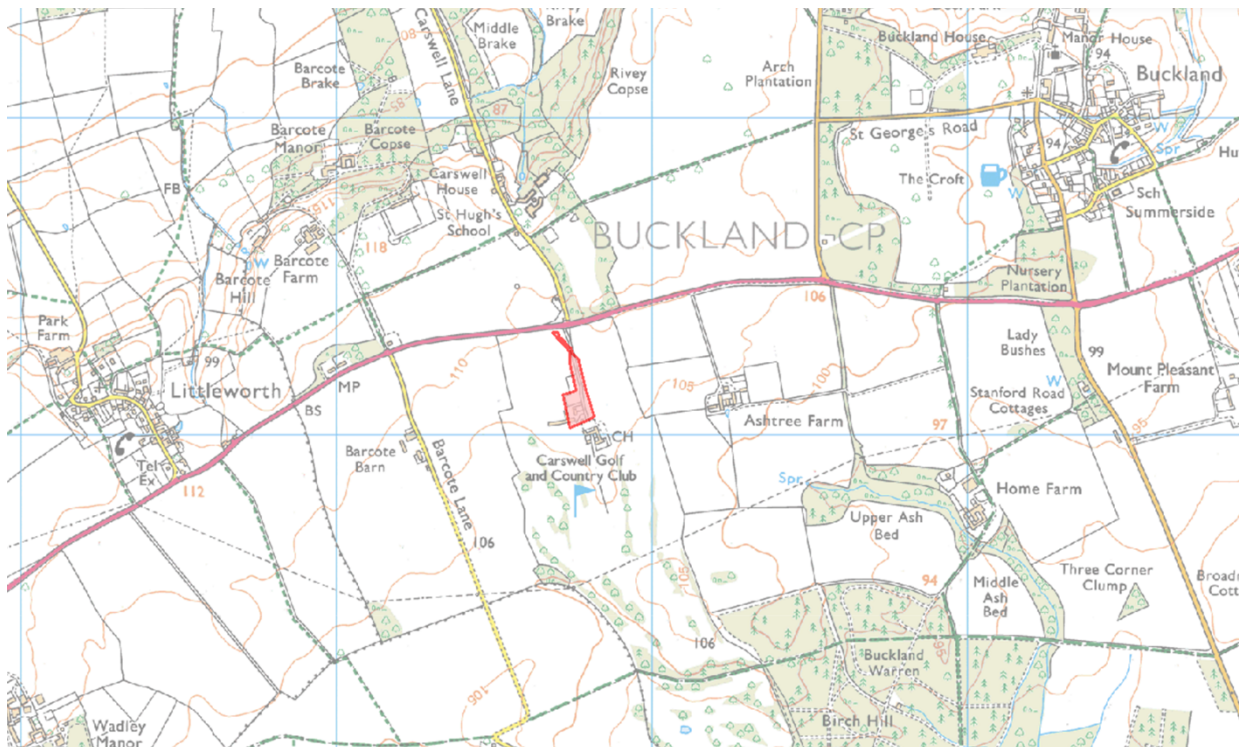
1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application has been referred to Planning Committee because the agent is a member of the council.
- 1.2 The application site lies in the open countryside, on the southern side of the A420, approximately 1.6 kilometres west of Buckland, and some 1.3 kilometres east of Littleworth. On the site is Metisse House, a substantial detached dwelling with stone walls and a tiled roof. A one-and-a-half storey extension abuts the southern side of the dwelling. In the northern elevation, there are two towers with conical roofs. The dwelling has large gardens and a parking area. Vehicular access to the site is gained via a long driveway, which connects to the A420. Immediately to the west of the site is an engineering business that is owned by the applicant. To the east and the south, the site is bounded by the Carswell Golf and Country Club. Otherwise, the surrounding area is predominantly agricultural.
- 1.3 Planning permission is sought to erect a tower extension at the southeast corner of the dwelling. The extension would have a footprint of 2.9 by 2.9 metres and a height, like that of the towers on the northern side of the dwelling, of 10.2 metres. It would be constructed of materials that would match those of the existing dwelling and would have a conical roof of the same design as the roofs of the existing towers. Two window openings would be inserted into the tower. One would be at ground floor level and would face southwards, over a garden area. The other would be at first floor level and

would face eastwards, towards a golf driving range.

A site location plan is provided below and the application plans are **attached** at Appendix 1.

1.4



2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

2.1 Buckland Parish Council has no objections to the application.

3.0 RELEVANT PLANNING HISTORY

3.1 [P16/V2033/FUL](#) - Approved (20/10/2016)

Change of use of motorcycle manufacturing to residential use.

Demolish existing sheds. Erect new 8 bay car garage and porch, converting existing garage to gym

[P16/V0955/HH](#) - Approved (30/09/2016)

Erect new one bed guest accommodation and walling. (As amended plans received 12.08.2016).

[P16/V1739/PEM](#) - Other Outcome (07/09/2016)

Proposed new motor cycle museum. cafe, workshops

****Site meeting****

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

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

[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

[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) - Appeal allowed (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.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The proposal is not defined as EIA development set out by *The Town and Country Planning (Environmental Impact Assessment) Regulations 2017*.

5.0 **MAIN ISSUES**

5.1 **Design and Layout**

Officers consider that the proposed extension would enhance the appearance of the dwelling, by giving the main part of its frontage a symmetrical appearance, and that the use of matching wall, roof and window materials would enable the proposal to blend in with its surroundings. Officers conclude that there would be no detrimental impact on visual amenity.

5.2 **Residential Amenity**

Given the distance between the proposed extensions and the nearest neighbouring dwellings, officers consider that there would be no detrimental impact on residential amenity through overshadowing, the creation of an overbearing impact or overlooking.

6.0 **CONCLUSION**

6.1 Officers conclude that the proposal is acceptable in terms of its design and its impact on residential amenity. As such, the proposal is considered to accord with the relevant policies of the development plan and with the National Planning Policy Framework. In reaching this conclusion, the following planning policies, planning guidance and other legislation have been taken into account:

Vale of White Horse Local Plan 2031, Part 1:

Policy CP37 Design and Local Distinctiveness

Vale of White Horse Local Plan 2011:

Saved policy DC9 Impact of Development on Neighbouring Uses

Vale of White Horse Design Guide 2015

National Planning Policy Framework 2012

National Planning Practice Guidance 2014

The Equality Act 2010.

The application has been assessed under Section 149 of the Act, the public sector equality duty. It is considered that no identified group would suffer disadvantage as a result of the proposal.

Case Officer: Anthony Hamilton

Email: anthony.hamilton@southandvale.gov.uk

Tel: 01235 422600