
APPLICATION NO.	P16/V1101/FUL
SITE	Horseshoe Cottage Bourton Swindon, SN6 8HZ
PARISH	BOURTON
PROPOSAL	Change of use and alteration to form holiday accommodation. (as amended by drawing Site location plan, received 24 August 2016; red line position altered and by drawing number 010a and additional information, received 2 March 2017; inclusion of 'fins' to first floor windows on front elevation)
WARD MEMBER(S)	Simon Howell Elaine Ware
APPLICANT OFFICER	Mr & Mrs D Sanderson Katie Cook

RECOMMENDATION

To grant planning permission subject to the following conditions:

Standard

1. Commencement of development.
2. Approved plans.

Pre-commencement

3. Details of materials to be submitted.
4. Prior to the commencement of the development, full details of the 'fins' to the to first floor windows, including how they are to be fixed to the building, shall submitted to and approved in writing by the local planning authority. The approved 'fins' shall be installed prior to the first use of the building and shall be permanently maintained.

Pre-occupation

5. Parking and turning in accordance with plan.

Compliance

6. Restriction to use only as holiday accommodation.
7. Notwithstanding the details shown on drawing number 001, the 1:1250 scale site location plan incorporated as part of the plan does not form part of the application and is omitted.

Informatives

Your attention is drawn to the need to have regard to the requirements of UK and European legislation related to the protection of certain wild plants and animals. Approval under that legislation will be required and a licence may be necessary if bats are affected by the development. If bats are discovered you must be aware that to proceed with the development without seeking advice from Natural England could result in prosecution.

The applicant is advised that the Controlled Waste Regulations classify waste generated by self-catering holiday accommodation as commercial waste. The district council do not collect commercial waste, and therefore an alternative waste service should be arranged.

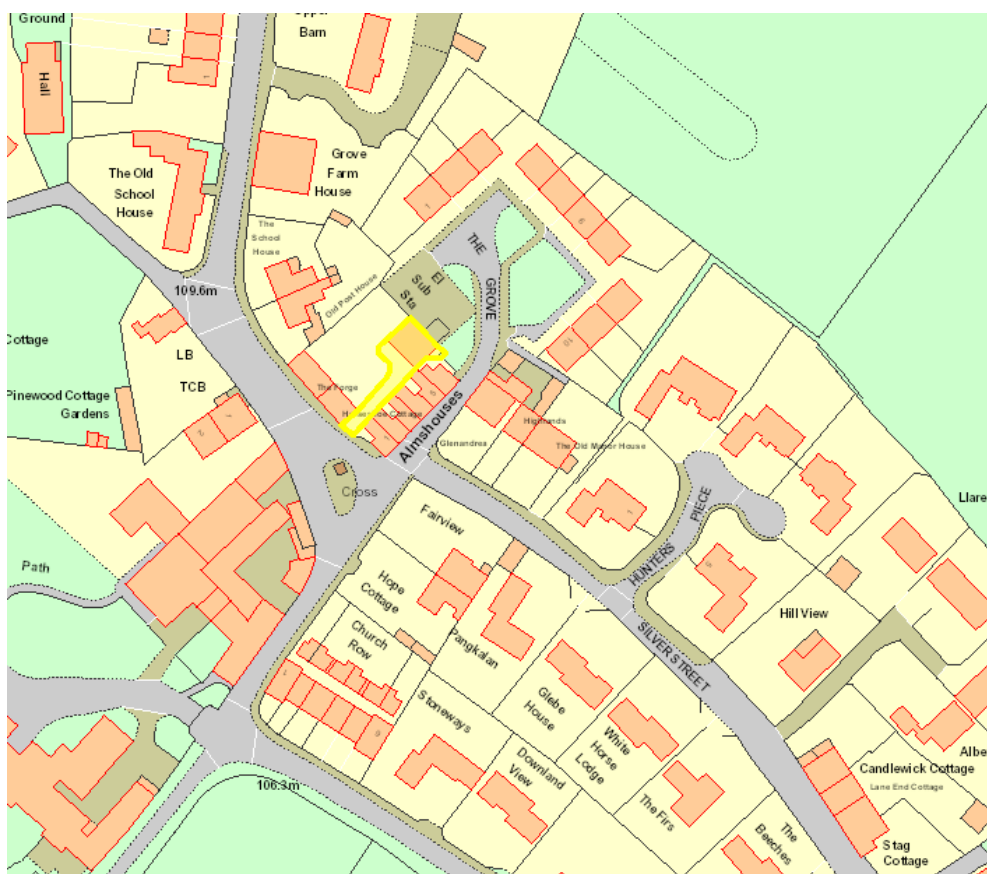
1.0 INTRODUCTION AND PROPOSAL

1.1 This application comes to committee further to being deferred at a previous committee meeting.

1.2 This application, which seeks planning permission to increase the height of the existing outbuilding to the rear of Horseshoe Cottage and alter its fenestration, together with changing the use of the building from storage / workshop to a holiday let, was originally presented to the planning committee on 28 September 2016. A copy of the report discussed by members at this meeting is **attached** at Appendix 1.

1.3 At this meeting members of the committee deferred determination of the application to allow for a re-design of the proposal to stop overlooking of neighbouring properties.

1.4 The proposal has subsequently been re-designed to incorporate 'fins' on the first-floor south-west (front) elevation of the building to prevent overlooking from these openings. A full re-consultation has been undertaken in respect to the revised plans. The application plans, including both the superseded plans and the amended plans, are **attached** at Appendix 2. A site location is shown below:



2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 Below is a summary of the comments received in relation to the amended proposal. A full copy of all the comments received can be viewed online at www.whitehorsedc.gov.uk.

2.2 Bourton Parish Council	<p>Objects. Their objections may be summarised as follows:</p> <ul style="list-style-type: none"> • Parking in the centre of the village is an on-going issue. • Any development that adds to the parking issues in this location is very unwelcome. • The increase in height of the building and the inclusion of glazing will cause overlooking of neighbouring properties and a loss of privacy. • This is a quiet location, within close proximity to existing properties; the extra noise from a holiday let could be such that it would not enhance the local area. • Over-development of the area. • Emergency access to the Almshouses could be blocked by parked cars. • Right of access for neighbours along the drive could be compromised. • If it turns out the holiday let is not commercially viable there would be nothing preventing the barn becoming a full-time rental business, possibly leading to a planning application requesting that the building be made a permanent residence. • The use of 'brise-soleils' does not adequately satisfy the privacy issues of neighbouring properties. • The use of 'brise-soleils' is inappropriate on a building in the conservation area. • The building will be far more dominant and result in loss of light and over development of the area. • Concern about 2 x 900 litre Calor gas tanks situated at the rear of The Forge and Horseshoe Cottage from a fire hazard point of view and lack of access for delivery vehicles. • The sewage and drainage system in this location is old and struggles to cope at times.
Neighbours - object	<p>Four letters of objection. Following points made;</p> <ul style="list-style-type: none"> • The use of 'brise-soleils' are not suited to the property. • The 'brise-soleils' may restrict views but anyone with a little determination can still see out. • There is no mention of whether the 'brise-soleils' can be manipulated, changed or removed in the future.

	<ul style="list-style-type: none">• The amended plans give no consideration to the increased height of the building. The light to the yard of 6 Almshouses will be further compromised.• Impact on the bathroom window of 6 Almshouses.• The health and well-being of any residents is paramount. Bourton is a beautiful village, undisturbed by holidaymakers.• JPPC state it is becoming increasingly common for new buildings to be fitted with brise-soleils. The application is for the change of use to an existing building is not a new build.• According to the plans the top left window only has some slanting 'brise-soleils', with the straight ones allowing direct sight into Horseshoe Cottage and The Forge.• The 'brise-soleils' can be altered and removed in the future.• A great deal of privacy is currently possible between properties. No views are possible straight into the windows of neighbouring properties, as with the proposal.• Two 900 litre Calor gas tanks are situated above ground level at the rear of The Forge and Horseshoe Cottage in very close proximity to the development. Having the proposed chimney in such proximity to the tanks would be dangerous.• Fire hazards given gas tanks and electricity sub-station at the rear of the building.• The original plans explain how the rear wall would need to be re-built and as the front will be replaced with glass this is almost a complete rebuild.• Noise levels from rear rooflights which will have to be opened.• Parking and access is already a concern.• There is no need for a holiday let in the village and can only mean that it will become a permanent dwelling in the future.• Many houses already have chimneys and adding another one to the environment is not helpful.• The outbuilding is part of the history of the village and is in a conservation area for a reason.• Holiday makers will potentially disturb neighbours who need to ensure adequate sleep because of the jobs they do and shifts they work.
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	<ul style="list-style-type: none"> The building is not appropriate for a holiday let.
Councillor Howell and Councillor Ware	<p>Ward Councillors for the area support the objections of the neighbours and parish council. The following points are made within their submission;</p> <ul style="list-style-type: none"> Disappointed that the amendments to the original application are not sufficient to address the issue of overlooking highlighted by the Planning Committee. JPPC indicate in their letter that none of the adjoining properties are totally private given general closeness and relationships involved. This is somewhat confusing bearing in mind the existing barn is not occupied. JPPC state it is becoming increasingly common for new buildings to be fitted with brise-soleils. The application is for the change of use to an existing building is not a new build. The use of “blinds” would be out of keeping with the surrounding area. The “blinds” may appear to reduce overlooking but they will not.
County Archaeologist	No objection.
Highway Officer OCC	<p>Re-iterate consultation comments of 8 June 2016:</p> <p>No objection subject to conditions. Following points made;</p> <ul style="list-style-type: none"> The extant building will have some vehicular movements associated with previous uses. The proposal is likely to be similar but outside peak traffic periods. The car parking provision and turning space are acceptable. Note local concern about parking provision being short, the turning space constrained and existing on-street parking pressure. However, I am unable to substantiate ‘severe harm’ as required by the NPPF to warrant a recommendation for refusal. <p>Conditions requested;</p> <ul style="list-style-type: none"> Car parking and turning as approved plan. Development SUDS compliant drained.
Waste Team	“No new comments”.
Countryside Officer	“No further ecological comments on amended plans”.

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P85/V2302](#) - Approved (02/08/1985)

Extension at first floor level to provide bedroom together with internal alterations.

3.2 **Pre-application History**

[P16/V0574/PEO](#) - Other Outcome (31/03/2016)

Change of use and alterations to agricultural store to create a holiday let.

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 in the determination of this application are

- Principle of development.
- Design and impact on visual amenity.
- Impact on neighbours.
- Access and parking.

5.2 **Principle of development**

Core Policy 31 of the adopted Local Plan 2031 Part 1 encourages new development to advance the visitor economy for leisure and business purposes. Within villages such as Bourton, small scale development will be supported provided proposals are in keeping with the scale and character of the locality and that they do not adversely affect heritage assets of their setting.

5.3 **Design and impact on visual amenity**

The proposal, whilst increasing the eaves and ridge heights of the structure, maintains the form of the existing building with a rounded roof and a single storey side projection. The inclusion of 'fins' on the front elevation, provided the materials used are appropriate, will not detract from the overall form of the building. On balance officers consider that the alterations to the building will not appear out of place within the street scene and will not harm the visual amenity of the area.

5.4 The position of the site within Bourton Conservation Area does not prevent development. However, any development needs to at least preserve the character and appearance of the conservation area. As the overall form of the building is being maintained the development will not compromise the character and appearance of the conservation area. Any harm that may be caused by changing the height or altering the fenestration of the building can be mitigated by ensuring the materials used are appropriate, thereby preserving the character and appearance of the conservation area.

5.5 **Impact on neighbours**

The existing building forms the boundary with no.6 Almshouses. Whilst the proposed increase in height of the structure will be more visually prominent from this neighbouring property, it is not considered to be any more harmful to residential amenity than the existing situation. As the building is located to the

north-west of no.6 Almshouses, the orientation is such that overshadowing will not be caused.

5.6 The inclusion of 'fins' on the first floor windows in the front (south-west) elevation of the building will limit any direct overlooking of neighbouring properties. It is not uncommon in a residential area such as this for there to be a certain degree of mutual overlooking, and in this instance, any overlooking of neighbouring gardens and properties possible from the first floor of the building is not considered to be harmful.

5.7 In order to ensure the 'fins' are installed prior to the first use of the building and subsequently maintained it is considered reasonable and necessary to condition them.

5.8 **Access and parking**

The highway officer is satisfied that the use of the building as a two bedroom holiday let will have similar vehicle movements associated with it as the current storage / workshop use. The proposed parking provision and turning for one vehicle is considered acceptable for the scale of development and in order to ensure this is provided and maintained it is considered reasonable and necessary to condition it.

5.9 Any right of access for neighbouring properties which exists across the drive and parking area is not a material consideration in relation to this application. Such a right of access is a civil matter, and irrespective of this planning application, needs to be maintained.

6.0 **CONCLUSION**

6.1 The principle of the proposed development is acceptable. The proposal will not harm the visual amenity of the area, with the character and appearance of the conservation area preserved, and will not harm the amenities of neighbouring properties. Adequate parking and turning is being provided for the use. The proposal therefor complies with the relevant development plan policies and the provisions of the National Planning Policy Framework.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1 policies;

CP31 – Development to Support the Visitor Economy

CP37 – Design and Local Distinctiveness

CP39 – The Historic Environment

Vale of White Horse Local Plan 2011 policies;

DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses

HE1 - Preservation and Enhancement: Implications for Development

National Planning Policy Framework 2012

Planning Practice Guidance 2014

Vale of White Horse Design Guide 2015

Equalities Act 2010

The application has been assessed against the public sector 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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