
APPLICATION NO.	P17/V2009/HH
SITE	Castle Farm Barn, Manor Road, Wantage, OX12 8NB
PARISH	Wantage
PROPOSAL	Proposed garage
WARD MEMBER(S)	Charlotte Dickson St John Dickson
APPLICANT OFFICER	Aeromotive Design Ltd Emma Hawthorne

RECOMMENDATION

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

Standard conditions:

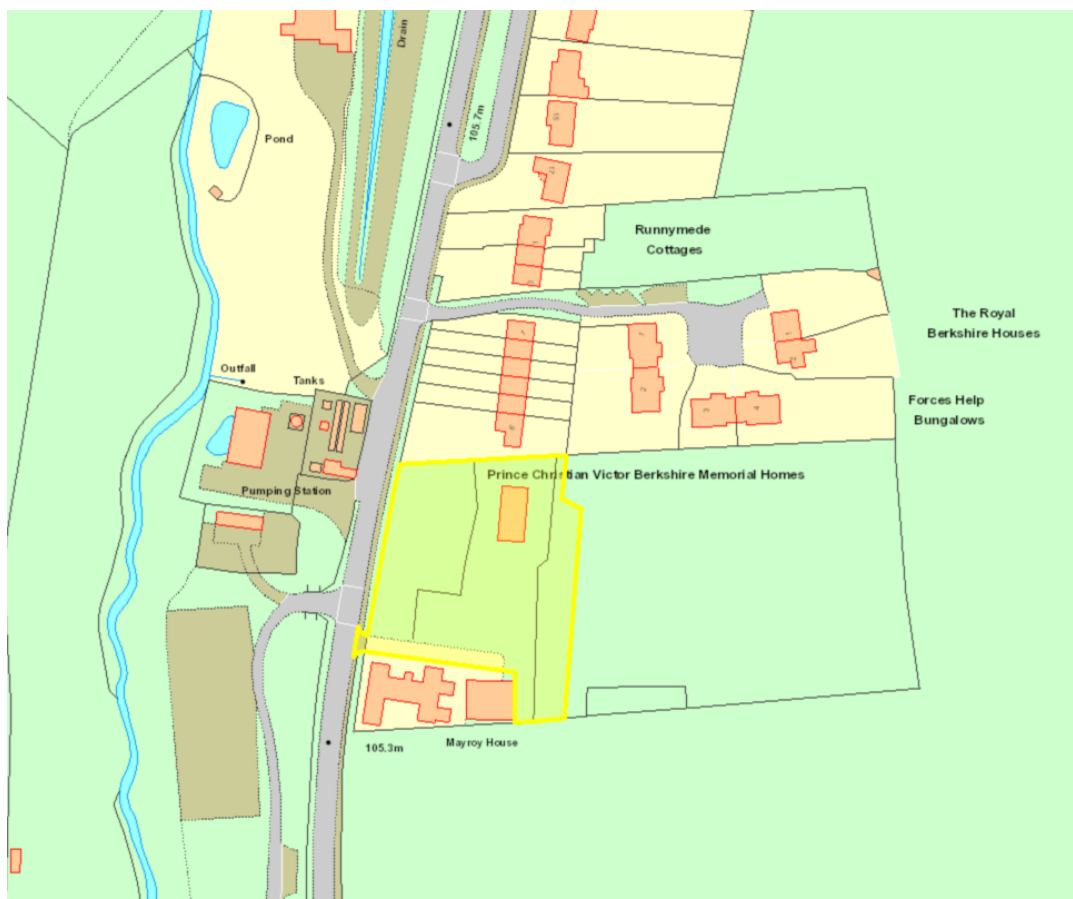
1. Commencement three years – full planning permission.
2. Development to be built accordance with approved plans.

Compliance conditions:

3. Materials in accordance with approved forms and drawings.
4. Office ancillary to main use only.

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application is referred to committee at the request of the ward member, Councillor St. John Dickson.
- 1.2 This application seeks planning permission for a detached garage with home office above, located adjacent to the southern end of Castle Farm Barn, towards the rear boundary of the site. The site slopes downwards from east to west towards Manor Road.
- 1.3 A flat roof double garage with a green roof was approved on the site in 2016 under application P16/V2267/FUL.
- 1.4 This current proposal includes a pitched roof with study above, and is 2 metres wider than previously permitted in order to accommodate the stair case. The current proposed garage measures 2.2 metres to eaves with a pitched roof rising to a total height of 6.2 metres. The rear eastern elevation of the building includes solar panels and 3 roof lights. The proposed garage would have a timber frame with timber weather board cladding and a natural slate roof. The building includes a small log store adjacent to the southern end of the building.
- 1.5 A site location plan is included overleaf.



1.6 Extracts of the application plans can be found **attached** at Appendix 1. The previously permitted garage is also **attached** with Appendix 1.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 A summary of the responses received in respect of the proposal are below. A full copy of all the comments made can be viewed online at www.whitehorsedc.gov.uk.

Wantage Town Council	Object. The grounds for objection are: <ul style="list-style-type: none"> Increased footprint and height within North Wessex Downs AONB Further living accommodation.
Health & Housing - Contaminated Land	No objections.
Vale - Highways Liaison Officer (Oxfordshire County Council)	No objections, subject to the following condition: <ul style="list-style-type: none"> Garage accommodation to be retained as such.
North Wessex Downs Area of Outstanding Natural Beauty	Object. The grounds for objection are: <ul style="list-style-type: none"> Pitched roof is intrusive Approaching size of small house Harm to quality of the landscape, including views from Ridgeway National Trail.

Neighbouring Properties	<p>3 letters of objection have been submitted. The grounds for objection are:</p> <ul style="list-style-type: none"> • Scale and mass • Disrupt North Wessex Downs AONB and views from Ridgeway • Potential use as work office • Conversion to dwelling/living accommodation • Retrospective history onsite .
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3.0 **RELEVANT PLANNING HISTORY**

3.1 [P17/V1726/DIS](#) - Approved (31/07/2017)

Discharge of condition 6 - contamination on application ref. P16/V2267/FUL
Extension and conversion of a barn to create a dwelling.

[P16/V2267/FUL](#) - Approved (02/12/2016)

Extension and conversion of a barn to create a dwelling (resubmission following refusal).

[P16/V0971/FUL](#) - Refused (11/08/2016)

Erection of one dwelling and conversion / extension of a barn to create one dwelling

[P06/V1656](#) - Refused (19/12/2006) - Appeal dismissed (13/11/2007)

Erection of a single detached dwelling.

[P02/V0679](#) - Refused (06/06/2002)

Demolition of existing industrial unit. Erection of an enlarged industrial unit.

[P95/V0499](#) - Approved (12/10/1995)

Alteration to proposed barn. Demolition of existing barns/sheds.

[P92/V0064](#) - Approved (21/01/1993)

Erection of an open ended barn for hay storage and horse box storage. Demolition of existing barns/sheds.

[P89/V1103](#) - Refused (07/07/1989)

Demolition of existing warehouse and erection of dwelling. (Site approx 0.46 acres).Planning Application History

3.2 **Pre-application History**

None.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 Householder development does not fall within the defined scope for potential EIA development.

5.0 **MAIN ISSUES**

5.1 The main issues relating to this application are as follows:

1. Design, layout and visual amenity
2. Residential amenity
3. Landscape and visual impact
4. Traffic, parking and highway safety

Design, layout and visual amenity

5.2 Concern has been raised by neighbouring properties and the Town Council over the design of the proposed garage and the resulting visual impact. The proposed garage is traditional in design, materials and proportions and would have the appearance of a rural outbuilding. Whilst the ridge is relatively high at 6.2 metres, the building would remain subordinate to the dwelling to which it will relate, as required by Council adopted design guidance.

5.3 The scheme includes photovoltaic cells on the rear elevation adjacent to the roof lights, which would appear flush with the tiles and would not project significantly beyond the roof slope unlike traditional solar panels. It is therefore considered that these would not be harmful to the design and appearance of the building. Renewable energy measures are encouraged under adopted Core Policy 41.

5.4 The location adjacent to the existing building would ensure that it is seen in the same context as the host dwelling particularly when viewed from the wider landscape.

5.5 It is acknowledged that the site has planning permission for a more modest flat roofed garage in the same location, and whilst the current proposal would be more visible in the landscape, the impact is not such to warrant refusal.

Residential Amenity

5.6 The proposed garage would be located adjacent to Castle Farm Barn, which has planning permission to be converted to residential use. The closest neighbouring property is Mayroy House, which fronts the road to the south of the site. Whilst the proposed garage maybe visible from this neighbouring property, it would have no harmful impact in terms of overshadowing, dominance or loss of privacy, given the distances involved. All the roof lights serving the study area are located to the rear of the building facing away from this neighbour.

5.7 The neighbouring property to the north, 6 Prince Christian Cottages, is located the opposite side of Castle Farm Barn and would not be affected by the proposed garage.

Landscape and Visual Impact and impact on the AONB.

5.8 The site is located within the North Wessex Downs AONB and the AONB officer has objected to the proposal due to the pitched roof and the impact from the wider landscape.

- 5.9 Given the sloping topography of the site, the proposed building would be set into the hillside with only the roof visible from the rear of the site. When viewed from Manor Road to the west the building would be set against the hill with only glimpsed views given existing vegetation fronting the road.
- 5.10 Whilst there may be wider views from Manor Road to the south when travelling towards Wantage, the building would be seen against the back drop of the existing barn, and the built up area of Wantage beyond. In addition the neighbouring property to the south has an outbuilding to the rear, albeit slightly lower.
- 5.11 It is not considered that the proposal would appear prominent from the wider landscape or the Ridgeway National Trail as stated by the AONB Officer, given the modest nature of the building and the distance away.
- 5.12 Refusal on landscape impact grounds and harm to the AONB, in your Officers opinion, could not be justified.

Traffic, parking and highway safety

- 5.13 Access, parking and turning to the site has been permitted under the previous scheme to convert the barn to a dwelling, and this proposal does not alter this.
- 5.14 The County Engineer is satisfied that the proposal meets relevant guidance in terms of garage size and parking provision.

Other Issues

- 5.15 Concern has been raised by neighbouring properties that the building could be used for residential purposes in the future given the history of the site and previous unauthorised works. This is not relevant to the consideration of the current proposal which must be assessed on its own merits. A condition requiring its use to remain ancillary to the main dwelling is considered reasonable however, in order to ensure the building is not occupied as a separate unit.

CIL

- 5.16 The building is less than 100sqm in area and is therefore not liable for the Community Infrastructure Levy.

6.0 CONCLUSION

- 6.1 The proposed garage is of a traditional form and design and is located such so as to minimise its visual impact from the immediate area and the wider landscape. It is not considered that the proposed garage would have a harmful impact on the character of the area, the landscape in the AONB, amenity of neighbouring properties or highway safety. The proposal complies with the NPPF, the adopted Local Plan 2031 Part 1, the saved policies of the adopted Local Plan 2011, and Council adopted Design Guidance.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031, Part 1, core policies:

CP37 - Design and Local Distinctiveness
CP44 - Landscape

Vale of White Horse Local Plan 2011, saved policies:

NE6 - The North Wessex Downs Area of Outstanding Natural Beauty
DC5 - Access
DC9 - The Impact of Development on Neighbouring Uses

Vale of White Horse Design Guide 2015

National Planning Policy Framework 2012

National Planning Practice Guidance 2014

Neighbourhood Plan

In 2016, the independent examiner inspecting the Wantage Neighbourhood Plan recommended that the plan shouldn't proceed to a referendum. A revised neighbourhood plan has yet to be submitted. Accordingly no weight can be given to this plan.

Equality Act 2010

The application has been assessed under Section 149 of the Equality Act 2010, the public-sector equality duty. It is considered that no identified group will suffer disadvantage as a result of this proposal.

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