

CHD/713/7 & CHD/713/8-CA – Mr G Chambers

Proposed reconstruction and remodelling of existing dwelling. Substantial demolition of existing dwelling. Penn House, High Street, Childrey, Wantage, Oxon OX12 9UA

1.0 The Proposal

- 1.1 These applications have been submitted following a previous approval for the same application drawings but with different descriptions. Unfortunately, the descriptions of the previous applications were far from clear about the extent of the proposed works involved and, for the avoidance of any doubt, these applications have been submitted to allow formal consideration of all of the proposed works. A copy of the previous report to Committee is attached at **Appendix 1**, which outlines the proposal in detail.
- 1.2 The main point of concern raised in respect of the previous applications (and the work since carried out on site) relates to the extent of demolition. The previous applications made reference to the removal of two external walls, however an examination of the application drawings on a light table shows that three walls and the roof structure would be replaced.
- 1.3 The application drawings now submitted are identical to those previously considered by Committee. The application descriptions, however, have been changed and the Conservation Area Consent application is for works already carried out, as demolition has already taken place.
- 1.4 The application drawings are attached at **Appendix 2**. The applications come to Committee at the Parish Council objects to the conservation area consent application.

2.0 Planning History

- 2.1 Applications CHD/713/5 and CHD/713/6-CA for the same proposal but with different descriptions were permitted in May 2007.

3.0 Planning Policies

- 3.1 Policy DC1 of the adopted Local Plan requires development to be of a high design quality in terms of layout, scale, mass, height, detailing, materials to be used, its relationship with adjoining buildings and taking into account local distinctiveness.
- 3.2 Policy DC5 requires safe and convenient access and parking.
- 3.3 Policy DC9 seeks to discourage development that would harm the amenities of adjoining properties or the wider environment in terms of, amongst other things, loss of privacy, daylight, sunlight, dominance or visual intrusion.
- 3.4 Policy HE1 requires development to preserve or enhance the character or appearance of the Conservation Area.
- 3.5 Policy H24 enables the erection of ancillary buildings and structures within the curtilage of a dwelling provided the proposal would not cause harm to the amenities of neighbouring properties or the character and appearance of its surroundings.

4.0 Consultations

- 4.1 Childrey Parish Council – objects to the conservation area consent application and comments on the planning application. Their comments are at **Appendix 3**.
- 4.2 The County Engineer – comments awaited, and will be reported at the Meeting.
- 4.3 Objections have been received from the residents of one neighbouring property on the following grounds:
- uncertainty over whether the demolition which has been carried out is lawful
 - requirements of previous decision (style of windows, original iron railings)
 - building materials must be specified
 - demolition has already taken place

5.0 **Officer Comments**

- 5.1 Counsel's opinion is currently being sought on whether the demolition works which have already been carried out are lawful, and an update on this matter will be given at the Meeting. These applications have been submitted due to the uncertainty over the legal position, and without prejudice to the applicant's case that the demolition works which have been carried out comply with the terms of the extant conservation area consent.
- 5.2 Planning permission and conservation area consent are being sought for the demolition of three external walls and the roof structure, and rebuilding the dwelling. Essentially, this means that a single gable wall is retained and the remainder of the dwelling is rebuilt.
- 5.3 Consideration of the previous proposal concluded that the existing building on the site did not merit listing as it was not of special architectural or historical interest. The proposed dwelling is the same as that previously approved. Officers, therefore, raise no objection to the proposal, subject to appropriate conditions to ensure satisfactory materials and details.
- 5.4 The new annexe building is currently being built on site and your Officers have discharged all pre-conditions in respect of this building to allow development of this element of the proposal to proceed. Officers have recently visited the site to confirm that the works being carried out in respect of this element are being carried out in accordance with the approved plans.
- 5.5 As the applications seek a fresh permission/consent, the same conditions that were imposed previously are recommended below.

6.0 **Recommendation**

- 6.1 *It is recommended that planning permission be granted subject to the following conditions.*
1. TL1 Time Limit – Full application
 2. MC1 Submission of materials (samples)

3. MC9 *All bathroom/en-suite windows on west & south elevations be glazed with obscure glass only*
4. MC12 *Height of sill of roof lights*
5. CN8 *Submission of full details as to extent and method of rebuilding existing walls and all joinery*
6. RE16 *Ancillary self contained accommodation*
7. RE2 *Restriction on alterations to buildings including alterations to windows or ancillary structures of buildings within curtilage.*

6.2 *It is recommended that Conservation Area Consent be granted subject to the following condition.*

1. TL4 *Time Limit*