

## CHD/713/5 & CHD/713/6-CA – Mr G Chambers

Extension and alterations to existing house, demolition of barn and erection of annex.

Rebuild South and East external walls of house.

Land at Penn House, High Street, Childrey, Wantage, Oxon.

### 1.0 The Proposal

1.1 These applications were considered by Committee at the Meeting held on 19<sup>th</sup> February 2007. The original report is produced at [REDACTED]. It was resolved to defer the applications to enable negotiations with the applicant; to reduce the amount of glazing on the first floor of Penn House; to consider alternatives to the "Juliet" window to reduce the potential for overlooking; and to reduce the height of the annex.

1.2 A meeting was held with the applicant's agent, which resulted in the submission of a revised scheme. The revisions are shown at [REDACTED]. Further statutory consultations were carried out and the responses are set out below.

1.3 The changes to the scheme have addressed Committee's concerns in the following respects:

1. All the glazing and the "Juliet" window on the first floor of the extension facing north have been removed. The proposed bedroom will be served by a centralized window on the west facing gable.
2. The dormer window on the west elevation closest to the neighbouring boundary, which serves the en-suite bathroom, is shown with obscured glazing. A further change to this elevation involves the continuation of the roof as an overhang, which serves to give it more of a cat-slide appearance.
3. The height of the annex has been reduced by 0.5 metre, and the entrance porch detail has been made less elaborate.
4. One of the French windows on the east (front) elevation has been replaced by a conventional window.

### 2.0 Consultations

2.1 Childrey Parish Council now objects to the proposal on the following grounds:

"The Council broadly agrees that the proposed plans for the main house are much improved, however Councillors would like to see timber cottage style windows in the east elevation. Secondly, there is still much concern over the use of two access points onto Dog Lane, which has been the subject of previous correspondence. Finally, the Council requests that the rebuilt walls use the correct materials for the age of the property."

2.2 Objections have been received from the residents of three neighbouring households on the following grounds:

- Continue to object to the dormer windows and the loss of the cat-slide roof by the raising of the west facing wall.
- Objections to the rear extension on the Dog Lane frontage, because of the loss of light.
- The annex is still considered to be too high and the proposed windows will introduce overlooking. Its use should be restricted to ancillary accommodation.
- The rebuilding of the existing walls on the south and east elevations ignores the opportunity to provide cottage windows.
- Lack of detailing.
- The design and access statement is considered to be inaccurate and should be disregarded.

*Original report to 19/2/07*

3.0 **Officer Comments**

3.1 Most of the continuing objections on a number of points have already been discussed by Committee and can be addressed by the imposition of conditions. The proposal has been considerably improved and it is considered that the applicant has adequately met Committee's specific requirements as set out in para 1.1 above.

4.0 **Recommendation**

4.1 *It is recommended therefore, that the planning application be granted subject to the following conditions:*

1. TL1 *Time Limit – Full Application*
2. MC20 *Amended Plans*
3. MC1 *Submission of Materials (Details)*
4. MC9 *All Bathroom/En-suite Windows on West & South Elevations be glazed with obscured glass only*
5. MC12 *Height of sill of Roof Lights*
6. CN8 *Submission of full details as to extent and method of rebuilding existing walls and all joinery*
7. RE16 *Ancillary Self Contained Accommodation*
8. RE2 *Restriction on Alteration to Buildings inc. Alterations to Windows or ancillary structures of building within curtilage*

4.2 *It is recommended that Conservation Area Consent be granted subject to the following condition:*

1. TL4 *Time Limit – LB/CA Consent*

**CHD/713/5 & CHD/713/6 - CA – Mr. G Chambers**  
**Extension and Alterations to Existing House, Demolition of Barn and Erection of Annex.**  
**Rebuild South and east External Walls of House.**  
**Land at Penn House, High Street, Childrey, Wantage, Oxon. OX12 9UW.**

**1.0 The Proposal**

- 1.1 Penn House is a substantial two storey red brick and tiled cottage on the corner of the junction of Dog Lane and the High Street in the centre of Childrey. It is not a listed building, but it lies within the Childrey Conservation Area. Its frontage is set back about 11 metres from the High Street but the side of the property abuts the pavement in Dog Lane, which is a minor road travelling west from High Street. There is a single storey extension to the gable on the Dog Lane frontage. Also on this frontage is a large dilapidated barn, which is clad in wood boarding with a rounded corrugated metal roof. Behind this is the area of yard to the rear of Penn House. There is a boarded up gateway and a separate pedestrian gate between the house and the barn and an open vehicular access onto Dog Lane at the rear of the site.
- 1.2 The whole property is in clear need of renovation, as confirmed by a structural report accompanying the applications, and the applicant is taking the opportunity of a comprehensive revamp involving extensions, the demolition of the barn and the erection of ancillary accommodation in its place. The planning application included the erection of a detached garage in the yard alongside the northern boundary of the site, which has now been deleted from the scheme. Both access points are to be used and the central one will be widened to provide both vehicular and pedestrian access.
- 1.3 A porch and French window are being added to the frontage but most of the additions and alterations to the house take place at the rear. In addition to the single storey gabled extension to the rear, the present house features a cat-slide roof sloping right down to the ground floor with only a gabled doorway in this elevation. The proposal involves the rebuilding of the gable of the house and adding a first floor to the rear extension, which is being lengthened by a metre and inset from the present frontage with Dog Lane. This will provide a study area on the ground floor and a new bedroom on the first floor. The windows in these rooms will look out into the yard area. It is also proposed to provide additional first floor area at the rear of the house by raising the roof slope and inserting two dormer windows, which will provide light to an en-suite room and a landing area. In addition to the study, the scheme will provide a sitting room and kitchen on the ground floor and still provide three bedrooms with improved bathroom facilities on the first floor.
- 1.4 The barn is to be replaced by a new built annexe with a reduced footprint set back 0.8 of a metre from the Dog Lane frontage. The footprint of the new annex will be 10 sq.m. less than the barn but will also be two storeys high. The barn's height is given as 6.4 metres, the same height as the new annexe. The annexe will be clad in weather boarding above a brick plinth and will have a tiled pitched roof. The accommodation is to be ancillary to the main house and provides an entrance hall with stairway and a bedroom and bathroom on the ground floor. The stairs lead to an open plan living area and kitchen on the first floor. There are no windows onto Dog Lane. There is a window to the kitchen area in the gable at first floor level and a landing window midway up the stairs in the almost rounded corner of the building. The living room area is lit by high level roof lights facing the yard area.
- 1.5 The application drawings are at **[REDACTED]**.
- 1.6 The applications come before Committee at the request of Councillor Andrew Crawford.
- 2.0 Planning History**
- 2.1 Two previous schemes were the subject of applications last year but were withdrawn when it was made clear that they were not to be recommended for approval because of the likely

adverse impact on the site surroundings. The present applications were submitted following further negotiations with your Officers.

## 3.0 Planning Policies

- 3.1 Policy DC1 of the adopted Local Plan requires development to be of a high quality design in terms of layout, scale, mass, height, detailing, materials to be used, its relationship with adjoining buildings and takes into account local distinctiveness and colour.
- 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 demonstrable harm to the amenities of neighbouring properties or the character and appearance of its surroundings.

## 4.0 Consultations

- 4.1 Childrey Parish Council does not object in principle but wants serious consideration to be given to whether the defects in the structure warrant such rebuilding. Other issues raised include traffic, and whether a change of use is involved.
- 4.2 The County Engineer has no objections to the principle of the scheme.
- 4.3 Objections have been raised by residents from 6 local households on the following grounds:
  - The scheme is overdeveloped and does not accord with the distinctiveness and character of the area and will therefore not preserve or enhance the character and appearance of the Conservation Area.
  - The development will remove the most distinctive feature of Penn House, the cat-slide roof.
  - The height of the proposed annexe will create a tunnel effect in Dog Lane.
  - The annexe has the potential for use as a separate dwelling, which would result in additional traffic on a narrow and congested highway.
  - The plans include west facing and inappropriate dormer windows in the first floor where none exist at present. There is also a north facing bedroom window. These windows will invade the privacy of the adjoining property.
  - The proposal also includes a detached garage with a pitched roof right on the boundary of the adjoining property in a position that will result in a loss of sunlight.
  - The Design and Access Statement is misleading.
  - The property should be listed.
- 4.4 English Heritage has written to say that a request has been made to have the building listed. The Secretary of State has decided not to list the building following the outcome of a report from the listed building advisor who has visited the site and concluded that the property has been too altered to be recommended for listing. Although it has local character and interest he concludes that it does not merit inclusion in the national list.

## 5.0 Officer Comments

- 5.1 The scheme has been through a series of revisions following negotiations with your Planning and Conservation Officers and, apart from the presence of the garage, previous objections

# APPENDIX 1

about the scale and appearance of the development have been addressed and the proposal is considered to meet the tests of acceptability within the terms of the above mentioned policies. Confirmation has been received that the applicant is willing to delete the garage proposal from the application. The removal of the garage from the scheme overcomes the remaining objections to the development. When interested parties heard of this change they pointed out that the removal of the garage would result in the loss of its screening effect allowing for a greater degree of overlooking. The following paragraphs address the points made by the objectors.

- 5.2 Alteration to the rear roof slope to allow additional accommodation on the first floor will change the appearance of the existing cat-slide roof. The first question is whether the feature is worth retaining in itself or in the interests of the Conservation Area. It is clear that the building is not considered worthy of listing and does not have any special architectural or historic value. The other question to be addressed is whether the new elevation that will be created is acceptable in design terms. This is considered to be the case by your Officers. As to the contribution the appearance of the cat-slide roof makes to the character of the Conservation Area, it cannot be observed from any public place. Although it can be seen from the immediately neighbouring property this does not amount to a material contribution to the character or appearance of the Conservation Area.
- 5.3 Unfavourable references to the relative height of the proposed annexe and its effect on the street scene are not borne out by the information on the drawings. It will be set further back than the barn and is at the same height as the existing barn according to the drawings. As to its potential use as a separate dwelling, this can be controlled by condition. Any subsequent application to turn it into separate dwelling would have to satisfy different criteria, which are not relevant in the case of an annexe, e.g. matters of privacy, private amenity space and car parking and traffic generation.
- 5.4 One of the objections relates to the matter of privacy in relation to overlooking from the proposed windows. The west facing dormer windows are not to living space. The nearest window to the adjoining property will be to a bathroom and will be obscure glazed enforced by planning condition. The other window is to a landing. This will be 5 metres offset from the adjoining property boundary and will only have an oblique view over the private garden area immediately at the rear of the adjoining house at a distance of 17 metres. The north facing bedroom window is 8.5 metres away from the adjoining garden boundary and will only have an oblique view of the rear of the adjoining property at a distance of 20 metres. This is considered to more than adequate to avoid any loss of privacy. The living room roof lights in the annexe roof are set at a high level and can be controlled by planning condition. They are also set 10 metres away from the adjoining property boundary. Apart from the high level glazing facing Penn House the only other first floor window in the annexe facing west is to the kitchen area. There is also a window lighting the staircase on the rounded corner of the building.

## 6.0 **Recommendation**

6.1 *As the proposal is now considered to meet the objectives of the relevant policies, it is recommended that the planning application be approved subject to the following conditions.*

1. TL1        *Time Limit – Full Application*
2. MC1        *Submission of Materials (Details)*
3. MC9        *All Bathroom/En Suite Windows on West & South Elevations be glazed with obscured 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*

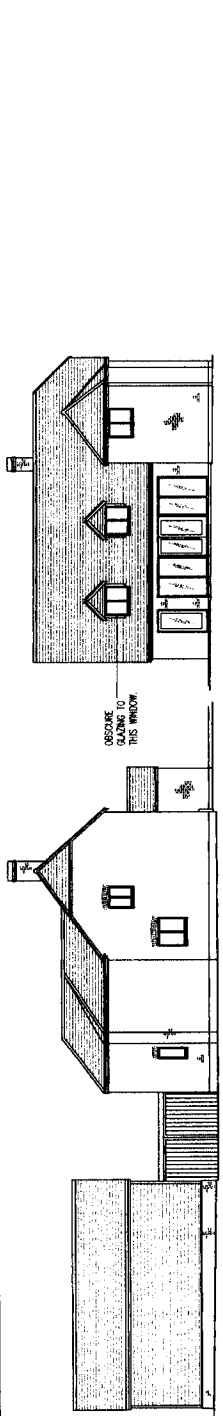
# APPENDIX 1

6. RE16 *Ancillary Self Contained Accommodation*
7. RE2 *Restriction on Alteration to Buildings inc 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 – LB/CA Consent*

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SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION

EAST ELEVATION

1:50 = 2m  
 1:100 = 6m  
 1:200 = 12m  
 1:500 = 30m  
 1:1000 = 60m  
 1:2500 = 150m

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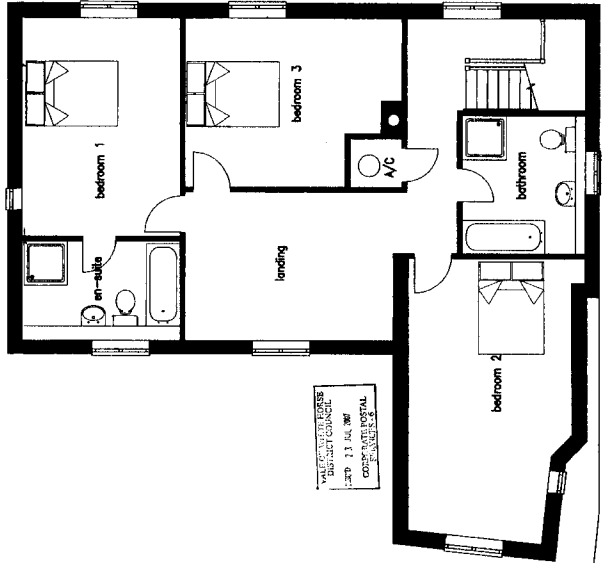
07/01/2007/FLU CHD/13/7

REV	DATE	DESCRIPTION	BY	INTL
B	06.03.07	BEDROOM 2 WINDOWS AMENDED	EC	
A	12.02.07	ROOF AMENDED	EC	

**Challow Design**  
 Linc 11A  
 Home Farm  
 Challow  
 Ox12 8PN  
 Tel: 01235 841176 Fax: 01235 834287

CLIENT  
 Mr Gareth Chalmers  
 17535-SG  
 PROPOSED RE-DEVELOPMENT AT  
 PENN HOUSE, HIGH ST  
 CHILDREY OX12 9JA  
**FIRST FLOOR PLAN &  
 ELEVATIONS - AS PROPOSED**

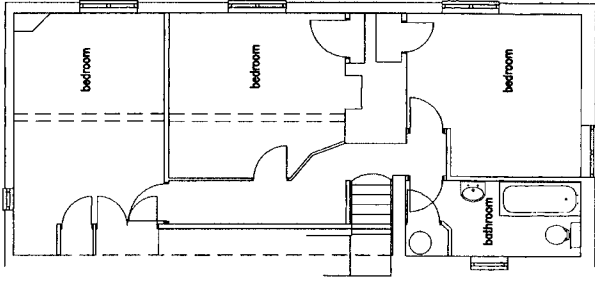
DATE: 17535-SG  
 DRAWN BY: ED CLARE  
 CHECKED BY: L. COX  
 SCALE: 1:50, 1:100  
 DRAWING NO: 715-05-SG  
 REVISION: B



FIRST FLOOR PLAN

# APPENDIX 2

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FIRST FLOOR PLAN

07/01/2005/PL CHD/713/7

DATE: 07/01/2005  
 TIME: 11:00 AM  
 DRAWN BY: L. COX  
 CHECKED BY: J. VITALE

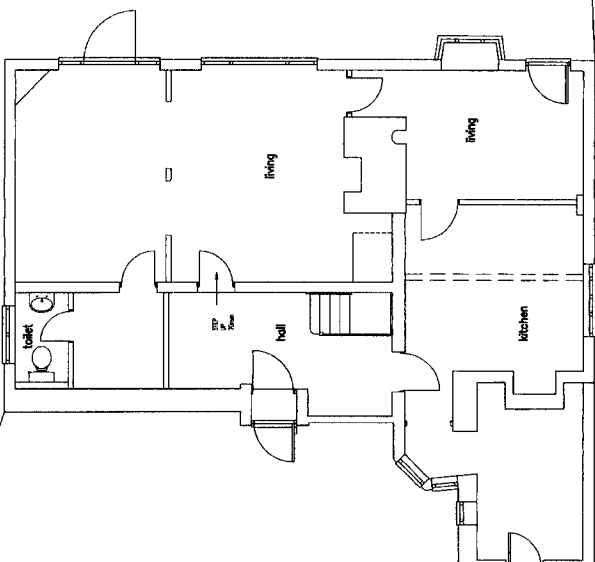
REV	DATE	DESCRIPTION	INITIALS

**Challow Design**  
 1001 N. 1st St.  
 Harrisburg, PA 17102-1200  
 Phone: 717-634-1173 Fax: 717-634-6427

CLIENT: Mr. Gareth Chalmers  
 INTERIOR PRODUCT: PROPOSED RE-DEVELOPMENT AT PENN HOUSE, HIGH ST CHILDREY OAK 12 90A  
 HOUSE PLAN & ELEVATIONS AS EXISTING

FILE REFERENCE: 715-01

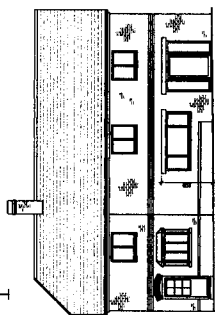
DATE: SEPT '05	DRAWN BY: L. COX	DESIGNED BY: ED CLARE	SCALE: 1/16" = 1'-0"
DRAWING NO. 715-01			REVISION:



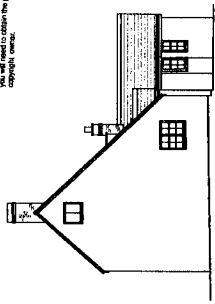
GROUND FLOOR PLAN

1/8" = 3/16"  
 1/4" = 3/8"  
 1/2" = 3/4"  
 3/4" = 1'-0"

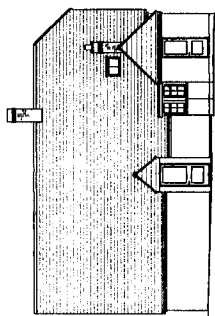
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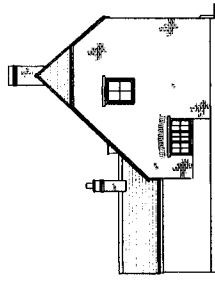
EAST ELEVATION



NORTH ELEVATION



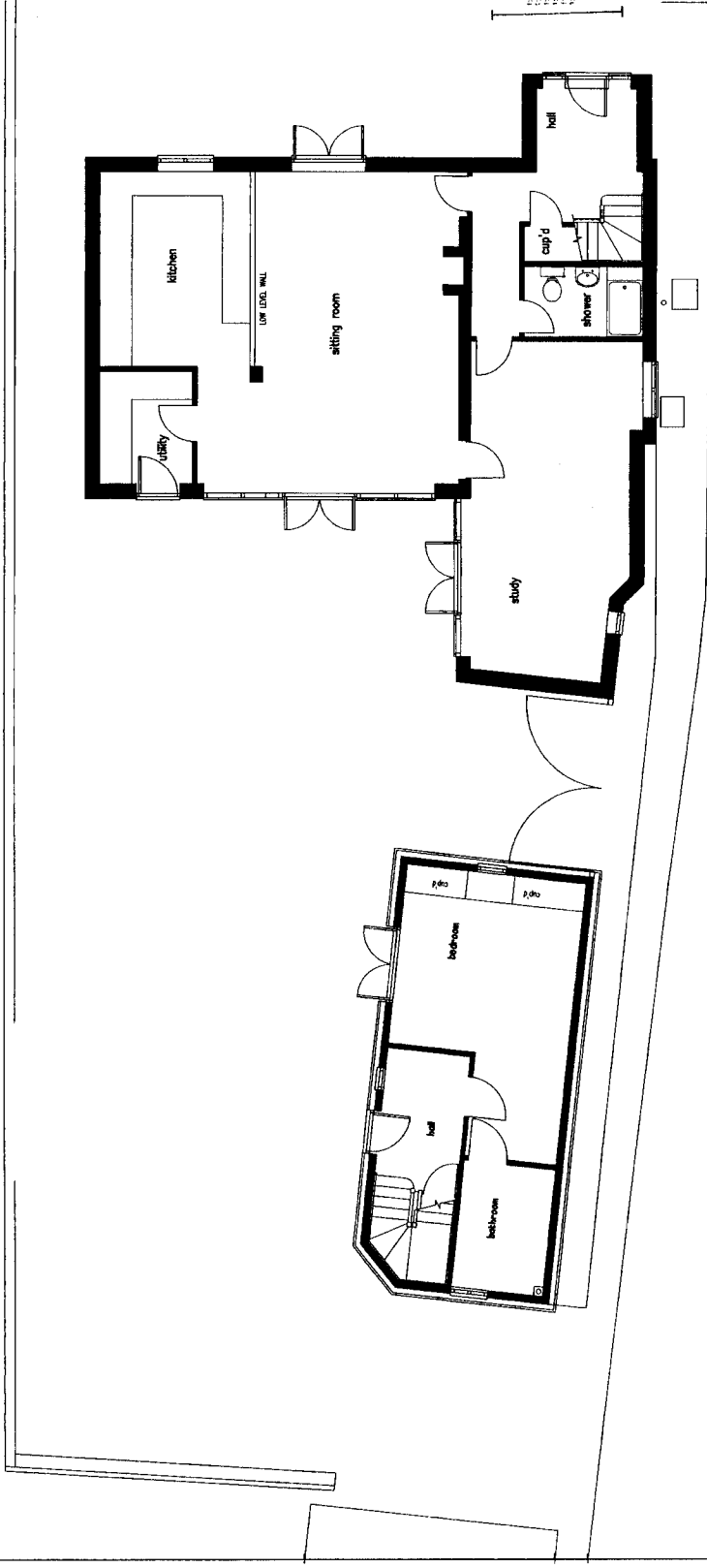
WEST ELEVATION



SOUTH ELEVATION



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 1:3000 - 30m

(A)

07/01200/FUL CHD/713/7

REV	DATE	DESCRIPTION	INITIAL
B	03.07.07	NORTH & EAST ELEVATION HOUSE MATERIALS SCHEDULE BOUNDARY CHANGES ELECTRICAL SYMBOLS	EC
A	06.03.07	EXIST. WINDOWS ADJUSTED	EC

**Challow Design**

Unit 11A  
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 Avenue Road  
 OX12 8PN  
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CLIENT  
 Mr Gareth Chalmers

WRITE/PROJECT  
 PROPOSED RE-DEVELOPMENT AT  
 PENN HOUSE - HIGH ST  
 CHILDREY OX12 9UA

**GROUND FLOOR PLAN  
 AS PROPOSED**

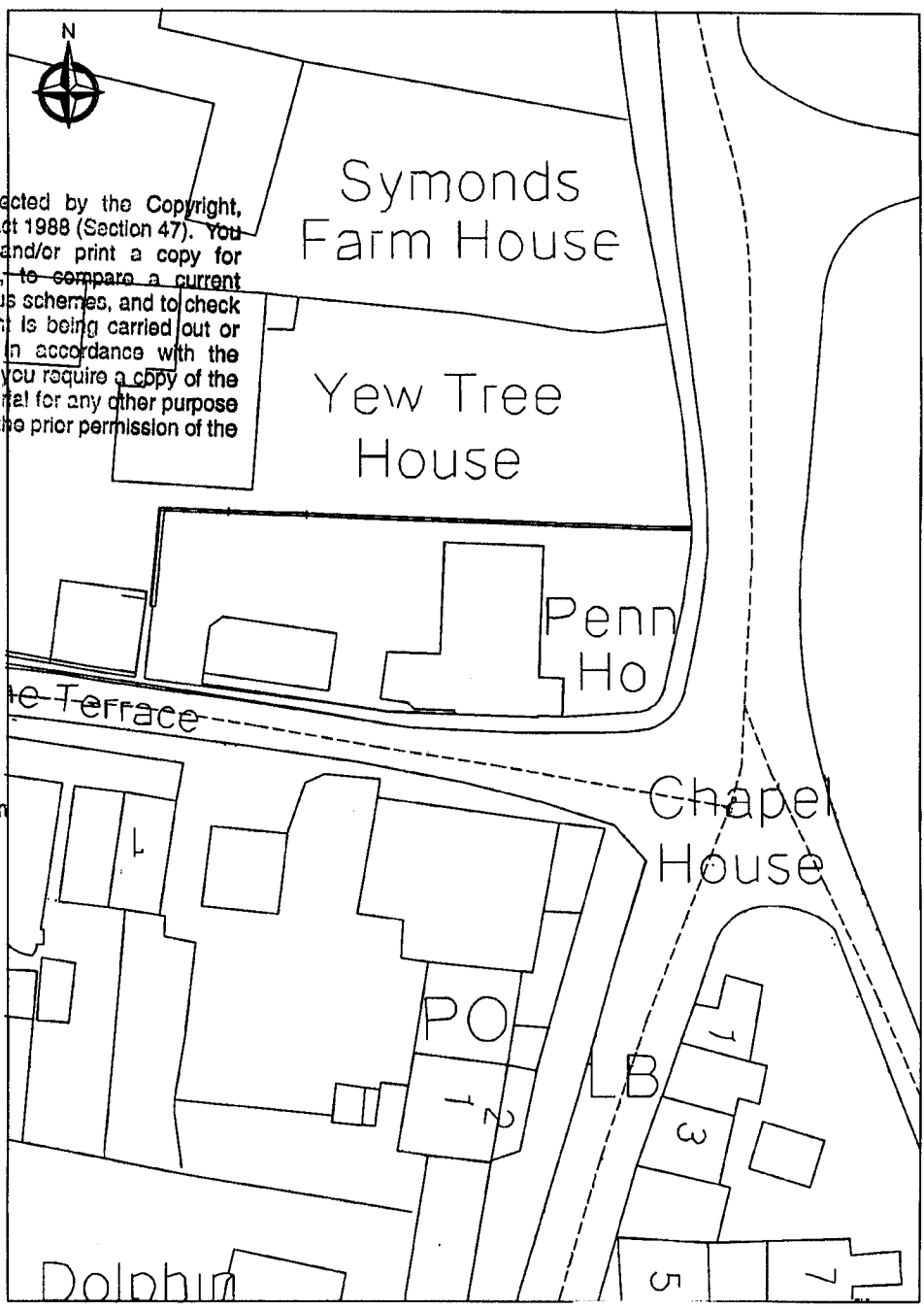
DATE: AUG '06 DRAWN BY: L. COX CHECKED BY: PAPER SIZE/SCALE: A1 1:50 1:100  
 FILE REFERENCE: 715-04-SG

DRAWING NO. **715-04-SG** REVISION B

APPROVED FOR CONSTRUCTION  
 DATE: 23.06.07  
 COOK: [Signature]



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 1:1250 = 75m  
 1:2500 = 150m

07/01200/FUL CHD/713/7

Rev.	Date	Description
A	20.06.06	HOUSE PLAN AMENDED.
B	29.08.06	GARAGE PLAN AMENDED.
C	25.04.07	GARAGE REMOVED

**Project Title**  
 Mr Gareth Chalmers  
 Penn House  
 High Street, Childrey

**Date**  
 OCT '05

**Drawing No.**  
 715-03

**Drawn**  
 L. COX

**Project No.**  
 715

**Checked**  
 ED CLARE

**Revision**  
 C

**File-reference**  
 715-03

**Paper size/Scale**  
 A4 1:500

CHALLOW DESIGN  
 DISTRICT COUNCIL

**Drawing Title**  
 SITE LAYOUT

**Challow Design**

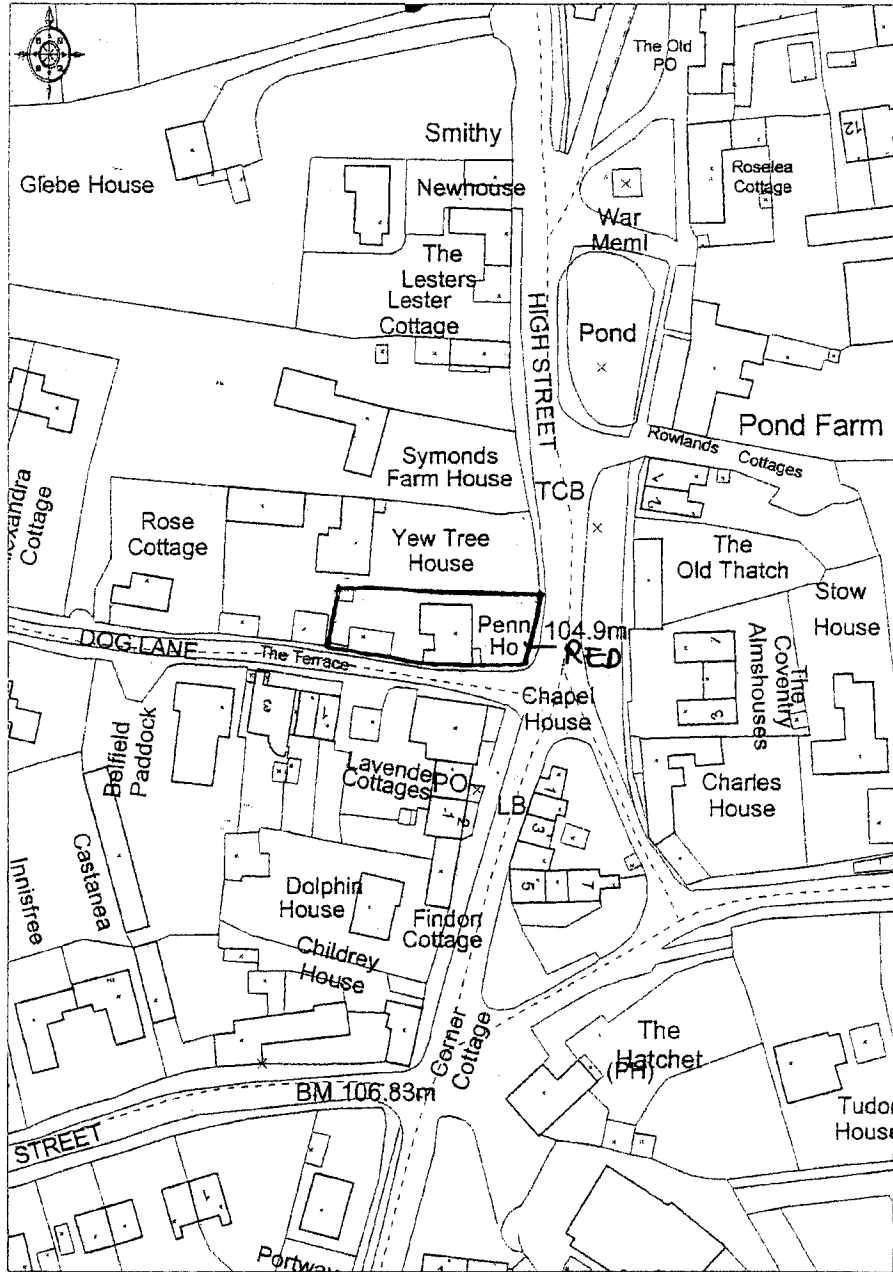
Unit 11A  
 Home Farm  
 Ardington  
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 OX12 8PN  
 Tel: 01235 821176 Fax: 01235 834027


23 JUL 2007

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### Penn House, High Street Childrey OX12 9UA

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- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m




**Ordnance Survey**  
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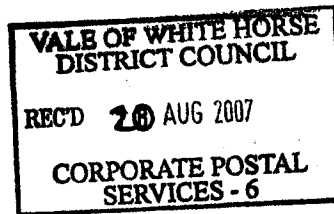
07/01200/FUL CHD/713/7

VALLEY VIEW HOUSE  
 DISTRICT COUNCIL  
 RECT 23 JUN 2011  
 CORPORATE POSTAL SERVICES - 6

## CHILDREY PARISH COUNCIL

The Lesters  
 Childrey  
 Wantage  
 Oxon  
 OX12 9UA  
 Tel: 01235 751078

Mr N Crowther  
 Vale of White Horse District Council  
 Abbey House  
 Abingdon  
 Oxon  
 OX14 3JE



16<sup>th</sup> August 2007

Dear Mr Crowther

**Application Nos: CHD/713/7 - Penn House, Childrey  
 Proposal Substantial demolition of existing dwelling.**

Thank you for sending details of the above application for the Childrey Parish Council to comment on. The views given below are the collective views of the Parish Councillors.

The plans sent to the Parish Council with this application are identical to the previous application which was passed by the Development Committee. However, several of the points the Parish Council made concerning building materials were not taken up by the Committee and we are therefore re-iterating these points. The Parish Council understands that the present application has been put in "Without Prejudice" to the previous application. Our qualified support for this latest plan does not mean that we necessarily condone the outcome of work done on the site so far or the actions taken to get to this point.

The point about the windows was in our letter of the 11<sup>th</sup> April 2007, had been specified in the conditions of the current consented scheme but is not shown on the plans with this application. The Parish Council would very much like to see timber cottage style windows, particularly in the east elevation, and modelled on other buildings of the same period in the area. They should be painted wooded casements with two or three lights in each window opening with each light sub-divided into two or three panes, with thin glazing bars in the correct period style. In a Conservation Area they would improve and enhance the building in line with policies HE1 and DC1 of the Local Plan.

We would request that whichever scheme be implemented then the Vale Planning Department specify the type of materials to be used.

We would ask the following:

- The walls are rebuilt with the correct materials for the age of the property and, bearing in mind the appearance of the original building, reclaimed handmade bricks should be used and include the reinstatement of the polychrome features using the blue glazed headers on the front (East end) elevation.

- The lime mortar to be made with lime putty not hydrated lime and minimal use of cement to a mix of the type approved by the Society for the protection of Ancient Buildings.
- The roof should be tiled using the original tiles which we understand were preserved and if extra are necessary, matching reclaimed handmade clay peg tiles.

Overall the Parish Council feel very strongly that the final design of the house must match as closely as possible the pleasant/traditional house which used to be on this site by incorporating the materials as stated above.

The planning process for this property has been long and drawn out and the Parish Council are as keen as the owner to seek a satisfactory solution, however, we are here to represent the parishioners of Childrey and when approached by them are duty bound to follow up issues and concerns on their behalf.

The Parish Council understood originally that the whole concept of the project was to be a sympathetic renovation, using some parts of the original structure and reclaimed materials. Unfortunately events did not turn out this way and this has caused unnecessary delays.

Yours sincerely



E A Cook (Mrs)  
Clerk to the Parish Council



**PARISH/TOWN COUNCIL RESPONSE FORM**

The observations of **Childrey**  
Register No. 07/01200/FUL

Parish/Town Council  
Officer Mr Neil Crowther

Application Number **CHD/713/7**

Amended plans ~~yes/no~~

Address of Proposal  
**Penn House, High Street, Childrey, Wantage, Oxon**

Please select the response that most accurately reflects your views on this application by ticking one box and providing the relevant reasons where this is requested, using a separate sheet if required.

1.  Fully Support for the following reasons:

2.  No objections.

3.  Do not object but request the following issues be given consideration:

*Please see attached letter.*

4.  Object for the following reasons

Signed by: *EACook (Mrs)*  
2/03  
*Clerk to the Parish Council*

Dated: *16/2/07*