

SHR/5532/8 – Mr & Mrs A Humphreys
Partial demolition and rebuilding of detached garage building.
Pennyhooks Farmhouse, Pennyhooks Lane, Shrivenham, SN6 8EX

1.0 The Proposal

- 1.1 Pennyhooks Farmhouse is located to the north of the village of Shrivenham in the open countryside, and is accessed directly from the A420 via an existing track and public footpath. The existing garage building is located approximately 20 metres to the north-west of the main farmhouse.
- 1.2 This application seeks planning permission for the partial demolition and rebuilding of the existing garage structure to create a triple garage with attached poultry pens. The proposed building measures 18 metres wide by 5.45 metres deep, with an eaves height of 2.2 metres and a ridge height of 4 metres. A copy of the site plan and application drawings is at **Appendix 1**.
- 1.3 The application comes to Committee due to an objection received from Shrivenham Parish Council.

2.0 Planning History

- 2.1 Numerous applications have been determined on the site since 1980. The most recent application, SHR/5532/7, for 'Extension to existing garage to form self-contained ancillary accommodation' was refused in January 2007 and subsequently dismissed at appeal. A copy of the refused plans and the appeal decision is at **Appendix 2**.

3.0 Planning Policies

- 3.1 Policy H24 of the of the adopted Vale of White Horse Local Plan allows for the erection of ancillary buildings and structures within the curtilage of a dwelling provided various criteria are satisfactory including; i) the impact on the character and appearance of the area as a whole, and ii) the impact on the amenities of neighbouring properties in terms of privacy, overlooking and overshadowing.
- 3.2 Policy DC1 of the Local Plan refers to the design of new development, and seeks to ensure that development is of a high quality and takes into account local distinctiveness and character.
- 3.3 Policy DC9 of the Local Plan refers to the impact of new development on the amenities of neighbouring properties and the wider environment in terms of, among other things, loss of privacy, daylight or sunlight, and dominance or visual intrusion.

4.0 Consultations

- 4.1 Shrivenham Parish Council objects to the proposal stating, "Building in open countryside and rebuild could be used as a dwelling".

4.2 The County Engineer has commented that the garage as [originally] proposed does not meet standards in respect to the depth indicated. Providing this is altered to accord with standards there is no objection in principle.

4.3 One letter of objection has been received raising the following points:

- The applicant has ticked a box which states that the site is not adjacent to a right of way, when in fact the side of the building runs alongside a public footpath.
- It is difficult to compare the size of the old building with the proposed new one. The new building is obviously much taller at 4 metres to the apex of the newly configured roof, and is of a different design to that which is there at present.
- Bearing in mind the fact that the Inspector turned down a previous larger application on the grounds of the impact on the surrounding landscape, this needs careful consideration.
- Why is a pitched roof necessary in place of a sloping one?

5.0 **Officer Comments**

5.1 In light of the comments received from the County Engineer, the proposed garage has been amended, so that it is now deep enough to accommodate cars with the garage doors shut. The application is therefore being considered on this amended basis.

5.2 Given the location of Pennyhooks Farmhouse, there are no immediate neighbours who would be affected by the proposal in terms of impact on residential amenity. Therefore the main issue in determining this application is whether the proposed new garage harms the visual amenity of the open countryside.

5.3 The existing garage is a simple lean-to structure, which is low and clearly forms an ancillary outbuilding to the main dwelling. The existing structure consists of external walls of stone and block work, with a corrugated mono-pitch roof, which is in need of repair. The proposed garage is the same width as that currently in situ, but is higher given the inclusion of a new pitched roof. It is considered by Officers that the proposed new garage, which is still felt to be ancillary to the main dwelling, does not harm the visual amenity of the area and will actually improve the overall appearance of the locality.

5.4 In order to ensure that the building is not converted to separate living accommodation which would not be appropriate in this open countryside location it is recommended that the structure be conditioned to remain as ancillary accommodation, and permitted development rights be removed in respect of any potential future external alterations.

6.0 **Recommendation**

6.1 That planning permission be granted subject to the following conditions:-

1. *TL1 Time Limit – Full Application.*
2. *MC1 Submission of Materials (Samples).*

3. *RE16 Ancillary Self-contained Accommodation.*
4. *Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) there shall be no external alteration undertaken to the building hereby permitted without the prior grant of planning permission.*