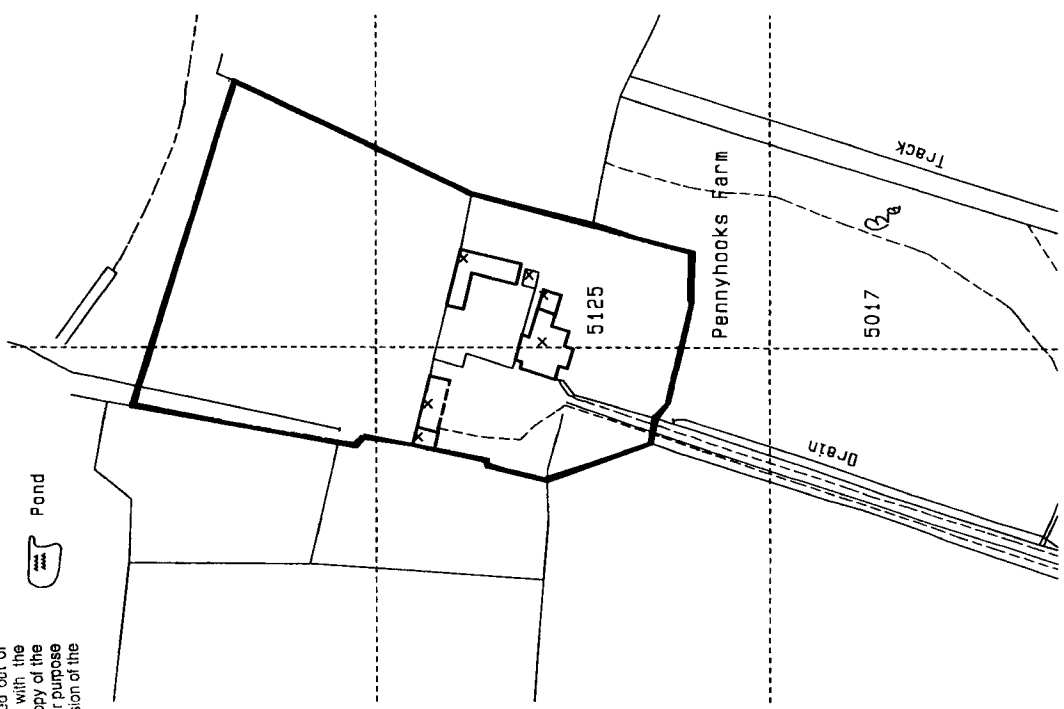


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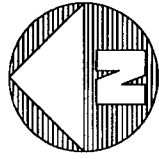
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- 1:200 = 12m
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- 1:1250 = 75m
- 1:2500 = 150m



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VALID FOR THE DATE  
20 NOV 2007

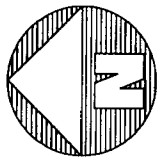
31 Church Ground, South Merston, Swindon, Wilts. SN9 4PL, Tel: (01793) 832189	
client: <b>MR AND MRS HINDREYS</b> <b>PENNYHOOKS FARMHOUSE</b> <b>PENNYHOOKS LAKE</b> <b>SHREVEHAM OXON.</b>	
project: <b>PENNYHOOKS FARMHOUSE</b> <b>SHREVEHAM</b>	
title: <b>ORDNANCE SURVEY</b> <b>LOCATION PLAN</b>	
scale: data <b>1:1250</b>	drawn: NBA checked
revision: nil <b>Y06-102-5</b>	
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07/01877/FUL SHR/5532/8

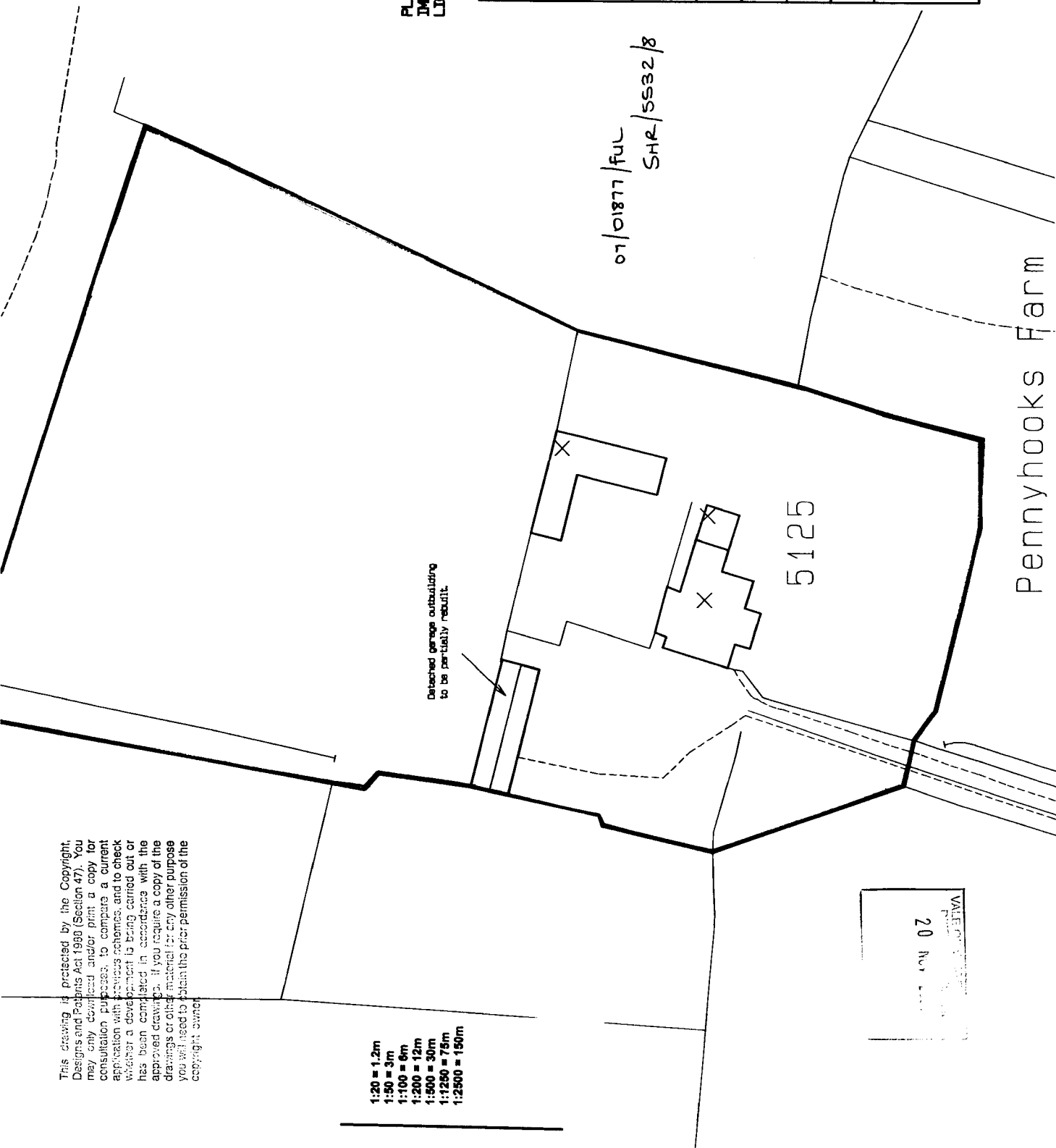
PLAN PRODUCED FROM DATA  
 IMPORTED FROM ORDNANCE SURVEY.  
 LICENCE NO 100005887

A3



PLAN PRODUCED FROM DATA  
IMPORTED FROM ORDNANCE SURVEY.  
LICENCE NO 100006887

<b>NEIL ARMSTRONG</b>		31 Church Ground, South Werton, Syrington, Wiltshire, SN8 4FL, Tel: (01753) 832108	
client <b>MRS AND MRS HUMPHREYS PENNYHOOKS FARMHOUSE PENNYHOOKS LAKE SHRIVENHAM OXON</b>		drawn <b>NBA</b> date <b>18-2-2006</b> checked	
project <b>PENNYHOOKS FARMHOUSE SHRIVENHAM</b>		revision no. <b>Y06-102-4</b>	
PROPOSED SITE PLAN			
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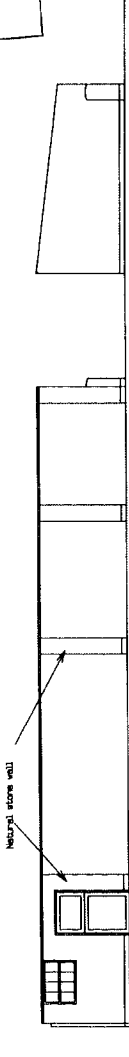
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VALID FOR 20 NOV 2006

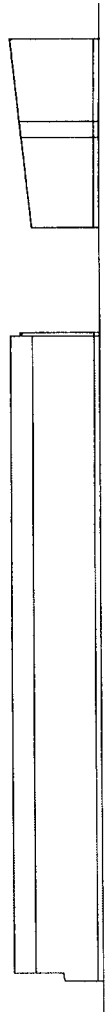
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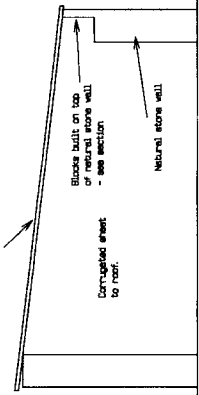
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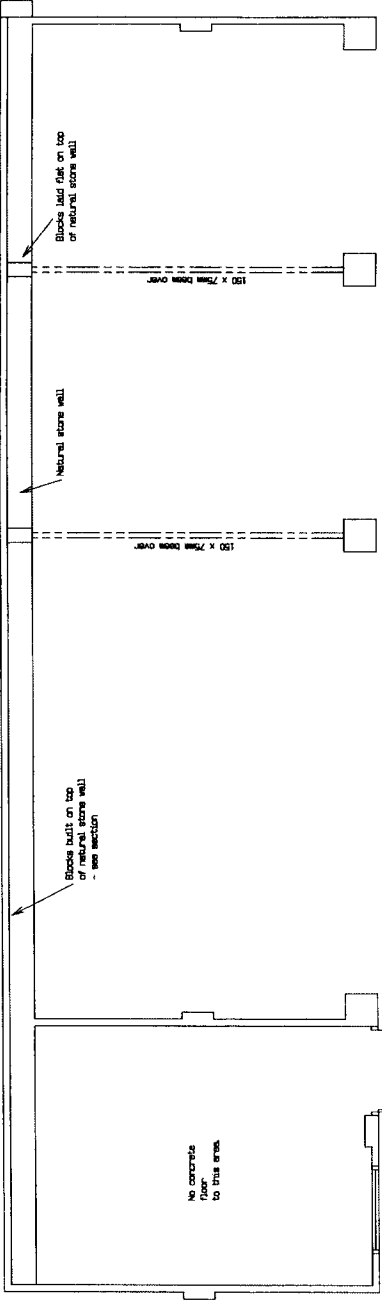
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



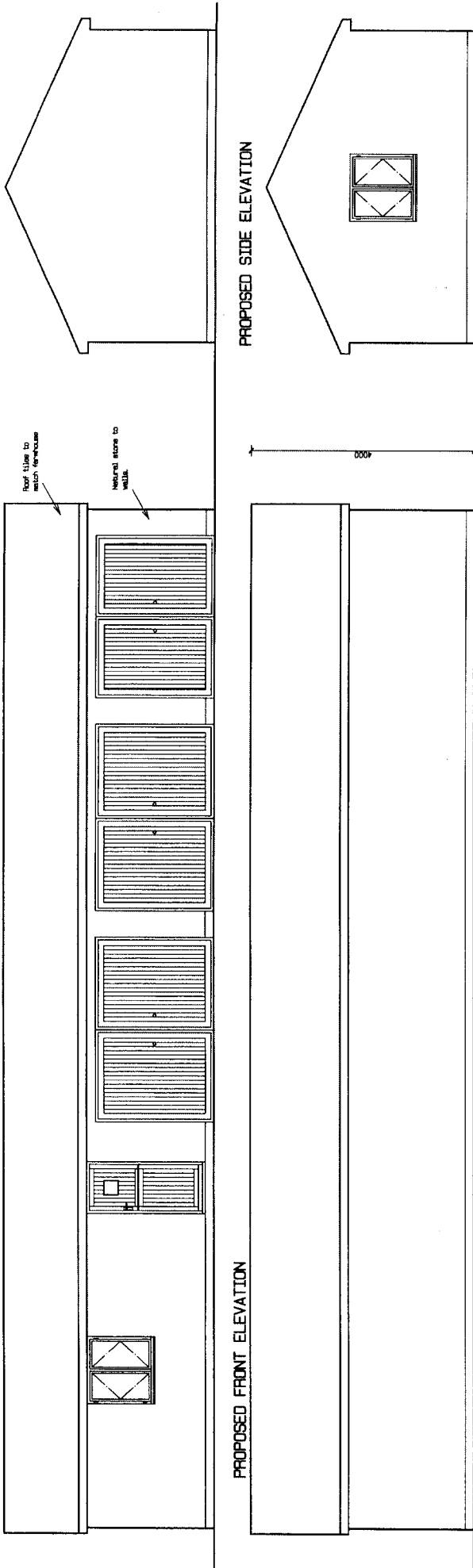
EXISTING SIDE ELEVATION



EXISTING GROUND FLOOR PLAN

(A2)  
 07/0877/FUL SHR /5532/8

<b>NEIL ARMSTRONG</b>		31 Duran Ground, South Newton, Shotton, Flintshire, UK. Tel: 01753 828199	
client: <b>MR AND MRS HAMPREYS</b>		PENNYHOOKS FARMHOUSE	
project: <b>PENNYHOOKS FARMHOUSE</b>		SPRINGWOODS LANE	
location: <b>SPRINGWOODS LANE</b>		SPRINGWOODS LANE	
description: <b>DETACHED GARAGE BUILDING</b>		SERVED BY EXISTING	
scale: <b>1:100</b>	date: <b>15/0</b>	drawn by: <b>NSA</b>	checked:
revision: <b>150</b>	no: <b>Y08-102-1</b>	Work to figure dimensions only. Do not scale from this drawing. All dimensions should be taken from the original drawings. This drawing is the Copyright of Neil Armstrong Architectural Services and shall not be altered, copied or reproduced in any way without prior written consent.	



PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION

2.0 11.0 1.0

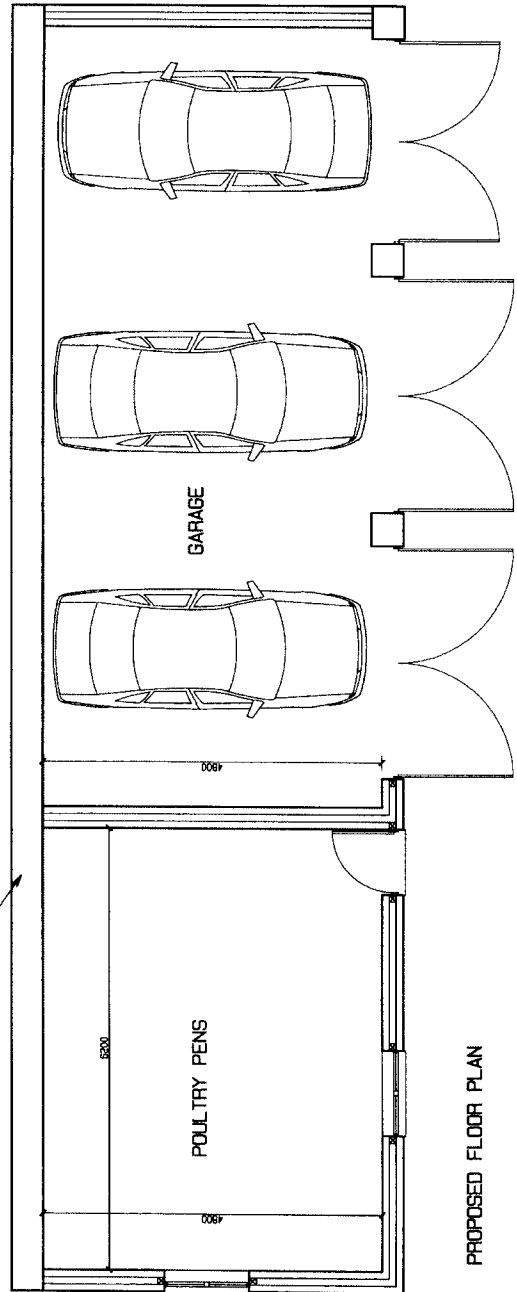
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1:20 = 1.2m  
 1:50 = 5m  
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 1:1000 = 100m

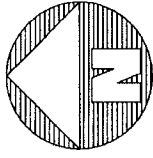
SHR / 553 2 / 8  
 07 / 01877 / FUL

Revision A 05-1-2008  
 Garage widened 200mm so that internal dimension is 4000mm to comply with Building Regulations.  
 Revision B 05-2-2008  
 Note re existing plans to be retained and shall not be altered, copied or reproduced in any way without written consent.



PROPOSED FLOOR PLAN

<b>NEIL ARMSTRONG ARCHITECTS LTD.</b>	
31 Church Street, South Weymouth, Dorset, Dorset, BH20 9JL, Tel: 01793 65319	
Client:	MR AND MRS HUGHES PENNYHILLS FARMHOUSE PENNYHILLS LAKE SHEVENINGHAM
Project:	PENNYHILLS FARMHOUSE PENNYHILLS LAKE SHEVENINGHAM
SHEET: PARTIAL DEMOLITION AND REBUILDING OF DETACHED GARAGE BUILDING	
Scale:	1:50
Date:	12-9-2007
Drawn/Checked:	gwn/NEA
Revision:	B
Ref:	Y08-102-6



PLAN PRODUCED FROM DATA  
IMPORTED FROM ORDNANCE SURVEY.  
LIDENCE NO 100008887  
09/01/05/KUL SWR/SS32/7

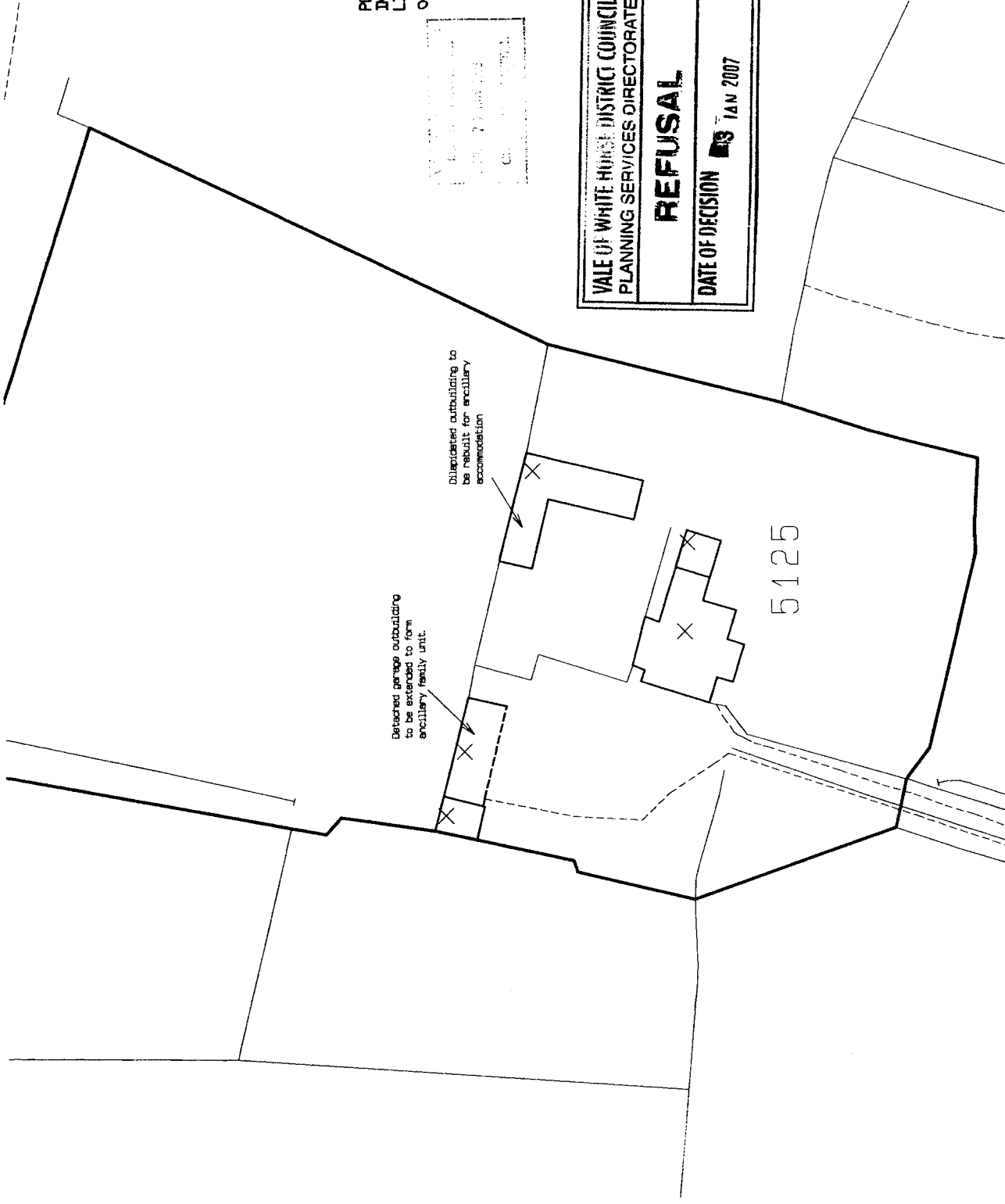
<b>NEIL ARMSTRONG</b>	
31 Church Ground, South Merston, Surrey, Wilt. SK9 4PL. Tel: (01753) 632158	
Client <b>MR AND MRS HUMPHREYS PENNYHOOKS FARMHOUSE PENNYHOOKS LANE SHILVENHAM OXON.</b>	
Project <b>PENNYHOOKS FARMHOUSE SHILVENHAM</b>	
Title <b>PROPOSED SITE PLAN</b>	
Scale <b>1:500</b>	Date <b>18-2-2006</b>
Revision <b>no.</b>	Drawn/Checked <b>NBA</b>
Revision No. <b>Y06-102-4</b>	

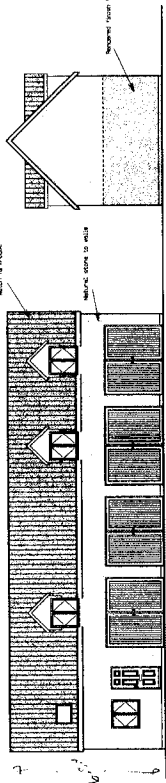
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**VALE OF WHITE HORSE DISTRICT COUNCIL  
PLANNING SERVICES DIRECTORATE**

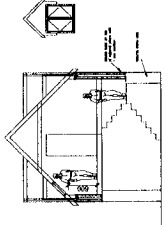
**REFUSAL**

**DATE OF DECISION 13 JAN 2007**

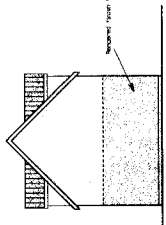




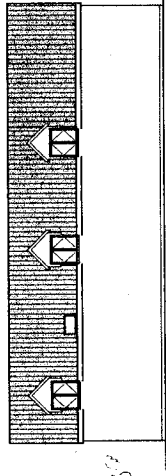
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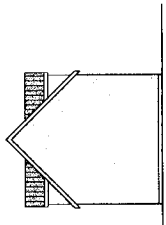
PROPOSED SECTION



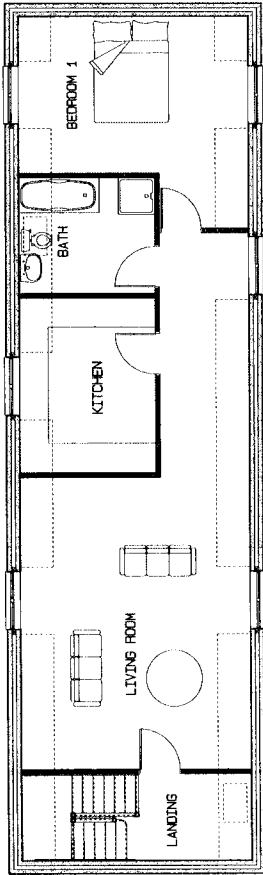
PROPOSED SIDE ELEVATION



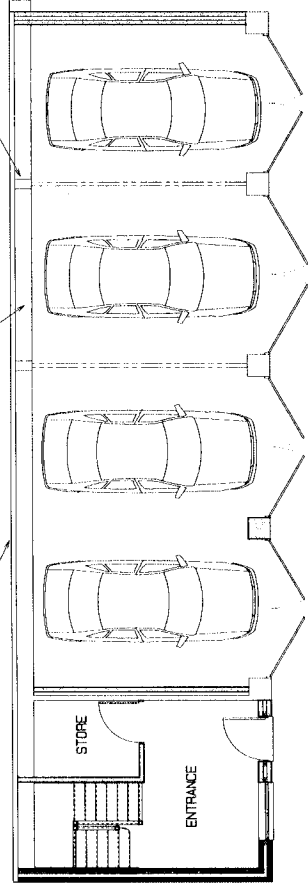
PROPOSED REAR ELEVATION



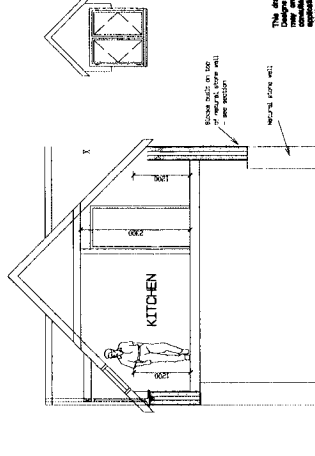
PROPOSED SIDE ELEVATION



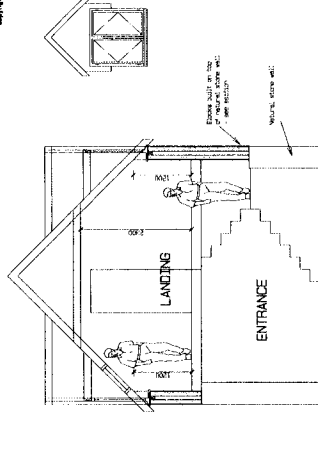
PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

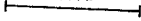


PROPOSED SECTION



PROPOSED SECTION

The drawing is prepared by the City of...  
 1501-26  
 1501-27  
 1501-28  
 1501-29  
 1501-30  
 1501-31  
 1501-32



as/jmp/ful SNA | 5532/7

**NEW ARMSTRONG**  
 31 North Street, South Weymouth,  
 Boston, MA 01981 Tel: (617) 552-1333

**PLANS MARKED FOR PERMISSIVE LINE**

**PERMISSIVE LINE**

**PROPOSED CHANGES TO PLAN**

DATE: 08/11/2008  
 DRAWN BY: J.M.P.  
 CHECKED BY: F.L.

PROJECT: 1501-26/27/28/29/30/31/32  
 SHEET: 1501-26/27/28/29/30/31/32  
 SCALE: 1/8" = 1'-0"

NO. 100-108-3

When a signed instrument is filed, the owner shall be notified by the City of the date and time of the public hearing. The owner shall be responsible for providing the public hearing. The City shall not be responsible for the cost of the public hearing.

ALL WORK MUST BE APPROVED BY THE  
 PLANNING SERVICES DIRECTORATE  
**REFUSAL**  
 DATE OF DECISION: 03 MAY 2008



# Appeal Decision

Site visit made on 18 June 2007

by **J B Pybus DipTP MRTPI**

an Inspector appointed by the Secretary of State  
for Communities and Local Government

The Planning Inspectorate  
4/11 Eagle Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

☎ 0117 372 6372  
email:enquiries@pins.gsi.gov.uk

Date: 2 July 2007

**Appeal Ref: APP/V3120/A/07/2037281**

**Pennyhooks Farmhouse, Pennyhooks Lane, Shrivenham, Swindon, SN6 8EX**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs A Humphreys against the decision of Vale of White Horse District Council.
- The application ref: SHR/5532/7, dated 20 November 2006, was refused by notice dated 3 January 2007.
- The development proposed is extension to garage to form self-contained ancillary accommodation to Pennyhooks Farmhouse.

**Summary of Decision: The appeal is dismissed.**

## Main issue

1. I consider that the main issue in this appeal is the effect of the proposal on the character and appearance of the rural area.

## Planning Policy

2. The development plan includes the *Oxfordshire Structure Plan 2016* and the *Vale of White Horse Local Plan 2011*. Structure Plan G1 provides a framework for sustainable development, including its concentration in locations where there is a reasonable range of services and facilities. Policy G5 aims to ensure protection of the countryside from harmful development.
3. Local Plan policy GS2 states that outside the defined built up areas of settlements, new building will not be permitted unless in accordance with specific policies, and H13 provides that proposals for new houses outside settlements will be allowed only in limited circumstances, such as infilling or where required for agriculture or some other rural enterprise.
4. Policy H20 provides that proposals to convert an outbuilding within the curtilage of an existing dwelling, which would otherwise be unacceptable, may be permitted subject to certain criteria. These include that it is to provide accommodation for a dependent relative and will not be used as a separate dwelling (i), the size will be subordinate to the main dwelling (iii), where possible it should be capable of being incorporated into the main house when circumstances change (iv), and will be acceptable in terms of its appearance (v). Policy H24 is referred to, which relates to extensions to existing dwellings, or the erection of ancillary buildings and structures within the curtilage of a dwelling, and provides that they will be permitted provided certain criteria are met.
5. Planning Policy Statement 7 *Sustainable Development in Rural Areas* advises that the re-use of appropriately located and suitably constructed existing buildings in the countryside is supported where sustainable objectives would be met. New house building in the countryside, including single dwellings, should be strictly controlled.

## Reasons

6. The appeal site is located to the north of the A420, well beyond the development limits of Shrivenham. Access to the site is gained by the track known as Pennyhooks Lane,

which extends north-westwards from the A420 Swindon-Oxford road. Within the curtilage of the site is the main dwelling, Pennyhooks Farmhouse, and a single-storey building comprising new accommodation to its north, together with the appeal building to the north-west. There is an area of open pasture to the north of these buildings, within the appeal site and the appellants' ownership. Surrounding the site is extensive open land, which to the east and south comprises Pennyhooks Farm. A public footpath extends from the direction of the Pennyhooks Farm buildings and passes through the appeal site.

7. The existing building is a rectangular shaped, open, somewhat dilapidated structure with external walls of stone and blockwork, with a corrugated sheet monopitch roof of a maximum height of about 2.5m. It is presently used for the storage of a variety of domestic and other items. The proposal, based on the submitted plans, involves the substantial reconstruction of the existing external walls, and the creation of a new pitched roof, about 3.5m to the eaves and 6.5m to the ridge. The building would be of two storeys, with garaging for four vehicles at ground floor level, and residential accommodation incorporating a living room, single bedroom, separate kitchen and bathroom on the first floor. Permission for a similar but not identical scheme was refused in June 2006 (ref: SHR/5523/6).
8. I am in no doubt that based on the submitted plans the proposed works would be tantamount to the construction of a new building. Whilst the application is described as 'extension to garage ....', the proposal would not be an extension, as only a very small proportion of the building as existing would be retained. The rear wall, constructed of natural stone, is indicated to be retained up to a height of about 1.4m, but the remainder of this wall and the whole of the front and side walls would be of new block and stone cavity construction. The roof also, pitched and incorporating dormers and tiles to match Pennyhooks Farmhouse, would be completely new, and would result in the building being well over double the maximum height of the structure as existing.
9. The Council has referred to policy H20 of the Local Plan, whereby the conversion of outbuildings, otherwise unacceptable, may be permitted subject to meeting certain criteria. The accommodation is required for one of the appellant's teenage children, or for use by family guests. Occupation by a young, able bodied member of the immediate family, or by guests, would not in my view meet the criterion of an 'aged or infirm or dependant relative' as defined by the policy (criterion i), and, furthermore, the accommodation would not be readily capable of being incorporated into the main house when no longer required as it is some 18m from it (criterion iv). However, as the building operations would involve the retention of less than one existing wall of the building, the proposal is not a conversion of an existing building and should not therefore be subject to policy H20.
10. The appellants have suggested that a condition could be imposed, as referred to in Circular 11/95 *The Use of Conditions in Planning Permissions*, permitting the building to be used only as ancillary accommodation to the main dwelling. However, given the thrust of both Structure Plan policy G5 and Local Plan policy GS2 not to permit new buildings in the countryside outside defined settlements, unless in accordance with specific policies, I find no justification for permitting the building based on its proposed use.
11. It is contended by the appellants that the building would not constitute a new dwelling, because, as referred to, its use as ancillary accommodation can be controlled. However, given that the building would provide completely self-contained residential accommodation, even with garaging occupying the greater part of the ground floor I have some sympathy with the Council's view that it is tantamount to a new dwelling. Therefore I do not accept that that policy H24 applies to the proposal. Both the Structure Plan and Local Plan establish strict control over new dwellings in the



countryside and as the proposal would not fall within the 'limited circumstances' defined in policy H13, it is clearly not justified.

12. The proposed building would have a considerable impact compared with the much lower existing structure. Given its overall height of about 6.5m to its ridge it would be prominent from the public footpath passing through the appeal site, and also from the surrounding countryside, notably from parts of Pennyhooks Farm. Although, as acknowledged, the existing building is somewhat dilapidated, the additional size and bulk of the proposed building would result in it having a much more detrimental visual effect on the countryside.
13. I have referred to new accommodation within the curtilage of the appeal site, which appears to have been recently completed. Its location corresponds to a structure shown on the Drawing No. Y06-102-4 which is notated 'Dilapidated outbuilding to be rebuilt for ancillary accommodation'. I am not advised as to the circumstances relating to what appears to have been a conversion of a former agricultural building, or what planning permission was obtained and the justification for it. I have taken no account of this building in my consideration of this appeal.

#### **Conclusions**

14. I conclude that the appeal proposal would result in material harm to the character and appearance of the rural area and would be in conflict with Structure Plan policies G1 and G5, and Local Plan policies GS2 and H13. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

#### **Formal Decision**

15. I dismiss the appeal.

*J B Pybus*

INSPECTOR

**APPENDIX 2**