

APPLICATION NO.	P23/V1737/LB
SITE	Wellshead Cottage Wellshead Harwell Didcot, OX11 0HD
PARISH	HARWELL
PROPOSAL	Single and two storey rear extensions to cottage (amended plans received 30 August, 4 and 23 October, with additional ecological information received 4 October 2023).
WARD MEMBER(S)	Debra Dewhurst Hayleigh Gascoigne
APPLICANT OFFICER	Rev Dr Jonathan Mobey Nathalie Power

RECOMMENDATION

That Listed Building consent is granted subject to the following conditions:

STANDARD

- 1. Time limit – LB-CA Consent**
- 2. Approved Plans List**
- 3. Approved Supporting Documents**

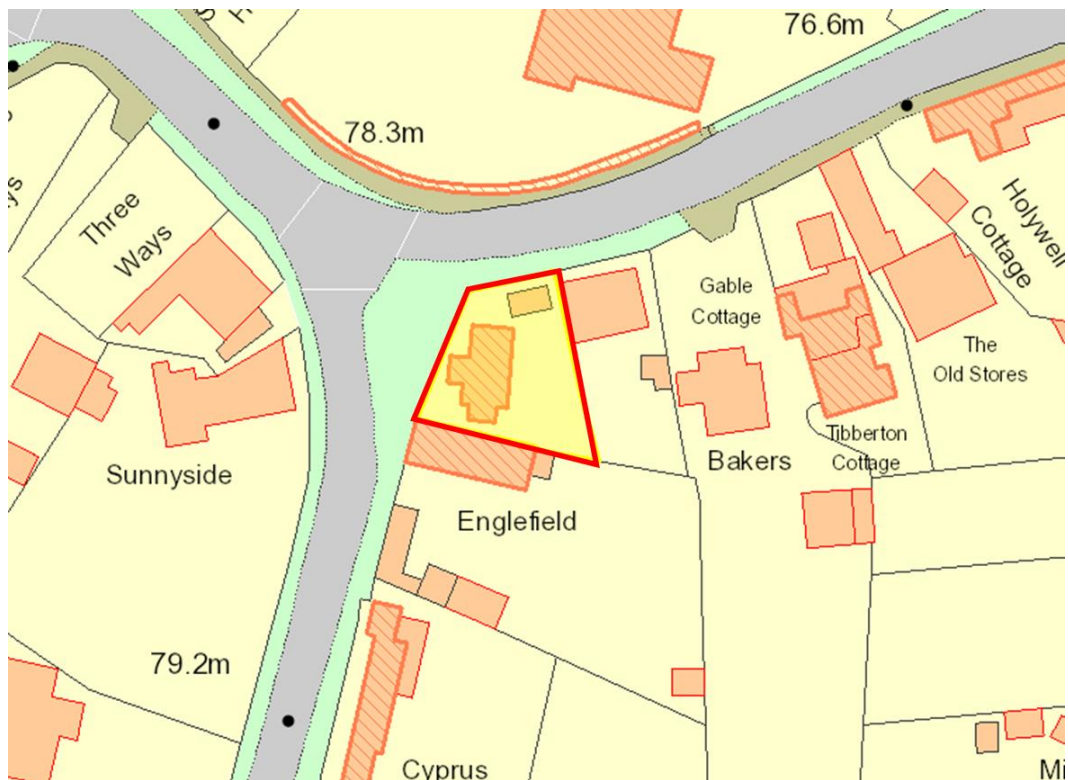
PRECOMMENCEMENT

- 4. Samples of Materials**
- 5. Joinery Details**
- 6. Groundworks Methodology**

1.0 INTRODUCTION AND PROPOSAL

- 1.1** This application has been referred to Planning Committee following a call-in from Councillor Dewhurst, due to concerns surrounding the impact of the extensions upon residential neighbouring amenity, the historic significance of the Listed Building, the visual amenity of the area, and local highway safety – through insufficient provision of car parking within the site.
- 1.2** The application site is located within the village of Harwell, and hosts Grade II Listed Building, Wellshead Cottage. The application site occupies a corner plot at the junction of Wellshead Lane and Broadway, which are situated to the north and west respectively. Vehicular access is obtained via a private drive branching from Broadway. Neighbouring residential dwellings, including Grade II Listed Building Englefield, bound the application site to the east and south. The site is further located within Harwell Conservation Area.

1.3 A site plan is provided below;



Extracts from the applications plans are **attached** at Appendix 1.

- 1.4 The application seeks planning permission and Listed Building consent for the erection of a two-storey and single-storey rear extension to the Listed Building, to provide additional habitable accommodation.
- 1.5 The two-storey element of the proposal will project from the rear eastern elevation of the dwelling by 4.30 metres, at a width of 4.15 metres, with an overall dual pitched height of 5.60 metres. The roof form will host two catslide dormer windows, one on the southern and northern elevations.
- 1.6 The single-storey element of the proposed extension will adjoin the proposed two-storey element, projecting a further 4 metres in length, measuring 3.60 metres in width and 4.00 metres in dual-pitched height. The easternmost elevation of this extension will host a metal flue.
- 1.7 Amended plans and additional ecological information were received on the 30 September and on the 04 October 2023, demonstrating the parking arrangements on site, proposing hanging tiles on the catslide dormers and showing the drainage run serving Englefield – to address concerns and queries raised by Officers.
- 1.8 This application accompanies householder application [P23/V1736/HH](#)

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

Below is a summary of the consultation comments received. Copies of the full consultation comments are currently available to view on the website.

2.1 **FIRST CONSULTATION - July 2023**

Harwell Parish Council	NO OBJECTION However, Parish Council ask that neighbouring comments are taken into account.
Heritage Officer	NO OBJECTIONS Subject to the provision of additional information surrounding external wall materials and joinery details.
Neighbouring Representations (5)	OBJECTION <ul style="list-style-type: none"> ▪ The scope of the works harms the appearance of this Listed Building and the character of the conservation area. The development is disproportionate in relation to the size of the dwelling and plot. ▪ Insufficient parking provision within the site will result on parking off site which will harm the character of the area, and local highway safety particularly with intensification of use and unneighbourly parking. ▪ Loss of privacy, both for the occupants of Osterley House due to overlooking from the ground floor garden room and first floor bedroom proposed, but also to any future occupants of new garden room who will be overlooked by occupants of Osterley. ▪ Digging of the new extension will disturb the foundations of the neighbouring Englefield. ▪ The drainage gully serving Englifield, situated on the shared boundary, will be disturbed, causing potential flooding and damage to Englefield. ▪ The side projections of the extensions means that the clearance between the side elevation of the host dwelling and Englefield is severely reduced, resulting in difficulty in maintaining the thatch of Englefield.

2.2 **SECOND CONSULTATION – November 2023**

Heritage Officer	NO OBJECTIONS Subject to the provision of additional information surrounding external wall materials and joinery details, and addition of condition surrounding groundworks methodology.
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3.0 **RELEVANT PLANNING HISTORY**

3.1 [P15/V0751/LB](#) - Approved (17/07/2015)

Replace two rear of building access doors, with similar looking double glazed doors; in a Grade 2 listed building. The rear of the property cannot be seen from vehicle roads, or close neighbours.

[P97/V0440/LB](#) - Approved (20/05/1997)

Existing flat roof to be covered with pitched roof.
Complete revision of fenestration to all elevations to include new bathroom window.

[P69/V5073](#) - Approved (03/06/1969)

Extension to provide bathroom, bedroom and lounge.

3.2 **PRE-APPLICATION HISTORY**

[P23/V0776/PEO](#) - Advice provided (26/05/2023)

Extensions to grade 2 listed cottage.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 An EIA is not considered necessary for this householder application.

5.0 **MAIN ISSUES**

5.1 The relevant planning considerations in determining this application are;

- **Heritage Impacts**

5.2 **Heritage Impacts**

The application site hosts Grade II Listed Building, Wellshead Cottage. Grade II Listed Building, Englefield, is situated directly to the south of the site. The proposal sees the addition of two-storey and single-storey extensions to the rear of the Listed Building.

5.3 Local Plan Policies CP39, DP36 and DP38 all emphasises that new development should be of a scale, height, massing and materials which are appropriate for the site, surrounding area, and which preserves and enhances the historic significance of designated heritage assets.

5.4 Further, the Joint Design Guide highlights that extensions should see the original building remain the visually dominant element of the property, being set down from the original roof ridge of the dwelling, and with a roof form that appropriately responds to that of the original dwelling.

5.5 As amended, it is Officer's opinion that the proposed extensions are of appropriate size, scale and positioning which see the original Grade II Listed Building remain the visibly dominant built element of the property, with a minimum of 100+ sqm of rear amenity space maintained.

5.6 The extensions host a simple geometric plan form to complement that of the original dwelling, will be set down from the original roof ridge of the dwelling and will be positioned along the southern boundary of the site – approximately

16+ metres back from the public highway of Wellshead. The chosen design and materials, including that of the catslide dormers, seek to respond positively to that of the original building.

- 5.7 The Council's Heritage Officer has assessed the initial and amended information submitted and has raised no objections to the works proposed, subject to the submission of further details surrounding external materials, joinery details and the groundworks involved in the digging of the new extension in the interests of preserving the historic significance of this Grade II Listed Building and safeguarding the adjacent Listed Building.
- 5.8 Officers therefore consider that the proposed development preserves the historic character, significance and setting of this Grade II Listed Building and neighbouring Grade II Listed Building, Englefield.

6.0 **CONCLUSION**

- 6.1 The nature and scale of the proposed works would preserve the historic significance and setting of this Grade II Listed Building. Having regard to this, the weighing of material considerations is in favour of granting Listed Building consent for the works. The proposal is considered to accord with the relevant policies of the Development Plan 2031 and the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

The following planning policies have been taken into account:

VOWH Local Plan 2031 Part 1: Strategic Sites & Core Policies;

CP39 -The Historic Environment

VOWH Local Plan 2031 Part 2: Detailed Policies and Additional Sites;

DP36 – Heritage Assets

DP38 – Listed Buildings

There is currently no Neighbourhood Development plan for this area.

Supplementary Planning Guidance

South Oxfordshire and Vale of White Horse Joint Design Guide SPD (2022)

Planning (Listed Buildings and Conservation Areas) Act 1990

s66 – Duty as respects Listed Buildings in exercise of planning functions

National Planning Policy Framework

Planning Practice Guidance

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. The impact on individuals has been balanced against the public interest and the Officer recommendation is considered to be proportionate.

Equality Act 2010

In assessing this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010. It is considered that no recognised group will suffer discrimination as a result of the proposal.

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