

APPLICATION NO.	P23/V1862/HH
SITE	The Vale Cottage High Street Uffington Faringdon, SN7 7RP
PARISH	UFFINGTON
PROPOSAL	Internal and external repairs and improvements, including works to repair internal partition wall, replacement of uninsulated concrete and timber floor with breathable flooring, installation of underfloor heating system, repair of internal wall coverings, repair and replacement of porch roof covering, and replacement of front door. Repair of boundary wall. Installation of new air source heat pump (additional heritage and acoustic information submitted 17 September and 18 October 2023 respectively).
WARD MEMBER(S)	Sue Caul
APPLICANT	Ms Katherine Foxhall
OFFICER	Nathalie Power

RECOMMENDATION

That planning permission is granted subject to the following conditions:

STANDARD

- 1. Time limit - Full Application**
- 2. Approved Plans List**
- 3. Approved Supporting Documents**

COMPLIANCE

- 4. Materials in accordance with application details**

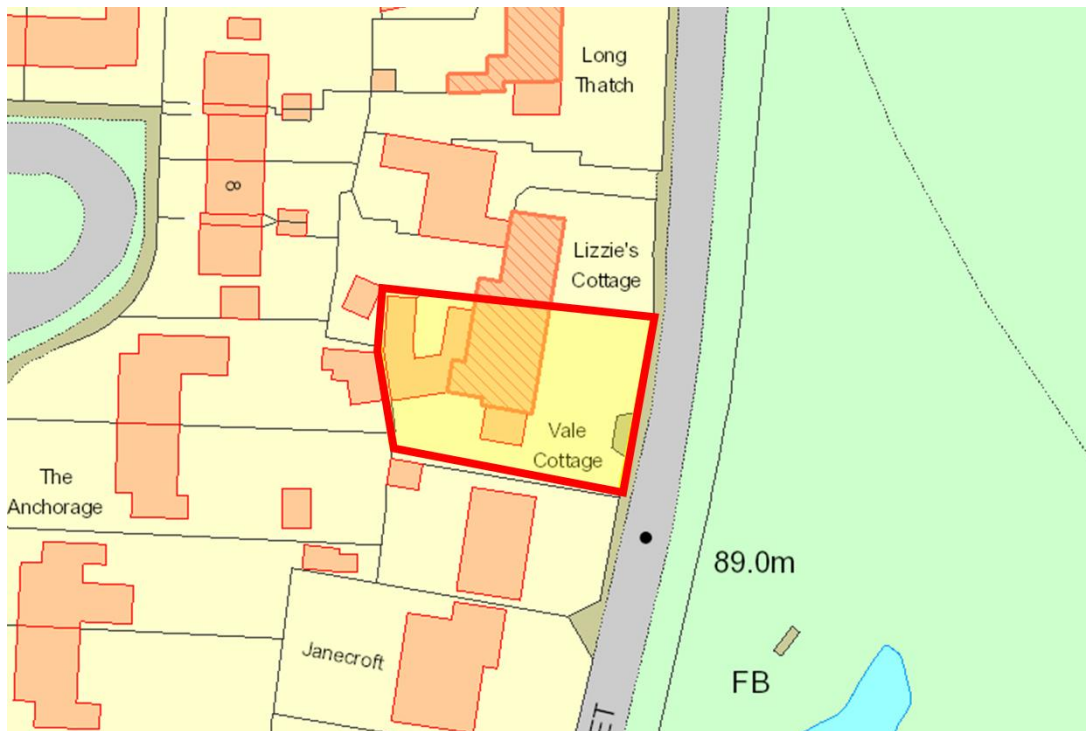
1.0 INTRODUCTION AND PROPOSAL

- 1.1** This planning application is made by a current Vale of White Horse District Councillor and is referred to Planning Committee in line with paragraph (vii) of the Development Management Scheme of Delegation held under the District Council Constitution.

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1.2 The application site is located within the village of Uffington, and hosts a semi-detached Grade II Listed Building, The Vale Cottage. Vehicular access is obtained via the High Street which adjoins the eastern boundary of the site. Neighbouring residential properties, including Grade II Listed Lizzie's Cottage, surround the application site to the north, west and south. The site is additionally located within the Uffington Conservation Area.

1.3 A site plan is provided below;



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

1.4 The application seeks planning permission and Listed Building consent for a series of internal and external works, including the;

- repair of an internal partition wall at ground floor
- replacement of uninsulated concrete and timber floor
- installation of new breathable flooring at ground floor
- installation of new underfloor heating system at ground floor
- repair of internal wall coverings
- repair and replacement of porch roof covering and front door
- minor repairs to bottom rails of ground floor principal timber windows
- repair of front, eastern boundary wall, and;
- installation of new air source heat pump to the rear of the dwelling

1.5 A 9.1 metre section of the eastern front boundary wall will be repaired and rebuilt, replacing two courses of breeze block with reclaimed red brick. The boundary wall will match the existing height of 0.95 metres.

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- 1.6 The new air source heat pump (ASHP) will measure 2.70 metres tall, at a width of 2.00 metres and a depth of 0.50 metres. The ASHP will be situated to the rear of the dwelling, located under cover within the car port, along a western rear elevation of the dwelling.
- 1.7 Additional heritage and acoustic documents were received on the 17 September and 18 October respectively, to address initial comments received from the Heritage and Environmental Protection officers.
- 1.8 This application is accompanied by Listed Building consent [P23/V1863/LB](#)

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 – AUGUST 2023

Uffington Parish Council	NO OBJECTION
Heritage Officer	HOLDING OBJECTION Further information required surrounding the construction of the new flooring, the routing of the services proposed, the methods of modern material removal and the details of the lime repointing.
Environmental Protection Officer	HOLDING OBJECTION Further information required, as no calculations have been provided to demonstrate that the noise level of the pump at the nearest noise receptor is below the permitted noise level of 42 dB, as prescribed in the MCS standard.
County Archaeologist	NO OBJECTION
Neighbouring Representation (1)	NO OBJECTION

2.2 SECOND CONSULTATION – OCTOBER 2023

Heritage Officer	NO OBJECTION
Environmental Protection Officer	NO OBJECTION

3.0 RELEVANT PLANNING HISTORY

- 3.1 [P22/V2855/DIS](#) - Approved (23/12/2022)
Discharge of condition 3(materials) on applications P22/V1788/HH and P22/V1789/LB. (Demolition of existing conservatory and erection of single

storey replacement extension. Installation of solar panels to rear roof slope and of new garage).

[P22/V1789/LB](#) - Approved (16/09/2022)

Demolition of existing conservatory and erection of single storey replacement extension. Installation of solar panels to rear roof slope and of new garage doors.

[P22/V1788/HH](#) - Approved (16/09/2022)

Demolition of existing conservatory and erection of single storey replacement extension. Installation of solar panels to rear roof slope and of new garage doors.

[P18/V0218/LB](#) - Approved (19/03/2018)

Internal alterations to existing ceilings and doorways in modern rear extensions to listed building

[P99/V0269/LB](#) - Approved (13/04/1999)

Demolition of existing outbuildings and carport. Erection of new car port, caravan port, workshop, store and conservatory.

[P99/V0268](#) - Approved (13/04/1999)

Demolition of existing outbuilding and carport. Erection of new carport, caravan port, workshop, store and conservatory.

[P85/V0815](#) - Approved (13/09/1985)

Formation of carport by installation of roof on existing brick pillars.

[P78/V0659](#) - Approved (06/12/1978)

Vehicular access and drive.

3.2 PRE-APPLICATION HISTORY

[P17/V3198/PEO](#) - Advice provided (04/01/2018)

Internal alterations to existing ceilings and doorways in modern rear extensions to listed building.

4.0 ENVIRONMENTAL IMPACT ASSESSMENT

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

5.0 MAIN ISSUES

5.1 The relevant planning considerations in determining this application are;

- **Heritage, Design and Character**
- **Residential Amenity**
- **Access and Parking**
- **Protected Species**

5.2 **Heritage, Design and Character**

The Vale Cottage is a Grade II Listed Building. This application proposes a number of internal and external works to the building, including the installation of new flooring, works to internal walls and partitions, repairs and replacement work to the external porch, front door and the principal ground floor windows. The proposal further sees works to the existing front (eastern) boundary wall and the installation of a new ASHP along a rear elevation of the dwelling (under the cover of the open car port).

5.3 Due to the scale and nature of the works proposed to the Listed Building and the existing front boundary wall, in combination with the positioning of the new ASHP within the plot, Officers do not consider that the proposal will have an unacceptable impact upon the visual amenity of the streetscene, nor the character and appearance of the Conservation Area.

5.4 The Council's Heritage Officer has assessed the initial and additional information and has raised no further objections to the works proposed, commenting that they are "*satisfied from the additional information provided that the affected floors are not of historic interest and damaging to other elements of the property, therefore I have no objection to their replacement to the detail provided. The additional information also demonstrates that the proposed services to support the ASHP will have a low impact on historic fabric and are therefore acceptable.*"

5.5 Officers therefore consider that the proposed works preserve the historic character, significance and setting of this Grade II Listed Building. The scheme is therefore considered acceptable on heritage and design grounds.

5.6 **Residential Amenity**

Due to the scale and nature of a large proportion of the works proposed, which affect existing interior and exterior features of this Grade II Listed Building, Officers consider it unlikely that adverse harm will be caused to existing levels of private amenity experienced by adjacent neighbouring residential properties, through overlooking, overshadowing or being overbearing.

5.7 In terms of potential noise pollution - the proposal does see the introduction of an ASHP to the rear of the dwelling, under the cover of the existing car port. The ASHP will be located against a rear elevation of the main dwelling. Additional acoustic information for the ASHP was submitted on the 18 October.

5.8 The initial and additional information has been assessed by the Council's Environmental Protection Officer, who has raised no further objections to the proposal, commenting that "*calculations provided demonstrate that the noise level of the pump at the nearest two noise receptors is below the permitted noise level of 42 dB (29 and 35 dB), as stipulated by the MCS-020 standard.*"

5.9 Officers are therefore satisfied that the noise levels generated by the proposed ASHP will be at such reduced levels so as not to cause a noise disturbance to the nearest neighbouring residential property. This element of the proposal is therefore also considered acceptable in terms of residential amenity.

5.10 Access and Parking

The proposal does not see the creation of additional bedrooms on site, nor does it propose any material changes to existing access and parking arrangements on site. Whilst the front (eastern) boundary wall, adjacent to the main public highway, is to be repaired and rebuilt in parts – the wall is to maintain a height of 0.95 metres. The height of the wall would measure less than 1 metre and is therefore not considered to alter or obstruct existing visibility splays from any vehicles egressing on to the High Street. Officers do not consider that the proposed works would have an adverse impact upon local highway safety and the proposal is therefore considered acceptable in this regard.

5.11 Protected Species

From available Council records, this site lies within 250 metres of a pond (over the main road to the east) and lies within an area previously known to host the protected species, the Great Crested Newt (GCN) Looking at the context of this site and the nature and householder scale of the external works proposed – which see a boundary wall repaired and rebuilt in parts and a new ASHP installed within an existing car port – Officers do not consider that the proposed works would see suitable GCN habitat (i.e. rough grassland, woodland, scrub, ditches or ponds) adversely impacted by way of their implementation. In this instance, Officers are satisfied that this householder-scale proposal would be unlikely to cause adverse harm to GCN habitat or local GCN populations.

5.12 The Community Infrastructure Levy (CIL)

CIL is a planning charge primarily calculated on the increase in footprint created as a result of the development or net gain of residential use on site. This householder development would not be liable to pay CIL.

6.0 CONCLUSION

6.1 The nature and scale of proposed development would preserve the historic significance and setting of this Grade II Listed Building and would not detract from the character and appearance of the Conservation Area. Further, the proposal would not materially harm the amenity of neighbouring properties, local highway safety, nor protected species.

6.2 Having regard to the above, the weighing of material considerations is in favour of granting planning permission for the development. This development 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;

CP35 – Promoting Public Transport, Cycling and Walking

CP37 – Design and Local Distinctiveness

CP39 -The Historic Environment

CP46 – Conservation and Improvement of Biodiversity

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

DP16 – Access

DP23 – Impact of Development upon Amenity

DP36 – Heritage Assets

DP37 – Conservation Areas

DP38 – Listed Buildings

Uffington and Baulking Neighbourhood Development Plan (2011-2031)

Policy D1 – Overall Design Quality

Policy D3 – Boundary Treatments

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

s72 - Duty as respects Conservation Areas 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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