

<b>APPLICATION NO.</b>	<a href="#">P23/V2121/LB</a>
<b>SITE</b>	57 The Causeway Steventon, OX13 6SE
<b>PARISH</b>	STEVENTON
<b>PROPOSAL</b>	Internal and external alterations to ancillary garage (originally approved under P21/V2326/HH). Installation of new widened entrance gate piers. Installation of a new septic tank. Replacement of existing driveway and front path with permeable cobbled paving - PART RETROSPECTIVE (amended plans and additional information received 19 and 26 October 2023 and 01, 12 and 30 January 2024).
<b>WARD MEMBER(S)</b>	Sally Povolotsky
<b>APPLICANT</b>	Mr Tristan Judge
<b>OFFICER</b>	Nathalie Power

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## **RECOMMENDATION**

That consent be granted subject to the following conditions

### **STANDARD**

1. Time Limit - LB/CA consent
2. Approved plans list
3. Approved supporting documents list

### **COMPLIANCE**

4. Materials in accordance with application details

The full wording of the conditions listed above is **attached** at **Appendix 1**.

## **1.0 INTRODUCTION AND PROPOSAL**

- 1.1 This application has been referred to Planning Committee following a call-in from Councillor Povolotsky, due to local concerns surrounding a harmful impact of the proposal upon neighbouring amenity and an unclear ongoing use of the garage building.
- 1.2 The application site is located within the village of Steventon, and hosts Grade II Listed Building 57 The Causeway. Vehicular access is obtained via The Causeway which adjoins the northern boundary of the site. Neighbouring dwellings surround the site to the east, south and west. The northernmost section of the site is located within Steventon Conservation Area. A small section of the site, where it adjoins The Causeway, is located within Flood Zones 2 & 3.

1.3 A site plan is provided below;



Extracts from the application plans are **attached** at **Appendix 2**.

1.4 This application seeks Listed Building consent and planning permission for;

- the installation of new, widened vehicular entrance gates;
- the replacement of existing hardstanding with permeable cobble paving
- external and internal alterations to the constructed garage outbuilding;
- the installation of a sub-terranean septic tank;

1.5 This Listed Building consent application accompanies householder development planning application [P23/V2120/HH](#). From available planning history, Listed Building consent has been submitted for the driveway resurfacing works adjoining the curtilage-listed side/rear wall and, as a precaution, for the gate pier works proposed to alter the front boundary wall, which is likely curtilage-listed.

1.6 The works to the vehicular entrance gates involve rebuilding the gate piers to widen the access from 2.85 metres in width, to 3.45 metres in width. The new gate entrance piers will maintain a setback of 6.4 metres from The Causeway.

1.7 With the exception of the proposed ground floor window on the northern elevation - the internal and external works to the garage outbuilding, alongside the works to install the new septic tank, are now largely complete.

1.8 Amended plans and additional information were received in October 2023 and January 2024, clarifying; the works proposed, the use of the ancillary garage, the specifications of the septic tank, the drainage strategy for the tank and the tree protection measures for the remaining works on site.

## 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 – October 2023

Steventon Parish Council	<b>OBJECTION</b> Insufficient information provided as part of application to allow for the Parish Council to complete an assessment.
Heritage Officer	<b>NO OBJECTIONS</b>

### 2.2 SECOND CONSULTATION – November 2023

Steventon Parish Council	<b>NO OBJECTION</b>
Heritage Officer	<b>NO COMMENTS RECEIVED</b>

### 2.3 THIRD CONSULTATION – January 2024

Steventon Parish Council	<b>NO FURTHER COMMENTS ON SCHEME</b>
Heritage Officer	<b>NO OBJECTION</b>

## 3.0 RELEVANT PLANNING HISTORY

### 3.1 [VE23/269](#) – Ongoing

Unauthorised installation of a septic tank

[P23/V1394/DIS](#) - Approved (26/06/2023)

Discharge of condition 4(Windows) on application P22/V2340/LB. (Alterations and upgrades to existing windows and new openings formed as per the plans and statement).

[VE23/84](#) - Closed (29/03/2023)

Garage not being erected in accordance with approved drawings of P21/V2326/HH (inclusion of bathroom facilities) and unauthorised installation of a septic tank.

[P23/V0558/NM](#) - Other Outcome (29/03/2023)

Non-material amendment to application reference number P21/V2326/HH for the inclusion of a small toilet cubicle and small septic tank to the building (overall garage construction is nearing completion now). The septic tank would include a suitable drain field. The overall use of the building and its external appearance are completely unchanged. (Removal of existing garage and construction of new garage block.)

[P22/V2340/LB](#) - Approved (23/11/2022)

Alterations and upgrades to existing windows and new openings formed as per the plans and statement

[P22/V2339/HH](#) - Approved (23/11/2022)

Alterations and upgrades to existing windows and new openings formed.

[P21/V3550/DIS](#) - Approved (27/04/2022)

Discharge of Conditions 3 (Materials), 4 (Landscaping Scheme), 5 (Tree Protection) & 6 (Submission of Details) of planning application P21/V2326/HH (additional and amended information submitted 12th and 20th April 2022).  
Removal of existing garage and construction of new garage block.

[P21/V2326/HH](#) - Approved (19/11/2021)

Removal of existing garage and construction of new garage block. (As amended by plans and additional information received 14 October 2021 and 15 November 2021)

### 3.2 Pre-application History

[P23/V1232/PEO](#) - Advice provided (02/08/2023)

Works to grade 2 listed cottage. Replacement of existing broken-surface driveway and old concrete slab with improved surface treatment.

## 4.0 ENVIRONMENTAL IMPACT ASSESSMENT

4.1 N/A

## 5.0 MAIN ISSUES

5.1 The relevant planning considerations in determining this application are;

- **Impact upon Heritage Assets**

### 5.2 Impact upon Heritage Assets

The application site hosts Grade II Listed Building, 57 The Causeway. The proposal sees internal and external alterations proposed to the garage outbuilding located within the residential boundaries of this Listed Building, the installation of a septic tank within the rear garden and a series of hard landscaping works undertaken adjacent to curtilage-listed boundary treatments.

5.3 Local Plan Policies CP39, DP36 and DP38 all emphasise that new development should be visually attractive and of a 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 The garage outbuilding retains its traditional form and dual-pitched roof, with the chosen external materials of timber boarding and plain roof tiles emphasising its purpose as an outbuilding ancillary to the main residential Listed Building on site. Taking into consideration the design, scale and massing of the outbuilding originally approved as part of application [P21/V2326/HH](#), alongside the nature of the changes made and proposed, Officers do not consider that the internal and external alterations to this outbuilding would compromise its design, appearance and use as an ancillary outbuilding, located within this large rear garden.

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- 5.5 As previously addressed as part of application [P21/V2326/HH](#), the grasscrete track proposed (as shown on plan 'CWAY.P02 Rev E') is considered to soften the appearance of the accessway to the outbuilding - reducing the appearance of the garden being 'severed' into two areas and further mitigating any harm to the setting of this Listed Building, and that of the Conservation Area.
- 5.6 The grasscrete track is considered necessary to mitigate any harm to the setting of this Listed Building and Conservation Area. Officers consider that it would not be acceptable for this track to be upgraded to a gravel bound or tarmac track in the future. It is therefore considered reasonable and necessary as part of accompanying application [P23/V2120/HH](#) to remove permitted development rights from this property, for the provision of hard surfaces within the curtilage of this dwelling under Class F (hard surfaces) of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This is to preserve the character, appearance and setting of the Listed Building and the Conservation Area.
- 5.7 Prior to the start of the proposed new grasscrete access track, there currently exists a deteriorating concrete driveway and parking area running adjacent to the main dwelling, along the western side of the site. This surface adjoins a curtilage listed side and rear boundary wall. The proposed works sees the removal of this concrete surface and its replacement with new permeable cobbled block paving. Additional works proposed see the relocation and rebuilding of gate piers either side of the main vehicular access, from The Causeway. These gate piers currently adjoin the front boundary wall, and once rebuilt would see the access widened from 2.85 metres to 3.45 metres in width.
- 5.8 The Heritage Officer has assessed the submitted information and has raised no objections to the works, commenting that "the proposed resurfacing is expected to make an overall enhancement to the appearance of the area, in the immediate context of the Listed Building and within the Conservation Area." In the planning balance, Officers consider that the proposed works are acceptable in heritage terms, subject to the attached conditions.

## 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

**The Steventon Neighbourhood Development Plan (2022-2030)**

The public consultation on the Steventon Neighbourhood Plan comes to an end on the 1 February 2024. Neighbourhood Plans at this stage carry limited weight in decision making.

**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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