

APPLICATION NO.	P13/V0083/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	16 January 2013
PARISH	CUMNOR
WARD MEMBER(S)	Dudley Hoddinott Judy Roberts John Woodford
APPLICANT	Mr and Mrs Stone
SITE	The Byre Chilswell Farm Chilswell Lane Boars Hill OX1 5EP
PROPOSAL	Erection of single storey detached garage and home gym (resubmission of P12/V2323/HH)
AMENDMENTS	01 March 2013
GRID REFERENCE	449300/203324
OFFICER	Abbie Gjoka

1.0 **INTRODUCTION**

1.1 This application seeks planning permission for the erection of detached garage and home gym. A copy of the site plan is **attached** at appendix 1.

1.2 The application comes to committee because Cumnor Parish Council objects.

2.0 **PROPOSAL**

2.1 The site is located within the Oxford Green Belt. The site forms a small cluster of barn conversions some of which are listed. The Byre is curtilage listed. The proposal is for the erection of a detached garage and home gym. A copy of the plans is **attached** at appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Cumnor Parish Council has objected. A copy of their objections is **attached** at appendix 3.

3.2 Conservation Officer – No objections to the originally submitted plans or the amended plans.

3.3 Neighbour comments – Two letters of objection have been received from the occupiers of Mill Barn and The Dairy. The objections relate to both the originally submitted plans and the amended plans, and can be summarised as follows:

1. The proposal will create an unacceptable increase in the massing of the building on the eastern boundary which is shared with Mill Barn, a listed building.
2. The proposal will harm Mill Barn in terms of dominance and visual intrusion and will detract from its historic character and setting.
3. The proposal does not comply with policy GS3 of the Local Plan
4. The scale of the proposal does not respect the architectural form of the existing buildings on the farm.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P12/V2323/HH](#) - Withdrawn (18/12/2012)
Single storey detached garage and home gym.

- 4.2 [P12/V1677/LB](#) - Approved (05/10/2012)
Proposed single storey side extension. Proposed below ground outdoor swimming pool.
- 4.3 [P12/V1605/HH](#) - Approved (05/10/2012)
Proposed single storey side extension. Proposed below ground outdoor swimming pool.
- 4.4 [P08/V0120/LB](#) - Approved (29/02/2008)
Internal alterations to include alteration to staircase, sub-division of existing bedroom, proposed new window to north elevation and insertion of conservation roof lights.
- 4.5 [P04/V0413](#) - Approved (29/04/2004)
Erection of car port/store and loose boxes, tack room and feed store. Construction of new access drive with passing place. Removal of farm buildings. Ancillary fencing and walling.

5.0 **POLICY & GUIDANCE**

Vale of White Horse Local Plan 2011

- 5.1 Policy DC1 refers to the design of new development, and seeks to ensure that development is of a high quality design and takes into account local distinctiveness and character.
- 5.2 Policy DC5 seeks to ensure that a safe and convenient access can be provided to and from the highway network.
- 5.3 Policy DC9 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.
- 5.4 Policy GS3 refers to the impact of new development on the openness and special character of the Oxford Green Belt.
- 5.5 Policy HE4 refers to the impact of new development on the setting of listed buildings.
- 5.6 The Residential Design Guide was adopted in December 2009.

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues to consider in determining this application are the impact on the openness and visual amenity of the Green Belt, the impact on the setting of the adjacent listed building and the impact on the amenities of neighbouring properties. The proposed outbuilding will replace an existing higher outbuilding which is located slightly further to the west. The new building will create a two bay garage with a home gym and shower room. The garage will measure 6.1 metres by 14.3 metres wide and will be located 2.0 metres away from the eastern boundary. It will have a pitched roof measuring 4.7 metres high to the ridge with low eaves measuring 2.1 metres high.
- 6.2 The originally submitted application proposed an outbuilding closer to the back of the main house and Mill Barn, which left only a small gap. Amended plans have been submitted which have moved the outbuilding further to the north which will provide a gap of 4.5 metres between the back of the main house and the new outbuilding. This will avoid there being a solid mass of buildings on the east boundary with Mill Barn. The outbuilding will have low eaves with a pitched roof sloping away from the east boundary

and it is, therefore, considered that the proposal will not have a harmful impact on the neighbouring property in terms of over-dominance or overshadowing. There is also a slight difference in levels between the neighbouring property, Mill Barn, and the application site. This will result in the proposed outbuilding being set down slightly lower, thereby further reducing its impact.

6.3 The Conservation Officer has raised no objections to the proposal. It is not considered that the location, scale or design of the proposed building will harm the significance of the group of converted farm buildings which are grade II listed buildings.

6.4 The proposed outbuilding will be located close to the existing dwelling. Its modest height and visually contained location ensure that it will not harm the openness or visual amenity of the Green Belt.

7.0 **CONCLUSION**

7.1 The proposal meets the requirements of policies DC1, DC9, HE4, DC5 and GS3 of the Vale of White Horse Local Plan 2011. The design is acceptable and will not harm the character of the area, and the proposal is acceptable in terms of its impact on residential amenity, the setting of adjacent listed buildings, and the Green Belt.

8.0 **RECOMMENDATION**

Grant planning permission subject to the following conditions:

1. **TL1 - Time limit**
2. **Approved plans**
3. **MC1 - Materials (details)**
4. **CN9 - Submission of joinery details**

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