
APPLICATION NO.	P13/V0842/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	18.4.2013
PARISH	LETCOMBE REGIS
WARD MEMBER(S)	St John Dickson
APPLICANT	Mr & Mrs J & S Pullin
SITE	2 Blandys Farm Cottages Bassett Road Letcombe Regis Wantage, OX12 9LJ
PROPOSAL	Alterations to an existing garage out building including modification of approved plans to create ancillary bed and breakfast accommodation. Resubmission of P12/V2268/FUL
AMENDMENTS	None
GRID REFERENCE	437828/186272
OFFICER	Martin Deans

1.0 **INTRODUCTION**

1.1 The application site is the existing garage to 2 Blandys Farm Cottages. The cottage is grade II listed and the site lies within the Letcombe Regis conservation area, and is adjacent to Letcombe Brook. A site location plan is **attached** at appendix 1.

1.2 The application comes to committee as Letcombe Regis Parish Council objects.

2.0 **PROPOSAL**

2.1 In June 2010, planning permission was granted to extend the garage by four metres to create a store area (ref P10/V0573). This permission has not been implemented. The current application is to make the same extension and to use the roof space of the building for two rooms for bed and breakfast accommodation. The ground floor would be modified from a double to a single garage, with an internal staircase to the upper floor added. Externally, the main change is the addition of three rooflights for the proposed rooms in the roof space. The application plans are **attached** at appendix 2.

2.2 The proposal is a re-submission of a scheme refused earlier this year (ref P12/V2268/FUL). The new application has been prepared to address the concerns raised with this previous scheme.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Letcombe Regis Parish Council – Object for the reasons **attached** at appendix 3

3.2 Neighbours – three letters of support have been received

3.3 Highways Liaison Officer - No objections

3.4 Conservation Officer Vale - No objections

3.5 Letcombe Brook Policy Officer – has raised concerns over potential impact on Letcombe Brook

3.6 Drainage Engineer – No objection subject to conditions

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P12/V2268/FUL](#) - Refused (20/02/2013)

Conversion of existing detached outbuilding to Bed and Breakfast accommodation and associated internal and external changes.

[P10/V0573](#) - Approved (18/06/2010)

Extension to existing garage

[P03/V0115/LB](#) - Approved (27/03/2003)

Erection of a two storey side extension.

[P03/V0114](#) - Approved (27/03/2003)

Erection of a two storey side extension.

5.0 **POLICY & GUIDANCE**

5.1 Vale of White Horse Local Plan 2011 policies;

DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses

HE1 - Preservation and Enhancement: Implications for Development

DC14 – Surface Water Flooding

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues are the impact of the proposal on the character and appearance of the conservation area, the principle of the proposal and the proposed use, the impact on Letcombe Brook, and highway safety. With regard to the first issue, the proposal has been amended from the scheme which was refused, largely by the removal of proposed dormer windows and their replacement with rooflights. This allows the simple roof form of the garage building to remain and, as a result, the proposal is now considered to be acceptable by the conservation officer. Externally the proposal is now very similar to that granted planning permission in 2010, which was an identical extension to the garage in terms of its height and footprint.

6.2 Turning to the second issue, the proposed use of the building for ancillary bed and breakfast accommodation is considered to be acceptable. The use will remain ancillary to the use of the property as a domestic residence. A condition is suggested to ensure that this remains the case (condition 5).

6.3 With regard to the impact on Letcombe Brook, officers are mindful of the identical extension granted planning permission in 2010. The planning application was fully assessed in terms of its impact on Letcombe Brook at the time, and was considered to be acceptable. Further discussions were being held at the time of writing the report, and an update on this issue will be reported to the meeting.

6.4 Concerning highway safety, the proposal is to reduce the existing garage accommodation from two cars to one. However, sufficient space exists within the curtilage for parking to meet adopted standards. The county highways officer has no objections.

7.0 **CONCLUSION**

7.1 The proposal has an acceptable impact on the character and appearance of the conservation area, and, in built form, is now almost identical to the planning permission granted in 2010. The proposed use is considered to be acceptable, and there will be no loss of highway safety. As such the proposal complies with the relevant policies of the

adopted Vale of White Horse Local Plan 2011.

8.0 **RECOMMENDATION**

Subject to the outcome of the further discussions on the impact on Letcombe Brook, it is recommended that planning permission is granted subject to the following conditions:

- 1 : Commencement 3 yrs - full planning permission
- 2 : Approved plans
- 3 : HY7[l] - Car parking (full)
- 4 : MC2 - Materials (samples) (full)
- 5 : RE12 - Ancillary accommodation (full)
- 6 : MC24 – Surface and foul drainage scheme

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