

Application No: 11/01383/F	Ward: Cropredy	Date Valid: 14.09.11
Applicant:	Mr James Doran	
Site Address:	Stable Block Corner, Farnborough Road, Mollington	

Proposal: Replacement of flat roof with pitched roof to outbuilding

1. Site Description and Proposal

- 1.1 The site is situated at the address known as Stable Block Corner which is located within the wider triangular site immediately to the north of the junction between Farnborough Road and the A423 Southam Road and approximately 600m north of the village of Mollington. Access to Stable Block Corner is via the southern most access to the site from Farnborough Road.
- 1.2 The application relates to an existing concrete block building measuring 12.7m x 6.4m which has a mono pitched roof (2.6m at its lowest and 3.1m at its highest point). The proposal seeks to replace the mono pitched roof with a pitched roof, the ridge height of which would be 4.1m. The roof would be covered with interlocking concrete tiles.
- 1.3 Planning Permission was granted for the construction of the building in 1993 (ref: CHN.441/93) to be used as a tack room and storage room.
- 1.4 The building was situated within the red line site for the application 08/00604/F which was granted planning for a change of use of the land for a residential caravan site for two gypsy families.

2. Application Publicity

- 2.1 The application has been advertised by way of a site notice attached to a road sign and the Farnborough Road/Southam Road junction. The final date for comment was 03 November 2011.
- 2.2 Three letters of representation have been received which raise the following issues (see Public Access for full content):
 - Change of appearance
 - Object to change of use of stable
 - No reason for change
 - Why is room divided into four rooms, WC and utility?
 - Potential for permanent dwelling.

3. Consultations

- 3.1 **Mollington Parish Council** strongly objects to the application on the following grounds (see Public Access for full content):

- Increasing residential capacity
- Circular 01/2006 makes no reference to the need for a day room
- Any residential use should be interpreted as a breach of planning regulations.
- Lack of detail on plans
- Site does not blend into local environment - it has become an eyesore.
- Councillors should visit the site before a decision is made.
- Many outstanding enforcement issues
- Enforcement report required prior to assessment
- Failure to enforce encourages further applications
- Issues may not be relevant to planning but are relevant to Mollington residents
- Communities Secretary statement should be given consideration

4. Relevant Planning Policies

- 4.1 PPS1: Delivering Sustainable Development
- 4.2 South East Plan
Policy CC1 (Sustainable Development)
- 4.3 Adopted Cherwell Local Plan
Policies C13 (AHLV) and C28 (Standards of layout, design and external appearance)

5. Appraisal

- 5.1 As the application is for a replacement roof only, the matter for assessment is its impact upon visual amenity. It would have no impact upon highway safety or residential amenity.
- 5.2 The building is situated adjacent and perpendicular to the south west boundary of the site. It is of no particular architectural merit being constructed from block work (painted white) with a mono-pitched roof covered with box profile roof sheeting and upvc windows.
- 5.3 The building is visible in some vantage points from the Farnborough Road and in glimpses through the boundary hedge along the Southam Road, however it is not visually prominent being located centrally on the site and of a low rise nature.
- 5.4 The applicant wishes to construct a pitched roof over the building to improve its appearance, make it more weather tight and easier to insulate. This minor alteration to the roof of the building is quite typical of a building of this age and design and is considered to be sustainable and acceptable as it would improve the appearance of the mono-pitched building and would not cause harm to visual amenity or the wider landscape in accordance with Policies C13 and C28 of the adopted Cherwell Local Plan.
- 5.5 **Consultation Responses and Third Party Representations**
 - 5.5.1 The comments made against the application by the Parish Council and third parties are noted and either addressed above or responded to below:

- 5.5.2 This application does not seek a change of use. With regard to the current use of the building, as it formed part of the site the subject of application 08/00604/F it is HPPDM's view that the building can be used for ancillary purposes relating to the change of use of the land to a residential caravan site.
- 5.5.3 The proposed floorplan for the building shows no division of the internal space.
- 5.5.4 This application is for a new roof only. The building is considered to be ancillary to the residential use of the site and as such its use as a separate dwelling would be unlawful.
- 5.5.5 Whilst circular 01/2006 does not refer to the provision of ancillary accommodation, The ODPM Good Practice Guide for designing Gypsy and Traveller sites recommends the provision of communal buildings to accommodate facilities such as a community room, toilets and a kitchenette.
- 5.5.6 Formal action is currently being taken against the outstanding planning issues on the site
- 5.5.7 This assessment of this application cannot be postponed until other matters have been addressed. This application has been submitted and the Council has a duty to determine it.
- 5.5.8 It is appreciated that many of the issues that arise in relation to the site are relevant to the residents of Mollington. It must however be recognised that not every matter is relevant to Planning Legislation and cannot therefore be controlled by it.

6. Recommendation: Approval

Subject to the following conditions:

1. That the development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Application forms, Design and Access Statement and drawings numbered 1073-OB-01 and 1073-OB-02a and A4 Site location Plan.

Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Policy BE1 of the South East Plan 2009.

SUMMARY OF REASONS FOR THE GRANT OF PLANNING PERMISSION AND RELEVANT DEVELOPMENT PLAN POLICIES

The Council, as local planning authority, has determined this application in accordance with the development plan unless material considerations indicated otherwise. The development is considered to be acceptable on its planning merits as the proposal would not cause harm to visual amenity and is acceptable in terms of its design and external appearance. As such the proposal is in accordance with PPS1: Delivering Sustainable Development Policy CC1 of the South East Plan 2009 and Policies C13 and C28 of the adopted Cherwell Local Plan. For the reasons given above and having regard to all other matters raised, the Council considers that the application should be approved and planning permission granted subject to appropriate conditions, as set out above.

CONTACT OFFICER: Jane Dunkin

TELEPHONE NO: 01295 221815