

Bridge Lake Farm, Chacombe Road, 12/01154/F Wardington

Ward: Cropredy **District Councillor:** Cllr Atack

Case Officer: Simon Dean **Recommendation:** Approval

Applicant: Mr Jonathan Aylmer

Application Description: Erection of vehicle shelter and log store; garage conversion

Committee Referral Reason: Site area

1. Site Description and Proposed Development

- 1.1 The application site is a detached, isolated dwelling on the edge of Chacombe. The dwelling, set into the former railway embankment was originally constructed pursuant to a consent issued in 1999 (98/01955/F refers) with an agricultural tie. Following a certificate of lawfulness application in 2011 (11/01206/CLUE refers), it was established that the dwelling was not constructed in line with the approved details of that consent, and that as a result, the conditions attached to that consent did not apply.
- 1.2 The proposal is for the erection of a timber framed and timber clad vehicle shelter and log store, with a games room on the first floor over. The scheme also includes the conversion of the original garage within the dwelling and the insertion of a number of 'sun-pipe' roof lights.
- 1.3 A public right of way runs along the boundary of the site to the West of the proposed garage location.

2. Application Publicity

- 2.1 The application has been advertised by way of site notice and neighbour letter. The final date for comment was 10 January 2013. No public comments have been received in response to this consultation.

3. Consultations

- 3.1 **Wardington Parish Council:** no objections
- 3.2 **Contaminated Land Officer:** no objections
- 3.3 **Archaeologist:** Notes that there are no archaeological constraints to the site
- 3.4 **Environment Agency:** no objections

4. Relevant National and Local Policy and Guidance

- 4.1 **Development Plan Policy**

Adopted Cherwell Local Plan (Saved Policies)

C7: Landscape conservation

C13: Areas of High Landscape Value

C28: Layout, design and external appearance of new development

South East Plan 2009

NRM4: Sustainable flood risk management

BE1: Management for an urban renaissance

4.2 Other Material Policy and Guidance

National Planning Policy Framework

5. Appraisal

5.1 The key issues for consideration in this application are:

- Design, appearance, scale
- Impact on amenity
- Impact on the countryside

Design, appearance and scale

5.2 The design of the proposed vehicle shelter and log store is considered to be acceptable for the location and the character of the context of the site. The use of timber framing and timber cladding is appropriate and to be expected in a location such as this.

5.3 The scale of the building, whilst undoubtedly large, is considered appropriate given the scale of the dwelling and the size and nature of the site.

Impact on amenity

5.4 As the application site is immediately adjacent to a public right of way, the impact of the proposal on users of that right of way must be considered. Given the nature of the location of the site and its relationship to the village of Chacombe, I do not consider that the proposal will harm the amenity of footpath users. The character of the site, whilst rural, is not so divorced from the settlement or from other built development (notably other farms and dwellings, the sewage works and the host dwelling) that this proposal would appear incongruous.

Impact on the countryside

5.5 For reasons set out above, I do not consider that the proposal will have a harmful impact on the landscape or openness of the countryside. From visiting the site and from examining the plans, it is clear that whilst this site is beyond the edge of the village of Chacombe, it is within an area of other, similar low density development, including farm buildings, isolated other dwellings and associated ancillary buildings.

Conclusion

5.6 The proposal is considered acceptable in terms of its impact on amenity and impact on the character of the countryside and the landscape. The location and

size of the proposal and the relationship of the site to neighbouring properties means that there will be no unacceptable impact arising from the development or other detrimental effect on amenity.

- 5.7 The proposal is therefore considered to accord with the provisions of Policies C7, C13 and C28 of the Local Plan; the proposal is sympathetic to the character of the context of the development and is compatible with the scale and character of the context of the development and causes no unacceptable landscape harm.
- 5.8 With regard to the duty set out in paragraphs 186 and 187 of the Framework, no problems or issues have arisen during the application. It is considered that the duty to be positive and proactive has been discharged through the efficient and timely determination of the application.

6. Recommendation

Approval, subject to the following conditions:

- 1 Time
- 2 Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents and the materials and finishing details included therein;
 - i. drawing 2265/01 (submitted with the application)
 - ii. the details set out in the Application Forms (submitted with the application)

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority.

- 3 No garage conversion
- 4 Private/ancillary use

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 is of a design, size and style that is appropriate and will not unduly impact on the character, appearance or openness of the countryside or give rise to other harm to amenity. As such the proposal is in accordance with Policies CC1, NRM4 and BE1 of the South East Plan 2009, Policies C7, C13 and C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework. 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.

STATEMENT OF ENGAGEMENT

In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No 2) Order 2012 and paragraphs 186 and 187 of the National Planning Policy Framework (March 2012), this decision has been taken by the Council having worked with the applicant/agent in a positive and proactive way as set out in the application report.