

**Eaves Cottage
Cropredy Lane
Williamscot
OX17 1AD**

13/01353/F

Ward: Cropredy

Case Officer: Graham Wyatt

Recommendation: Approval

Applicant: Cllr. Ken Atack

Application Description: Removal of timber shed. Replacement or rebuild with greenhouse or shed.

Committee Referral: Applicant is a Councillor

Committee Date: 31st October 2013

1. Site Description and Proposed Development

- 1.1 The application seeks planning permission to demolish an existing wooden structure within the rear garden of Eaves Cottage. The main dwelling is listed grade II and the site lies within the Williamscot Conservation Area. There are other listed buildings in the vicinity.
- 1.2 The area is rural in character with a scattering of dwellings grouped together towards the eastern end of the village. Eaves Cottage benefits from a very large garden which dog legs to the rear of the neighbouring property at 4 Cropredy Lane. The existing garden building is situated some 45m from the main dwelling and its replacement would be sited on roughly the same footprint.

2. Application Publicity

- 2.1 The application has been advertised by way of neighbour letters and a site notice. The final date for comment was the 11th October 2013. No correspondence has been received as a result of the consultation process.

3. Consultations

- 3.1 **Williamscot Parish Council** – No objection.

Cherwell District Council Consultees

- 3.2. **Design and Conservation** – In principle, I am happy for the replacement of the shed with a newer shed and greenhouse. I do not believe that this proposal would have a detrimental impact on either the setting of the listed building or the wider conservation area. However, due to the lack of detail contained in the application, I would like to request the following prior to commencement details: Design details of new shed and greenhouse including height, footprint, materials, colour/finish Plan showing exact location.

4. Relevant National and Local Policy and Guidance

- 4.1 **Development Plan Policy**

Adopted Cherwell Local Plan (Saved Policies)

C28: Layout, design and external appearance of new development
C30: Development control – design and amenity

4.2 Other Material Policy and Guidance

The National Planning Policy Framework March 2012

5. Appraisal

5.1 The key issues for consideration in this application are:

- ❖ Impact on the character and appearance of the area;
- ❖ Impact on neighbour amenity;

Impact on the character and appearance of the area

- 5.2 Government guidance contained within the NPPF – *Requiring Good Design* attaches great importance to the design of the built environment as good design is a key aspect of sustainable development. Good design should contribute positively to making places better for people. Planning decisions should aim to ensure that developments will function well and add to the overall quality of the area and are visually attractive as a result of good architecture and appropriate landscaping.
- 5.3 Saved Policies C28 and C30 of the adopted Cherwell Local Plan seek standards of layout, design and external appearance, including the choice of external finish materials, are sympathetic to the character of the context of the development. Further, extensions to dwellings should be compatible with the scale of the existing dwelling, its curtilage and the character of the street scene.
- 5.4 As the site lies within Williamscoth Conservation Area, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a requirement in relation to the consideration and determination of planning applications which affect conservation areas, that special attention should be paid to the desirability that the character or appearance of the conservation area should be preserved or enhanced.
- 5.5 The proposal will see the removal of an existing wooden garden building that lies to the south east of the main dwelling. The existing building measures 3m (w) x 3m (l) x 3.6m high. Exact dimension details of the replacement haven't been decided but it is likely to be of a similar scale. Given the location of the proposed building in relation to the main dwelling and neighbouring properties it would not appear unduly prominent nor detract from the character and appearance of the existing property or wider area as a whole. Materials to be used in the construction of the development will be agreed prior to construction. However, given the expected size and location of the development it is unlikely to have a detrimental impact on the character and appearance of the area or on the character of the wider street scene or the Conservation Area. Adequate amenity areas will be retained for the site.
- 5.6 The Conservation Officer has indicated that the development is acceptable subject to conditions.

Impact on neighbour amenity

- 5.7 As the proposal replaces an existing building and its replacement will be of a similar scale and use, it is unlikely that the development would have a significant impact on the amenities of adjoining occupiers to a significant degree,

Engagement

- 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 determination of the application.

6. Recommendation

Approval, subject to the condition as set out below.

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 conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents: Drawing No. 1, 2 and Design and Access Statement (Ken Attack).

Reason - For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with the National Planning Policy Framework March 2012.

3. Prior to the commencement of the development hereby approved, full details of the size, location and proposed materials of the replacement greenhouse and shed shall be submitted to and approved by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details and permanently retained thereafter.

Reason - To ensure that the replacement development is acceptable in order to safeguard the historic character and visual amenities of the locality and to comply with Government guidance contained within the National Planning Policy Framework.

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.