

Site Address: Heyford Manor, 18 Church Lane, Lower Heyford **14/01119/F**

Ward: The Astons and Heyfords

District Councillor: Cllr Kerford-Byrnes
Cllr Macnamara

Case Officer: Paul Ihringer

Recommendation: Approval

Applicant: Mr James Macnamara

Application Description: Replacement outbuilding

Committee Referral: Member application **Committee Date:** 4 September 2014

1. Site Description and Proposed Development

- 1.1 Heyford Manor is a grade II listed stone property, parts of which date back to the 16th Century. It is positioned at the end of Church Lane and in relatively close proximity, but not within the setting, of the grade II* listed St Mary's Church. There are a number of other listed structures and houses within the vicinity. The site lies inside the Rousham Conservation Area and abuts the Oxford Canal Conservation Area (the Canal is to the immediate north and east). Lower Heyford is located within an Area of High Landscape Value.
- 1.2 Planning permission is being sought to replace an existing flat roofed single storey outbuilding with an 'L' shaped pitched roof 'garden store'. Occupying a smaller footprint than the existing, the proposed building's southern elevation aligns with the applicant's boiler room and therefore only sits on part of the existing footprint. The proposed building would be timber clad and have a powder coated steel roof (grey). The southern roof slope would accommodate four large photo-voltaic panels and the applicant proposes to position a satellite dish on the building's northern roof slope. This application has been submitted in conjunction with listed building application 14/01120/LB.
- 1.3 Planning permission was previously granted for an alternative replacement outbuilding in 2008 (08/00067/LB and 08/00068/F refer). These two approvals also gave permission/consent to extend the dwellinghouse. The extensions to the house have been revised on a couple of occasions in the intervening time – these applications excluded the redevelopment of the outbuilding. The applicant is in the process of implementing the most recent of these schemes (13/01410/F and 13/01411/LB refer).

2. Application Publicity

- 2.1 The application has been advertised by way of neighbour letter, site notice and press notice. The final date for comment was 21 August 2014. No correspondence has been received as a result of this consultation process.

3. Consultations

- 3.1 **Lower Heyford Parish Council:** No comments received

Cherwell District Council Consultees

3.2 Conservation Officer: Comments as follows

“The demolition of this outbuilding and construction of a similar new outbuilding have been approved in the past (08/00067/LB). The proposal is for a revised design and slightly different location. It is a sensitive site: in the curtilage of a grade 2 listed building, affecting the setting of the grade 2* listed church and in a conservation area. The impact of the PV panels would depend on the type proposed – some modern systems being much less conspicuous than others.”

3.3 Ecology Officer: No objections or conditions required

Oxfordshire County Council Consultees

3.4 Planning Archaeologist: Comments as follows:

“The earlier watching brief requested on 13/01410/F has been undertaken and did not record any archaeological features. We will therefore not require any archaeological investigations for this proposal.”

4. Relevant National and Local Policy and Guidance

4.1 Development Plan Policy

Adopted Cherwell Local Plan (Saved Policies)

C2: Development affecting protected species

C13: Area of High Landscape Value

C28: Layout, design and external appearance of new development

C30: Design of new residential development

4.2 Other Material Policy and Guidance

National Planning Policy Framework

Planning Practice Guidance

5. Appraisal

5.1 As the Conservation Officer observes, this application is a revision to an outbuilding approved as part of a wider development of the property (08/00067/LB and 08/00068/F refer). Although these permissions are no longer extant they obviously set a strong precedent, particularly given that the thrust of conservation policy has not fundamentally changed in the intervening period of time (the existing building is of limited architectural merit and in a poor state of repair).

5.2 The Conservation Officer is of the opinion that the reduced scale and design of the building represents an improvement in respect of this preceding permission (the repositioning of the proposed building would have a neutral impact). The other significant change from the earlier permission is the choice of roofing material which has changed from Welsh slate to profiled steel. Whilst slate may

be preferable, the Conservation Officer did not question the use of a metal as it is not an uncommon choice of material for the roof of an outbuilding. He did however indicate that he may have taken a stronger line had the outbuilding been more conspicuously located given the sensitivity of the built environment. The same argument applies for the proposed solar panels; it is however recognised that renewable energy development also benefits from Government support set out throughout the NPPF (see paragraphs 17, 93, 97 and 98). The satellite dish would be discreetly located, largely obscured from the listed building, and is also considered to be appropriate.

- 5.3 On the basis of the above, the proposed works are considered to respect the character and appearance of the Rousham Conservation Area and the setting of the Oxford Canal Conservation Area and will also not unduly harm the Area of High Landscape Value. The works will also not affect the settings of any of the nearby listed buildings. Furthermore, the amenities of the neighbouring residents will not be affected by the proposed development. The development therefore accords with saved Policies C13, C28 and C30 of the adopted Cherwell Local Plan as well as Government guidance contained within the NPPF.
- 5.4 Although previous permissions on this site required an archaeological watching brief, as investigations did not reveal anything of interest, OCC's Planning Archaeologist concluded that it would be unreasonable to impose such a condition this time.
- 5.5 As there were no issues arising from the application as submitted, no contact with either the agent or applicant was deemed to be necessary.

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 conditions attached to this consent, the development shall be carried out strictly in accordance with the application forms and approved plan 648 STORE A.

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority, and in accordance with Government guidance contained within the National Planning Policy Framework.
- 3 Prior to the commencement of the development hereby approved, samples of the timber boarding to be used in the construction of the walls of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.

Reason - To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing wall and to comply with Policy C28 of the adopted Cherwell Local Plan.

- 4 Prior to the commencement of the development hereby approved details of the photo-voltaic panels shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.

Reason - To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing wall and to comply with Policy C28 of the adopted Cherwell Local Plan.

- 5 The windows shall be constructed from timber and details, at a scale of 1:20 including a cross section and colour/finish, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing wall and to comply with Policy C28 of the adopted Cherwell Local Plan.

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.