

Application 10/01470/F	No:	Ward: Wroxton	Date Valid: 21/10/10
Applicant:	Mr George Gilkes		
Site Address:	4 Church Lane, Hornton		

Proposal: Close boarded boundary fence 2 metres high and shed (part retrospective). Raise chimney stack to 1.8m

1. Site Description and Proposal

- 1.1 The application site is a small, thatched, detached, Grade II listed cottage within the Hornton Conservation Area. The site is immediately adjacent to the Grade I listed St John the Baptist Church.
- 1.2 The proposal is for the erection of a 2m close boarded timber fence along the boundary of this property with the Churchyard, and along the corner of the boundary of this site with the neighbouring driveway. The scheme also includes the erection of a block built, timber clad shed, with a mono-pitch roof in the rear garden, adjacent to the boundary. The alteration to the chimney stack (an increase in height of one course of bricks) is to allow the installation of a wood-burning stove (the subject of a separate application) in compliance with the relevant Building Regulations for thatched roofs.
- 1.3 The application is placed before the Committee for determination as the applicant is a member of staff.

2. Application Publicity

- 2.1 The application has been advertised by way of a press notice, site notice and neighbour letters. The final date for comments was 25th October 2010. Any comments received between the writing of the report and the Committee meeting will be reported at the meeting.
- 2.2 Two letters of support for the application have been received.

3. Consultations

- 3.1 Hornton Parish Council – no objections
- 3.2 Conservation Officer – no objections
- 3.3 Ecology Officer – no objections

4. Relevant Planning Policies

- 4.1 National Policy Guidance:
PPS1 – Delivering Sustainable Development
PPS5 – Planning for the Historic Environment
- 4.2 Regional Policy in the South East Plan 2009:
CC1 – Sustainable Development
BE6 – Management of the Historic Environment
- 4.3 Local Policy in the Adopted Cherwell Local Plan 1996:
Policy C13 – Areas of High Landscape Value
Policy C28 – Layout, design and external appearance to be compatible with the character of the context of a development proposal
Policy C30 – Through the exercise of design control, development should provide acceptable standards of privacy and amenity

5. Appraisal

- 5.1 The proposal is to be considered in terms of its impact on neighbouring, public and private amenity, as well as in terms of its impact on the historic environment.
- 5.2 The proposed shed is considered acceptable in the above terms; its cladding in timber will reduce its visual impact. Public views will be limited owing to the fall of the land from Church Lane, and the private nature of much of the surrounding property. Limited views may be possible from the Churchyard, but the current line of trees does much to reduce any visual impact. The size is somewhat large, but given the improvement offered by the removal of the other sheds, the size is acceptable.
- 5.3 The fencing, whilst a harsher, more urban form of enclosure than the original hedging, is considered to be acceptable. From the Churchyard, the fencing is largely screened by the existing trees, and the section facing into the neighbouring driveway is relatively short and will sit partly behind the existing stone wall.
- 5.4 The proposal is therefore considered to accord with the provisions of Policies C28 and C30 of the Local Plan; the elements of the proposal are sympathetic to the character and the context of the development and the street-scene and provide standards of amenity and privacy which are considered acceptable to this authority. In addition, the proposal does not harm the setting of the Listed Building and preserves the character and the appearance of the Conservation Area.

6. Recommendation

Approval, subject to

i) the receipt of consultation comments from English Heritage (a statutory requirement as the proposal affects the setting of a Grade I Listed Building)

ii) the following conditions;

- 1) SC 1_4A (Time for implementation)
- 2) Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the plans and documents 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 and to comply with government guidance in PPS1 – Delivering Sustainable Development.

- 3) SC 2_8A (colouring) “shed cladding and fencing”
- 4) SC 5_7B (Making good in materials to match)

Planning Notes

- 1) T1 – Third party rights

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 proposed development is appropriate and will not unduly impact on the neighbouring properties, public, private or any other amenity, or the appearance of the street-scene. In addition, the proposal is considered acceptable in terms of its impact on the setting of the Listed Buildings, the character of the Conservation Area, and the local landscape designation. As such the proposal is in accordance with government guidance contained in PPS1 – Delivering Sustainable Development, PPS5 – Planning for the Historic Environment; Policies CC1 and BE6 of the South East Plan 2009; and Policies C13, C28 and C30 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: Simon Dean

TELEPHONE NO: 01295 221814