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## **Appellant's Draft Statement of Common Ground**

### **Listed Building Consent Appeal:**

**Internal alterations, external alterations (including insertion of six rooflights), demolition of attached outbuildings and erection of single storey extension at Chancel Cottage, Fir Lane, Steeple Aston, OX25 4SF**

**LPA Ref: LB/14/07589**

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*On behalf of Mr Justin Grainger*

*November 2015*

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## 1. Introduction

- 1.1. In September 2014, Mr Justin Grainger ("**the Appellant**") submitted a listed building consent application for internal alterations and the removal of attached outbuildings to enable a new extension ("**the Application**") to Chancel Cottage, Fir Lane, Steeple Aston OX25 4SF ("**the Property**") to Cherwell District Council ("**the Council**").

This statement of common ground is produced in support of an appeal by Mr Justin Grainger against the decision of Cherwell District Council to refuse listed building consent in relation to the Application.

## 2. Background

### Site description and location

- 2.1. Chancel Cottage is a grade II listed building which lies within Steeple Aston Conservation Area. The Property is an attractive stone built cottage of two floors plus an attic and basement.
- 2.2. The Property is set back from the street front behind a cut privet hedge. To the north of the house is a public footpath that leads to allotments and to the south there is an opening with a gravelled area forming car parking, defined by a low stone wall. The rear garden is defined by stone walls and a post-and-wire fence to the east where the garden area has been extended, incorporating one of the allotments to the east. Attached to the rear wing to the southeast are two small stores. The house sits opposite the grade II\* listed church of St. Peter & St. Paul.
- 2.3. The Property was listed in 1988. The English Heritage listing description can be found in Appendix A. The Planning and Design and Access Statement and Heritage Report provide further background information.

### Condition of the property

- 2.4. The property has not been maintained or upgraded in recent times. Because of this it is in a poor state of repair and is in need of refurbishment and upgrading to modern standards.

## Planning history

- 2.5. The relevant planning history recorded on the Council's public access system is summarised as follows:

Reference	Description	Status
08/02404/LB	<i>Remove existing window frames from front elevation and bathroom and replace with new (as amplified by applicants letter and accompanying photographs dated 05/01/09 received 07/01/09)</i>	Permitted – 12/01/2009
14/01552/F and 14/01601/LB	<i>Erection of single storey side extension / Internal alterations, external alterations (including insertion of six rooflights), demolition of attached outbuildings and erection of single storey extension</i>	Refused – 11/05/2015
15/01327/F and 15/01328/LB	<i>Demolition of attached outbuilding and erection of single storey side extension (revised scheme of 14/01552F) / Internal alterations, external alterations (including insertion of six rooflights), demolition of attached outbuildings and erection of single storey extension (revised scheme of 14/01601/LB)</i>	Refused – 08/10/2015

## 3. Planning policy

- 3.1. At the time of writing the statutory development plan comprises:

3.2. **The Cherwell Local Plan 2011-2031 – Part 1**

Was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

Cherwell Local Plan 2011-2031 Part 1

ESD 15 – The Character of the Built Environment

Cherwell Local Plan 1996 (Saved Policies)

C18 – Development proposals affecting a listed building

C28 – Layout, design and external appearance of new development

C30 – Design of new residential development

#### **4. Areas of agreement**

- 4.1. The following are considered to be areas on which the appellant and the local planning authority are likely to agree as being common ground:
- 4.2. The property was subject to some pre-application consultations with potential purchasers.
- 4.3. The Council recognises that the Chancel Cottage has suffered from a lack of maintenance.
- 4.4. The optimum viable use for the property is to remain as a single residential property and in order to make the property suitable some alterations will need to take place.
- 4.5. The principle of development in the form of a modest extension is acceptable.
- 4.6. The Heritage Statement provides a good background and overview of the cottage itself and its wider context of the village of Steeple Aston. The document summarises the significance of the building and emphasises the importance of allowing change within heritage assets.

#### **5. Areas of disagreement**

- 5.1. The general condition of the Property and its state of repair.
- 5.2. The amount of time for which the Property has been vacant.
- 5.3. The extent and nature of the impact of the development on the Property and its surroundings.
- 5.4. In particular, the Council's principal concerns in relation to the Application relate to:
  - Scale, form and massing of the proposed extension
  - Materials – the use of timber boarding
  - The insertion of six rooflights in the existing building
  - Insertion of an internal doorway opening at first floor level, arguing that this would result in substantial harm that is not outweighed by public benefits.
- 5.5. The Appellant is of the opinion that the proposed development would not result in harm to the character, setting and significance of the Grade II listed Chancel Cottage, nor in harm to the character and appearance of the Steeple Aston Conservation Area and the character, setting and significance of the Grade II\* listed St Peter's Church.
- 5.6. There is disagreement as to the public benefits of the proposals.

Signed on behalf of the Appellant

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Date:

Signed on behalf of Cherwell District Council

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Date: