1. **Site Description:**
	1. The application property comprises a detached, Grade II stone built dwelling, located on the eastern side of Fir Lane and immediately east of St Peter’s Church, a Grade II\* listed, and south of Fir Lane Cottage and Fir Cottage, also Grade II listed buildings. The site is located towards the north-eastern corner of the designated Steeply Aston Conservation Area as identified in the adopted Cherwell Local Plan. The application property is two-storey dwelling of simple vernacular, dating to the 18th century. The property is bounded to either side by residential dwellings and by allotments to the rear (east). The boundary to the north is formed by a public footpath.
	2. The existing dwelling has a subservient two-storey gable projection to the rear adjacent to the northern boundary of the site and at right angles to the highway-facing front element. There is also a single-storey addition to the south elevation in place. The property benefits from parking space immediately adjacent to the dwelling and garden to the south and east of the dwelling; the part to its south is enclosed by a low stone wall and features planted flowerbeds. The ground level slopes from the north to the south of the site.
	3. The dwelling house was listed on 26.02.88 and the listing is as follows:

*“House. C18. Coursed squared limestone with ashlar dressings and limestone rubble with wooden lintels; Stonesfield-slate and concrete plain-tile roof with rebuilt brick gable stacks. L plan. 2 storeys plus attic. Symmetrical 2-window front has a central 4-panel door below a flat stone canopy, and has renewed 2-light casements below stone lintels. End and rear walls, and lower rear wing returning from left, are in rubble, the wing partly converted from a stable, Interior: wide inglenook fireplace; quarter-turn stairs with winders; C18 panelled shutters and cupboards; butt-purlin roofs Included for group value.” (*Source: https://historicengland.org.uk*)*

1. **Application Publicity:**
	1. Advertised and a site notice was erected adjacent to the site.
2. **Details of Consent:** Application 17/00005/F for the Demolition of existing stores and repair, refurbishment and extension of building was approved on 2nd August 2018.
3. **Planning Considerations:**
	1. Condition 5 stated that prior to the commencement of development, details of how the extension will attach to the existing walls of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details. The details and plans requested were submitted with the application and are not considered to detract from the status of the Listed Building to which it relates.
	2. Condition 8 required that prior to the commencement of the development approved, full details of the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of access shall be constructed and retained in accordance with the approved details. The information contained within the access plan were considered appropriate and were not considered to have a detrimental impact on the Listed Building to which it relates or the road safety of the area.
	3. Condition 9 required that prior to the commencement of the development, full specification details (including construction, layout, surfacing and drainage) of the turning area and 2no. parking spaces within the curtilage of the site, arranged so that motor vehicles may park off the highway, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter, and prior to the first occupation of the development, the turning area and car parking spaces shall be constructed in accordance with the approved details and shall be retained for the parking and manoeuvring of vehicles at all times thereafter.

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| 1. **RECOMMENDATION**

The Local Planning Authority considered the information and drawings submitted in relation to 5,8 and 9 of application 17/00005/F, appropriate and as such it is recommended that the said conditions are discharged. |

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| Case Officer:  | Gavin Forrest | DATE: 06/06/2018 |
| Checked By:  |  | DATE: |