

20/00559/F

**Development within the curtilage of a Listed Building within a conservation area.**

**Application Site**

Carters Yard, Main Street, Sibford Gower, OX15 5RW

**Understanding the heritage assets affected**

The application site relates to a garage building that is within the curtilage of a grade II Listed House. The main house can be dated to C1600 and is constructed of coursed ironstone rubble with a thatched roof. Adjacent to the site on the south side is also a grade II Listed public house. Because of the position of the garage it is considered to be within the setting of two grade II Listed Buildings and it is located within the conservation area.

**Significance**

The significance lies in the relationship of the site to the Listed Buildings and its contribution to the character of the village in this location and therefore the significance of the Conservation Area.

**Proposals**

Conversion of garage building and erection of a single storey extension, to form a granny annexe.

**Appraisal of issues**

As previously commented the existing garage has no particular historic merit and is not considered to contribute greatly to the character of the conservation area in this location. Therefore altering the existing garage building will not result in harm to any historic fabric.

The proposal is for a large extension to the existing garage to allow the conversion to habitable accommodation. As a result the appearance of the building will be changed notably, and this will alter its visible presence and the contribution the building makes to the street scene. The street scene will be further affected as a consequence of the parking provision that is necessary for the development. However this is not considered to be a negative impact and overall on balance the design of the proposal is not considered to detract from the surrounding Listed Buildings and the materials proposed are considered appropriate and complementary to the existing buildings.

Furthermore the proposal is considered to improve the elevation of the existing garage building facing the road and therefore provide some level of enhancement to the street scene consequently maintaining the character of the conservation area in this location.

**Level of harm**

The proposal is not considered to result in harm to the Listed Building through development within its setting or the conservation area.

**Policies**

The relevant local and national policies are as follows:

Cherwell District Council Local Plan Policy ESD15

This policy states that new development proposals should: Conserve, sustain and enhance designated and non-designated 'heritage assets' including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated, furthermore development should respect the traditional pattern of the form, scale and massing of buildings. The proposal is considered to conserve and sustain the Listed Building and Conservation Area and therefore complies with policy ESD15.

NPPF – Chapter 16

Paragraph 193 requires that when considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the asset's conservation.

The proposal is not considered to harm the significance of the heritage assets

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16 of the Act requires that 'In considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Section 72 of the Act requires that 'with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

**Recommendation**

There are no objections to the proposal subject to approval of details by condition.

**Conditions**

Materials - stone and slate samples

External joinery details

**Officer / Date**

Emma Harrison

12/04/2021