

PLANNING OFFICERS RECOMMENDATIONSREFUSE

① IN THE OPINION OF THE LOCAL PLANNING AUTHORITY THE EXISTING BARN HAS LITTLE HISTORIC ~~VALUE~~ OR ARCHITECTURAL MERIT AND IS IN ~~POOR~~ ~~CONDITION~~ A POOR STATE OF REPAIR, ITS PROPOSED RESIDENTIAL CONVERSION WOULD THEREFORE BE CONTRARY TO POLICY H9 OF THE COUNCILS RURAL AREAS LOCAL PLAN AND POLICY EN7 OF THE STRUCTURE PLAN FOR OXFORDSHIRE AND FURTHERMORE WOULD, IF APPROVED, RESULT IN THE PROVISION OF A NEW DWELLING AND ASSOCIATED RESIDENTIAL CURTILAGE IN A VERY PROMINENT POSITION ON THE UPPER SLOPES OF THE ATTRACTIVE RURAL VALLEY BETWEEN SIBFORD FERRIS AND SIBFORD GOWER IN A MANNER WHICH IS CONTRARY TO RURAL AREAS LOCAL PLAN POLICY AND WOULD BE EXTREMELY DETRIMENTAL TO THE VISUAL CHARACTER AND APPEARANCE OF THE SIBFORD FERRIS CONSERVATION AREA.

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② THE ACCESS FROM WHICH IT IS PROPOSED TO SERVE THIS DEVELOPMENT IS SUBSTANDARD IN VISION TERMS ITS USE FOR THE PURPOSE PROPOSED WILL THEREFORE RESULT IN A DETRIMENT TO THE SAFETY OF

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ROAD USERS.

③ THE PROPOSAL DOES NOT PROVIDE FOR ADEQUATE PARKING AND TURNING FACILITIES WITHIN THE CURTILAGE OF THE SITE WHICH WOULD RESULT IN VEHICLES ~~MANOEUVRING~~ MANOEUVRING ON THE ~~ADJACENT~~ ADJACENT HIGHWAY TO THE DETRIMENT OF THE SAFETY AND CONVENIENCE OF ROAD USERS.

④ THE PROPOSAL WOULD, IF APPROVED SET AN UNDESIRABLE PRECEDENT FOR FURTHER RESIDENTIAL ENCROACHMENTS INTO THE VALLEY BETWEEN SIBFORD FERRIS AND SIBFORD GOWER ^{AND OTHER SITES IN THE LOCALITY} WHICH WOULD ^{EXTREMELY} ~~BE~~ DETRIMENTAL TO THE CHARACTER AND ~~APPEARANCE~~ ^{RURAL} APPEARANCE OF THE ATTRACTIVE ~~LANDSCAPE~~ LANDSCAPE.

THE COUNTY SURVEYOR AND ENGINEER RECOMMENDS REASONS FOR REASONS 2 AND 3 ABOVE.

SIBFORD FERRIS PARISH COUNCIL HAVE NO OBJECTIONS IN PRINCIPLE BELIEVING THAT IT WOULD BE A VAST IMPROVEMENT ON THE PRESENT BUILDING; THIS SAID TO HOWEVER NOT MEAN THE BEGINNING OF FURTHER DEVELOPMENT IN THE VALLEY BETWEEN THE TWO SIBFORDS. THEY ALSO MAKE THE FOLLOWING SUGGESTIONS.

- ① THE BOUNDARIES OF THE TERRACES SHOULD BE SHOWN
- ② THE AREA TO THE NORTH OF THE BUILDING SHOULD REMAIN AS FIELD
- ③ EARTH SHOULD BE MOUNDED ROUND THE EXTENSION TO MAKE ITS GABLE LOOK LOWER

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4. If the north gable window must look like a door then it should be in timber.
5. The gate should be further into the site to allow a car to be stationary when entering/exiting without protruding onto the road
6. The use of the terms 'lane' and 'orchard' gives the wrong impression to anyone not familiar with the site.
7. Because of the length of connection to the mains sewer a septic tank might be considered.
8. The front would look better in stone rather than boarding. At the very least the part that is outside the repositioned gate should be in stone.
9. The steel stove pipe would be unsightly when viewed from across the valley. It needs to match its background of slate.
10. Would it not be better to have the kitchen on the same level as the living room and the bedroom below? Perhaps two small windows to the west elevation overlooking the road could then give a visual connection with the road for anyone working in the kitchen.
11. Where are the hogs to be stabled in the future?

SIRFORD GOWER PARISH COUNCIL
~~APPROVE THE PROPOSAL~~
 CONSIDER THAT THE APPLICATION
 SHOULD BE REFUSED FOR THE
 FOLLOWING REASONS.

- ① THE CONVERSION AND EXTENSION
 WOULD CREATE A DWELLING
 BETWEEN BURDROP AND SIRFORD
 FERES AND WOULD ERODE THE
 GAP BETWEEN THE VILLAGES
- ② THE PROPOSAL IS CONTRARY TO
 POLICIES E18, H4 AND H9(B) OF
 THE COUNCIL'S RURAL AREAS LOCAL PLAN
- ③ IF APPROVED THE PROPOSAL WOULD
 CREATE A PRECEDENT FOR OTHER

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DEVELOPMENTS IN THE VALLEY.

- ④ THE ACCESS IS ONTO A STEEP HILL ^{AND} NEAR TO SOME SHARP BENDS WHICH ARE NEARLY BLIND TO VEHICLES APPROACHING FROM SIBFORD FERRIS.

THE CHIEF BUILDING CONTROL OFFICER HAS INVESTIGATED THE STRUCTURAL QUALITY OF THE STRUCTURE AND STATES THAT:

- ① THE WALLS HAVE NO DAMP PROOF COURSE AND THERE IS EVIDENCE OF CRACKING AT THE JUNCTION OF THE REAR WALL WITH THE SIDE WALLS.
- ② THE ROOF IS NOT SUITABLE FOR CONVERSION TO A HABITABLE DWELLING.
- ③ THE BUILDING IS SITED ON A STEEPLY SLOPING SITE, A STRUCTURAL REPORT IS REQUIRED SHOWING THAT THE BUILDING WILL REMAIN STABLE IN THESE CIRCUMSTANCES.

C.P.O.'S NOTE

THIS APPLICATION SEEKS CONSENT FOR THE CONVERSION AND EXTENSION OF AN EXISTING SINGLE STOREY SHELTER SHED ~~AND~~ ^{THE} LOCATED IN THE VALLEY BETWEEN SIBFORD FERRIS AND SIBFORD GOWER INTO A SMALL DWELLING.

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IN A LETTER DATED 12TH JANUARY 1991 THE APPLICANTS AGENT STATES THAT THE CONVECTION IS TO PROVIDE EXTRA ACCOMMODATION FOR THE RESIDENTS AT HILL HOUSE AND THAT THEY WOULD BE WILLING TO ENTER INTO A LEGAL AGREEMENT LINKING OCCUPANCY OF THE CONVECTION TO HILL HOUSE.

THREE & PREVIOUS APPLICATIONS HAVE BEEN SUBMITTED ON THIS SITE WHICH ARE RELEVANT TO THIS APPLICATION. THEY ARE:

CHN 166/83 CONSTRUCTION OF A DWELLING WITH GARAGE INCORPORATING EXISTING FARM BUILDINGS (OUTLINE) - RECOMMENDED FOR REFUSAL BUT WITHDRAWN BY THE APPLICANTS BEFORE DETERMINATION.

CHN 510/83 CONSTRUCTION OF A DWELLING WITH GARAGE INCORPORATING EXISTING FARM BUILDINGS (OUTLINE) REFUSED CONSENT ON 21ST NOVEMBER 1983 BECAUSE THE SITE WAS BEYOND THE BUILT-UP LIMITS OF THE SETTLEMENT AND THE DEVELOPMENT WOULD HAVE A DETRIMENTAL IMPACT UPON THE CHARACTER AND APPEARANCE OF THE COUNTRYSIDE.

CHN 491/84 CONVECTION OF EXISTING COWSHED TO HOLIDAY COTTAGE. REFUSED CONSENT ON 29TH OCTOBER 1984 FOR THE ABOVE REASONS AND ON HIGHWAY SAFETY GROUNDS.

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THERE ARE SEVERAL ISSUES WHICH REQUIRE SPECIFIC ATTENTION IN THE DETERMINATION OF THE APPLICATION THEY ARE:

(1) THE PRINCIPLE OF CREATING ANNEX ACCOMMODATION

THE BUILDING IS DETACHED FROM HILL HOUSE BY SOME 40 METRES AND HAS A GROSS INTERNAL FLOOR AREA OF APPROXIMATELY 800 SQUARE FEET (75 SQUARE METRES) THE SIZE OF A MODEST FAMILY HOME. IT IS NOT NORMAL TO CONSIDER SUCH PROPOSALS AS ANNEX ACCOMMODATION. IT SHOULD THEREFORE BE SEEN AS A SEPARATE DWELLING. THIS STATEMENT HAS BEEN SUPPORTED AT APPRAISAL WHERE AN INSPECTOR CONCLUDED THAT IT WAS SENSIBLE TO LOOK AT THE LONG TERM FUTURE THE ANNEX ACCOMMODATION (HARLEY MILL 635/PT).

(2) PRINCIPLE OF A BARN CONVERSION

THE SITE IS BEYOND THE BUILT-UP LIMITS OF THE SETTLEMENT. R.A.L.P. POLICY H9 THEREFORE APPLIES. THIS POLICY PERMITS THE CONVERSION OF BARNS WHICH ARE WORTHY OF RETENTION FOR ^{THEIR} ARCHITECTURAL AND HISTORIC MERIT AND ^{WHICH} CAN BE CONVERTED WITHOUT MAJOR REBUILDING OR EXTENSION. THE PROPOSED CONVERSION WILL REQUIRE SUBSTANTIAL REBUILDING AND ALTERATION TO THE EXISTING STRUCTURE

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AND AN EXTENSION PROVIDES ABOUT
A 56% OF THE PROPOSED FLOORSPACE.
~~FORMS~~ THE BUILDING ITSELF IS
A SINGLE STORNEY ^{CLINICAL} OPEN FRONTED
SHELTER ~~AND~~ SIZED OF ~~AN~~ ^{NO} ARCHITECTURAL
OR HISTORIC MERIT; (A CONCLUSION
SUPPORTED BY APPEAL ON SIMILAR
STRUCTURES AT Aynho Road Adderbury
(CHN 623/4) AND UPPER WASHINGTON
(CHN 263/4).

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③ LANDSCAPE IMPACT

THE PROPOSED CONVERSION
SITS IN AN EXPOSED POSITION
IN THE ATTRACTIVE LANDSCAPE
BETWEEN THE TWO SIBFORDS.
~~THE~~ THE PROPOSED EXTENSION
WILL INCREASE THE IMPACT OF THE
PROPOSED BUILDING IN THE LANDSCAPE
BUT OF FAR GREATER CONCERN IS
THE IMPACT THAT THE BUILDINGS
CURTLAGE AND PARKING AREAS
WILL HAVE. IN CONSIDERING THIS
PROBLEM AT ADDERBURY (CHN 623/4)
THE SECRETARY OF STATE'S INSPECTOR
CONCLUDED THAT (PARA 8):

B. ~~Part of the appeal site curtilage is sheltered from the road by the building.~~
~~Nevertheless,~~ It is my opinion that much of the trappings of residential occupation
of the building and its curtilage would be clearly apparent to people passing along
the A41. Cars parked on this site, together with all the paraphernalia associated
with residential occupation, such as garden sheds, washing lines, seating and
childrens play equipment and indeed domestic style lawns and planting, would
inevitably change the character of the building and its immediate surroundings. At
present the building and the nearby Dutch barn are agricultural in nature, situated
at the edge of a large expanse of open farmland. Although the building itself and
existing boundary walls and hedges, together with any supplementary planting, would
hide a good part of the site, the net result would be to create what would clearly
be seen to be a domestic property. ¶

THE APPEAL WAS DISMISSED ON LANDSCAPE

IMPACT GROUNDS.

THIS CONCLUSION IS ^{DIRECTLY} ~~DIABETIC~~ APPLICABLE TO THIS PROPOSAL PARTICULARLY SINCE THE GAP BETWEEN THE SIDINGS IS SPECIFICALLY DESIGNATED FOR PROTECTION IN THE COUNCILS R.A.L.P.:- ~~ADVICE E18~~ ~~WATER & SEWERAGE BY PARAGRAPH 6.25~~
 - E18
 - para 6.25

ON LANDSCAPE IMPACT GROUNDS ALONE THIS PROPOSAL IS UNACCEPTABLE.

③ NEED TO PRESERVE OR ENHANCE THE CONSERVATION AREA

IN A CONSERVATION AREA ALL NEW DEVELOPMENT IS REQUIRED BY LAW TO PRESERVE OR ENHANCE THE CONSERVATION AREA CHARACTER AND APPEARANCE OF THE CONSERVATION AREA DESIGNATED AREA.

IT COULD BE SUGGESTED THAT

THE REDEVELOPMENT OF THIS YARD COULD ENHANCE THE CONSERVATION AREA BY 'TIDYING IT UP'. THIS MAKES THE ASSUMPTION THAT THE EXISTING BUILDING IS VISUALLY UNACCEPTABLE.

THERE IS, OF COURSE, A SCHOOL OF THOUGHT WHICH WOULD CONCLUDE THAT THIS SIMPLE ^{VERGULAR} ~~BY~~ ^{STRONG} IN ITS CURRENT ^{SIMPLE} AGRICULTURAL USE HAS AS OF A RUSTIC CHARM WHICH WOULD BE LOST BY REDEVELOPMENT.

IN ANY CASE THE MUCH GREATER LANDSCAPE IMPACT THAT THE CONVERSION AND ITS ASSOCIATED ~~ED~~ CURTICLER WOULD HAVE WOULD UNDOUBTABLY BE DETRIMENTAL TO THE VISUAL APPEARANCE OF THE LOCALITY AND THUS FAIL TO PRESERVE OR ENHANCE THE CONSERVATION

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Area

(4) PRECEDENT FOR FURTHER DEVELOPMENT

THE CONVERSION OF THIS STRUCTURE WOULD CREATE AN ^{POTENTIAL} INFILL PLOT BETWEEN THE BUILDING AND HILL HOUSE RESULTING IN DEVELOPMENT SPREADING DOWN THE ~~PER~~ FROM SIGFORD FERRIS INTO THE VALLEY.

BUILDINGS OF THIS SIZE AND SCALE CAN BE CONSIDERED USING AGRICULTURAL PERMITTED DEVELOPMENT RIGHTS AND SO LEAD TO PRESSURE FOR FURTHER CONVERSIONS TO "TIDY UP" AGRICULTURAL YARDS.

IN ADDITION CONSENT FOR CONVERSION OF SUCH MODEST STRUCTURES HAVE BEEN CONSISTENTLY RESISTED IN OTHER PARTS OF THE DISTRICT ^{AND SUPPORTS AT A LOCAL LEVEL} ^{BE LIKELY TO} APPROVAL OF THIS PROPOSAL WOULD ^{BE LIKELY TO} RESULT IN PRESSURE TO MODIFY THIS STANCE.

(5) CONTROL OF THE DEVELOPMENT BY CONDITIONS OR AGREEMENT

THE APPLICANT HAS BEEN OFFERED TO THE OCCUPANCY TO HILL HOUSE

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AND COULD BE ASKED TO AGREE TO FIGHT RESTRICTIONS ON THE DEVELOPMENT. HOWEVER THE CONVERSION WILL BECAUSE OF ITS DETACHED SELF-CONTAINED NATURE INEVITABLY ^{PARTIALLY} OPERATE AS A SEPARATE DWELLING ^{WHEN PERSONAL CIRCUMSTANCES CHANGE} AND ITS ^{STILL} SURROUNDINGS WOULD ^{RESIDENTIAL CURTAGE} BE LAID OUT AS GARDEN LAND. IN ADDITION WHILE CONDITIONS COULD BE ^{RESTRICTING PERMITTED DEVELOPMENT} IMPOSED & IT WOULD ~~WHILE~~ PROVE VERY DIFFICULT IN THE LONG TERM TO OPPOSE APPLICATIONS FOR, FENCES, SHEDS, GARAGES AND ULTIMATELY EXTENSIONS TO THE ~~BRICKWORK~~ LIVING ACCOMMODATION, ALL OF WHICH WOULD HAVE AN INCREASINGLY DETRIMENTAL VISUAL IMPACT.

⑥ HIGHWAY SAFETY

ACCESS IS ONTO A NARROW ROAD WITH VISIBILITY RESTRICTED BY THE ALIGNMENT OF THE ROAD AND POSITIONING OF THE EXISTING BUILDING. IN THIS LOCATION IT IS ESSENTIAL TWO PARKING SPACES AND A TURNING AREA ARE PROVIDED (THE PROPOSAL DOES NOT DO THAT). THIS WILL OR HOWEVER ~~WILL BE~~ A SIGNIFICANT LAND AREA AND HAVE A DETRIMENTAL LANDSCAPE IMPACT.

⑦ PERSONAL CIRCUMSTANCES OF THE APPLICANT

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PLANNING OFFICERS RECOMMENDATIONS

IT IS ACCEPTED THAT THE APPLICANTS MAY REQUIRE EXTRA LIVING ACCOMMODATION FOR THEIR EXPANDING FAMILY ~~HEREFTER BUT~~ ~~BECAUSE EVERY~~ ~~CONSIDERATION~~ AS SUCH PERSONAL OR OTHER CIRCUMSTANCES TEND TO BE TRANSIENT WHEREAS THE BUILDINGS WHICH MAY RESULT FROM THEM ARE ~~USUALLY~~ PERMANENT STRUCTURES. IT IS THEREFORE ~~NOT~~ ^{ONLY ACCEPT} ~~USEFUL~~ TO PROPOSE ANNEX ACCOMMODATION LINKED TO OR IN CLOSE ASSOCIATION WITH THE MAIN DWELLINGHOUSE. ~~WHICH IT IS~~ TO BE LINKED. IT IS CONSIDERED THAT POTENTIAL PROBABLY EXISTS FOR ANNEX ACCOMMODATION ~~AT~~ AT HILL HOUSE AND THIS SHOULD BE EXPLORED RATHER THAN CONVERTING THIS UNSUITABLE BUILDING.

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