

Our Ref: PC/171131/P1

5 October 2018

Public Protection & Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA



Dear Sirs,

**Town & Country Planning Act 1990
Planning (Listed Buildings & Conservation Areas) Act 1990**

Proposal: Change of use of, and extension to, existing single-storey attached residential barn to allow use for short-term holiday-let accommodation.

At: Nicholas Corner, Burdrop, Banbury, Oxfordshire, OX15 5RQ

PP-073332518

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs T Woolhouse ('the Applicants') to submit a Full Planning Application to Cherwell District Council for the above proposed development at Nicholas Corner, Burdrop.

The application has been submitted via the Planning Portal and comprises the following:

- Completed application form and certificates;
- Drawing No. 171131-01: Site Location Plan at 1:1250 (A4);
- Drawing No. S18/6449/01: Topographical Survey (Part) at 1:100;
- Drawing No. S18/6449/02: Floor Plans, Elevations and Sections at 1:100;
- Drawing No. 171131-02: Design Scheme/ Site & Block Plan at 1:100/500 (A1);
- Planning and Design Statement – Fowlers (see below).

Planning and Design Statement

Site and Surroundings

Nicholas Corner is situated on the eastern boundary of the village of Burdrop. It is bound to the north, west and south by residential development; to the immediate east of the site is

paddock land, also within the Applicant's ownership, beyond which is more open agricultural land.

The site is within the 'Sibford Ferris, Sibford Gower and Burdrop' Conservation but is not subject to any other specific constraints.

Planning History

The site has been subject to a number of planning applications previously, two of which are relevant to this application proposal, as follows:

- 16/01576/CLUE: Certificate of Lawfulness of Existing Development for the erection of a rear extension
Approved, 19/10/2016
- 17/00380/CLUP: Change of use of adjoining barn to residential accommodation for single dwelling use with main house, re-roofing of barn with natural slate to match main house; insertion of conservation roof lights; replacement of doors to road with like-for-like replacement of doors to garden with window/new door
Approved, 30/06/2017

Based on the above, works to convert the barn to ancillary residential accommodation (including alteration to the roof) have previously been confirmed by the Council as being lawful. The acceptability of the use of the barn for residential purposes has therefore been previously confirmed.

Planning Policies

The Cherwell Local Plan 2011-2031 (Part 1 re-adopted December 2016) provides the strategic planning policy framework for Cherwell District. A number of the Policies from the Cherwell Local Plan 1996 (adopted November 1996) were however retained and so remain part of the statutory development plan. The relevant planning policies of Cherwell District's development plan are set out below:

- Policy PSD1: Presumption in favour of Sustainable Development
- Policy SLE3: Supporting Tourism Growth
- ESD15: The Character of the Built and Historic Environment
- C28: Layout, design and external appearance of new development
- C30: design control.

The '**Sibford Ferris, Sibford Gower and Burdrop' Conservation Area Appraisal** is relevant as Supplementary Planning Guidance. Within this, Nicholas Corner is referred to as a Non-Designated Heritage Asset which: *"...contributes significantly to the conservation area"* (paragraph 9.10). The **National Planning Policy Framework** (NPPF, revised July 2018) is also an important material planning consideration, in particular Section 16 (paragraphs 184 to 202) which deals with the historic environment.

Proposed Development

The external alterations of this application proposal are not considered to go materially beyond the scope of the works which appear to have been granted a Lawful Development Certificate (as referenced above, although we have not been able to access the plans approved as part of that application). However, the differences are likely to arise through:

- the introduction of a window at ground floor level on the principal elevation; and
- the introduction of a window at ground floor level on the south elevation; and
- the extension rearwards of the existing residential barn.

In addition to these alterations, this application proposes a re-roofing of the barn to slate (as previously agreed as being lawful) and an extension to the rear elevation walls of the barn by 2.0m and 1.5m.

This planning application proposal seeks permission for use of the single-storey element for short-term holiday let (i.e. remain within C3 Use Class). The intention is that this use will dovetail with use of this element by short-term holiday guests. There is no intention to change the planning unit and it will remain part of the existing dwelling; its scale of use by holiday guests will depend upon its availability when not being occupied by guests.

Design Statement

Principle of development

Externally the only changes proposed are the addition of 2no. ground floor windows and a re-roofing of the barn. Given that the proposed window is in keeping with the existing windows, and the proposed roof material is slate which has been previously agreed as being acceptable (17/00380/CLUP), the design of this application proposal is considered to be entirely acceptable and thus accord with Policies ESD15, C28 and C30 accordingly.

The NPPF places substantial weight on supporting a prosperous rural economy. It sees sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside as key opportunities for support.

The use of the self-contained annex as a holiday let will benefit tourism and the local rural economy in the village, of which there are many successful established examples throughout the district. It is therefore considered to be consistent with the Local Development Plan and Policy SLE3.

Heritage Impact

Given the status of the building as a non-designated heritage asset, due consideration has been given to any potential impact on that asset. It is maintained that, given the relatively limited scope of the application proposal, this application proposal causes no harm to the significance of this heritage asset.

Traffic impact, movement and parking

The proposed change of use will not result in any material rise in traffic movements. The number of movements will be the same whether the accommodation is used by either guests of the family (as previously approved) or holiday guests. There is sufficient parking within the curtilage of the dwelling to meet any additional parking demands that may arise from this proposal.

Conclusions and Close

The application proposal accords with the relevant development plan policies, in particular Policies ESD15, SLE3, C28 and C30 of the Cherwell Local Plan. This application is set in the context of a previous decision confirming that use of the barn for ancillary accommodation was lawful. It is considered that the design alterations proposed in this application are consistent with the assessment of the heritage asset's significance and will cause no harm to the significance of this non-designated heritage asset.

I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information.

I confirm that the appropriate application fee of £462 has been paid directly via the Planning Portal.

Yours faithfully,

P. Crozier

Peter Crozier BA(Hons) DipUP MRTPI

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients