

**The Old Post Office
Main Street
Sibford Ferris
Banbury
OX15 5RG**

17/02373/LB

Case Officer: David Spring

Recommendation: Approve

Applicant: Mrs Bee Osborn

Proposal: Erection of second storey extension to an existing single storey utility room with the renovation of the current rear ancillary buildings.

Expiry Date: 25 January 2018

1. APPLICATION SITE AND SUMMARY OF SIGNIFICANCE

- 1.1. The Old Post Office is a two storey detached Grade II Listed thatched dwelling with a two storey pitched tiled extension, a single storey flat roof extension and single storey ancillary buildings located to the rear. The site is on the north side of main street, Sibford Ferris. The property has a front and rear garden.
- 1.2. The dwelling is Listed as: *House. Early/mid C18th. Coursed limestone rubble. Steeply pitched raised, thatched roof. Brick end stacks, one on chamfered stone base. 2- unit plan plus C20th extension to rear. 2 storeys. 2 window range. Entrance off centre to left has C20th door in wood frame and hood. Three 3-light wood casements to ground floor. Three 3-light metal casements in wood frames to 1st floor. Wood lintels, wrought-iron casements fasteners and springs. Interior not inspected.*

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. Listed Building Consent is sought for Erection of second storey extension to an existing single storey utility room with the renovation of the current rear ancillary buildings.
- 2.2. The proposed extension would form a 1st floor bathroom and measure 3.1m by 3.6m. The proposal would have a pitched roof with a ridge and eave height of 5.4m and 3.5m respectively. One 1st floor window is proposed for the eastern elevation and 1 No. roof light is proposed for both the northern & southern roof slope.
- 2.3. The renovations of the ancillary buildings to the rear would form a dining room, a kitchen area, a study and a wc. As part of the renovation of the existing garage the timber barn doors would be replaced with crittal style glazed double doors with sliding timber louvre screen. The ancillary buildings corrugated Iron roof would be replaced with a tiled roof. A timber frame tiled porch is proposed above the utility room external door. Proposed materials for the 1st floor extension would be to match the existing, although the roof would be tiled rather than thatched.

3. RELEVANT PLANNING HISTORY

- 3.1. There is no planning history directly relevant to the proposal

4. PRE-APPLICATION DISCUSSIONS

4.1. No pre-application discussions have taken place with regard to this proposal

5. RESPONSE TO PUBLICITY

5.1. This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was 18.01.2018, although comments received after this date and before finalising this report have also been taken into account.

6. No comments have been raised by third parties

7. RESPONSE TO CONSULTATION

6.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

PARISH COUNCIL AND NEIGHBOURHOOD FORUMS

ibford Ferris Parish Council - The parish council has no objections to the extension plans themselves, but has serious concerns about car parking provision consequent to conversion of the garage.

Oxfordshire Structure Plan 2016, 4.9: "Traffic management will be used to improve safety and the environment for pedestrians and cyclists and to give priority to buses over other vehicles, particularly at congestion points so as to improve reliability of bus services."

Cherwell Local Plan 2011-2031, Policy SLE4: "All development where reasonable to do so, should facilitate the use of sustainable modes of transport to make the fullest possible use of public transport, walking and cycling. ... Development which is not suitable for the roads that serve the development and which have a severe traffic impact will not be supported."

There is a serious problem with parking on this section of Main Street which frequently causes delay to the local service bus, sometimes forcing it to backup and make a detour. In the opinion of the parish council, any development that potentially increases parking on Main Street, such as the loss of a garage, should be resisted, unless alternative off-street parking is provided as part of the development. The parish council feels that this is an important principle to uphold even if the garage in question is not currently used to house a vehicle.

The parish council understands that the lane adjacent to the dwelling is within the curtilage of the applicant's property. In the opinion of the parish council it would be practical, possibly after some levelling of the ground, to provide one or two parking places there to compensate for the loss of the garage. Such provision should be made a condition of the development.

OTHER CONSULTEES

Conservation Officer: "The provision of a second storey to an existing single storey utility room. The current single storey extension appears to be of relatively recent construction potentially constructed at the same time as the existing two storey

extension which forms a link to the principle building. It is however possible that both buildings have been re-faced / re-pointed on the eastern side.

“Historic OS maps show an unusual plan form. The main building fronting the High Street has a range of outbuildings to the rear, but there are also buildings shown to infill the courtyard to the rear. It is possible that these were temporary structures associated with the post office use, but equally they could have been of more substantial construction.

“There would usually be concerns with adding an additional storey to a building such as this as it alters the essential plan form of the building. In this instance, however, there is precedent for a structure in this location and the additional storey has been constructed in a way that it does not impact on the plan form or historic fabric of the principal listed building. The proposed development has a traditional appearance that is in-keeping with the vernacular style of the building, albeit that there have been changes over time. The proposed development is considered acceptable in this instance.

“The conversion of existing outbuildings (including garage) into additional living space. There are no objections in principle to the proposed development which provides a good use for the buildings. The proposals appear to achieve this in a relatively low key way.

“There is, however, one concern which is with the proposed complete loss of the wall dividing the existing store and garage. This is an historic stone wall, marking the existing ‘store’ as an entirely separate structure to the existing garage. There has already been a breach through the wall to provide a doorway and there are no objections to widening this, but a section of the wall should be retained to show the historic plan form.

“There are no objections to the principle of crittel framed doors to the existing openings nor to the timber sliding screen, but the details of these will be crucial to the success of the project and should be conditioned.

“The requirement for the proposed rooflights is a little unclear as they are situated above the large glazed doors. There are no objections to the rooflight above the ‘outshot’ leading into the garden as it is clear that additional light may be required in this area. The design of the rooflight should be conditioned and should be as simple as possible.

“The existing and proposed plans show the removal of a partition between bedroom 3 and 4. At the site visit on 15th January the partition was no longer in existence. The configuration of the partition as shown on ‘existing’ plans indicate that it was of modern origin. It is clear, however, that there was an earlier partition in this location as there is a slot cut into the underside of the beam. The ceiling has also been removed in this area and this is highly unlikely to have been a historic alteration. No information is provided within the application about when this work may have been undertaken.”

8. RELEVANT PLANNING POLICY AND GUIDANCE

- 8.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

- 8.2 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 (CLP 2031 Part 1)

- ESD15 - The Character of the Built and Historic Environment

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C18 – Proposals affecting a listed building

8.3 Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Managing Significance in Decision-Taking in the Historic Environment: Historic England Good Practice (2015)
- The Setting of Heritage Assets: Historic England Good Practice (2015)

9. APPRAISAL

- 9.1 The key issue for consideration in this case is the impact on the historic significance and setting of the listed building(s).
- 9.2 Section 16(2) of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that: *In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State 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.* Further, under Section 72(1) of the same Act the Local Planning Authority has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 9.3 Listed Buildings and Conservation Areas are designated heritage assets, and Paragraph 129 of the NPPF states that: *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.*
- 9.4 Paragraph 132 of the NPPF states 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 more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm loss should require clear and convincing justification.* Policy ESD15 of the CLP 2031 Part 1 echoes this guidance.
- 9.5 The proposed 2nd storey extension would be located to the rear of the main dwelling and unseen from the public domain. The proposed ridge would also be subservient to the main roof ridge and the proposed materials would be to match the existing dwelling. The physical separation of the extension from the main thatched dwelling

separates the historic and modern and this is considered to be acceptable and constitutes a minor and sympathetic addition.

9.7 The Conservation Officer has no objections to the overall scheme but, in terms of the renovation of the current rear ancillary buildings, is concerned with the proposed complete loss of the wall dividing the existing store and garage. I do not however believe that such a condition is precise or indeed reasonable and could not therefore be defended at appeal.

9.8 Based on this assessment and subject to condition, I recommend this application for approval.

10. RECOMMENDATION

That consent is granted, subject to the following conditions

1. The works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of this consent.

Reason - To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by conditions attached to this consent, the development shall be carried out strictly in accordance with the following plans and documents: 170182-A-Ex-80 Rev A, 170182-A-Ex-90 Rev A, 170182-A-Ex-100 Rev A, 170182-A-Ex-101, 170182-A-Ex-110 Rev A, 170182-A-Ex-111, 170182-A-Ex-120 Rev A, 170182-A-Ex-121, 170182-A-Ex-200 Rev A, 170182-A-Ex-201, 170182-A-Ex-210-Rev A, 170182-A-Ex-211, 170182-A-Ex-300 Rev A, 170182-A-Pr-80 Rev B, 170182-A-Pr-90 Rev B, 170182-A-GF-100 Rev B, 170182-A-FF-110 Rev B, 170182-A-RF-120 Rev B, 170182-A-EL-200 Rev B, 170182-A-EL-210 Rev B, 170182-A-SC-300, 170182-A-SC-310-Rev B, -A-V-400 Rev B, -A-V-410 Rev B, -A-V-420 Rev B, -A-V-430 Rev B, Location Plan.

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

3. Prior to the commencement of the development hereby approved, a stone sample panel (minimum 1m² in size) shall be constructed on site in natural ironstone to match the stonework on the existing building, which shall be inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the development shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy C18 of the adopted Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

4. Prior to the commencement of the development hereby approved, samples of the tile to be used in the construction of the roof of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.

Reason - To ensure that the completed development is in keeping with and

conserves the special character of the existing historic building and to comply with Policy C18 of the adopted Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

5. Prior to the commencement of the development, full details of the doors and windows hereby approved, at a scale of 1:20 including a cross section, cill, lintel and recess detail and colour/finish, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the doors and windows shall be installed within the building in accordance with the approved details.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy C18 of the adopted Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

6. No mortar shall be used in the stonework hereby approved other than lime mortar.

Reason - To ensure the satisfactory appearance of the completed development and to comply with Policy C18 of the adopted Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

7. The rooflights hereby approved shall be of a design which, when installed, do not project forward of the general roof surface, and shall be permanently so retained thereafter.

Reason - In the interests of preserving the character and appearance of the heritage asset and to accord with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

8. Prior to the commencement of the development hereby approved, details of the new flooring materials (i.e. timber boards or stone flags) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details so approved.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

9. Prior to the commencement of the development hereby approved, full details of any proposed treatment to walls of ancillary building including damp proofing or tanking shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details so approved.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

10. Prior to the commencement of the development hereby approved, full details of any proposed plumbing, draining and ventilation requirement for the proposed kitchen shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details so approved.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

11. All new works and works of making good shall be carried out in materials and detailed to match the adjoining original fabric except where shown otherwise on the approved drawings.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy C18 of the adopted Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Case Officer: David Spring

DATE: 25/01/2018

Checked By: Paul Ihringer

DATE: 25/1/18