**17/00609/LB**

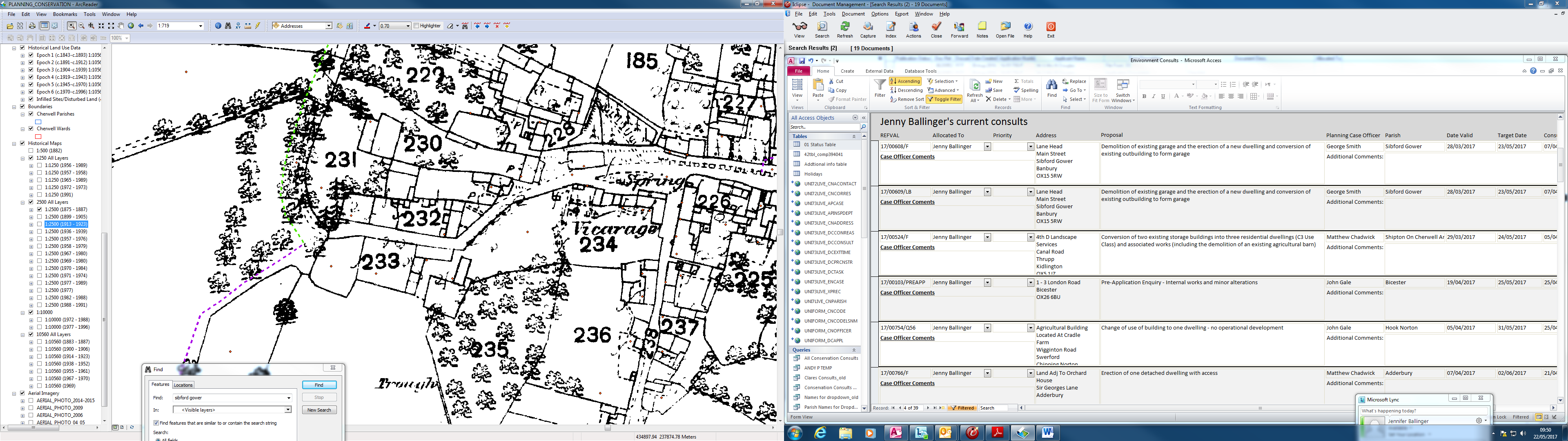
**Lane Head, Main Street, Sibford Gower**

**Demolition of existing garage and the erection of an new dwelling and conversion of existing outbuilding to form garage**

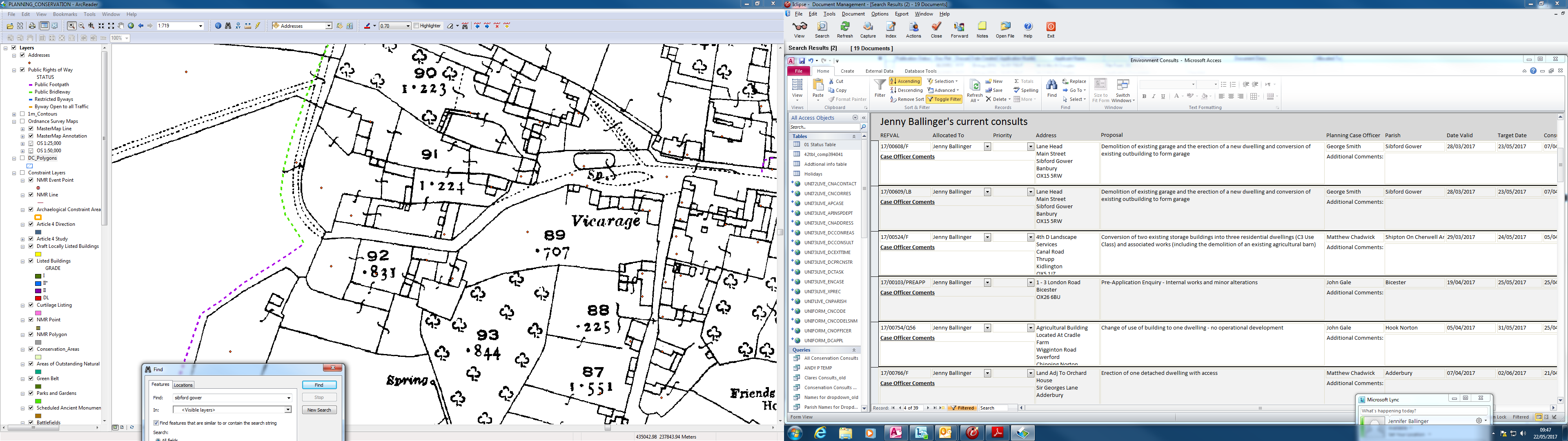
The proposed development lies within the Sibford Gower and Burdrop Character Area of the Sibford Ferris, Sibford Gower and Burdrop Conservation Area. The specific area in which the development lies is a narrow, single track road leading to a footpath / private road at the western end of the village.

The land lies within the ownership of Lane Head, a grade II listed building, which was historically a terrace of 2 or 3 cottages at different dates, but now forms a single dwelling. The listed building is located at some distance to the east of the proposed development, at the end of a linear piece of land.

The land is currently occupied by a single storey, flat roofed garage and there are no objections to its demolition. The outbuilding, which is to be converted, appears to be of early 20th century date – it is first shown on the historic OS map of 1913-1923, although the form of it has changed over time. The building is considered to be curtilage listed.



Historic OS map 1875-1887



Historic OS map 1913-1923

The proposed development is at the western extent of the settlement within the historic core, but is in close proximity to a number of more modern developments including High Field, Whitts End, Lodge and Bridleways. Two of these properties are located outside of the conservation area boundary (High Field and Whitts End) and it should be noted that they are set back from the roadside. The proposal to emulate this form of development (as outlined in the Design and Access Statement) is entirely inappropriate. The proposed development would essentially be two separate units (the outbuilding associated with Lane End and a separate dwelling), but would be read as one. This large property would be located immediately adjacent to the roadside along an extremely narrow lane.

There would also be an impact on the setting of the listed building with the substantial alteration of the existing low key outbuilding to a large property of domestic appearance. This would be detrimental to the visual setting of the listed building as well as the relationship between the two buildings which would be fundamentally altered.

The scale, massing and inappropriate form and design of the proposed development is considered to cause harm to the character and appearance of the conservation area and the setting of the listed building. There is not perceived to be a public benefit to outweigh this harm and therefore it is contrary to the National Planning Policy Framework.

The proposed development is not considered to *‘Contribute positively to an area’s character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features’ or Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings’* and is therefore contrary to the Cherwell Local Plan 2011-2031.