
Appeal Decision

Site visit made on 4 August 2017

by H Butcher BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 22nd August 2017

Appeal Ref: APP/D3125/D/17/3177983

Old Dairy Barn, Cote, Witney, Oxon, OX18 2EG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Matthew Sharff against the decision of West Oxfordshire District Council.
 - The application Ref 17/01128/HHD, dated 14 March 2017, was refused by notice dated 9 May 2017.
 - The development proposed is a single storey rear extension 6.70m x 6.70m inc landscape works.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey rear extension 6.70m x 6.70m inc landscape works at Old Dairy Barn, Cote, Witney, Oxon, OX18 2EG in accordance with the terms of the application, Ref 17/01128/HHD, dated 14 March 2017, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Block Plan, Existing Site Plan, Existing Elevations/Section, Existing First Floor Plan, Existing Ground Floor Plan, Proposed Elevations, Proposed First Floor Plan, Proposed Ground Floor Plan.
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the extension on the character and appearance of the converted stone barn and the surrounding area.

Reasons

3. Old Dairy Barn is one half of a pair of two storey semi-detached properties which were formed by the conversion and change of use of an agricultural stone barn. The original barn had a simple rectangular plan form which was very long but relatively shallow. The conversion has not altered this.
4. Old Dairy Farm itself also has a planning history which includes applications for two storey and single storey rear extensions both of which were refused

planning permission (16/00190/HDD and 16/03227/HDD). The single storey rear extension was also dismissed at appeal (ref APP/D3125/D/16/3164692). The Inspector in that appeal found that the depth of single storey rear extension at 8.8m, which was significantly deeper than the shallow original barn, would form an unacceptably dominant and unbalanced addition which would detract from, compete with, and obscure the original form of the barn.

5. The proposal before me now is exactly the same as that considered in the above appeal except that the depth of the single storey rear extension has been reduced to 6.7m. As a result it would be no deeper than the original building, unlike the previous scheme. I therefore consider that it would now be in scale with the original building and would not appear overly large or dominant. The proposed extension would also be single storey and set in from the gable end and as such would appear very clearly as a subservient extension. The original form of the building would therefore still be clearly visible.
6. The reason for refusal states that the extension would demonstrate an uncharacteristic form found within the surrounding area. However, no specific evidence with respect to this has been put forward.
7. Taking the above points together I find no harm to the character or appearance of the converted stone barn or the surrounding area. I therefore find no conflict with Policy BE10 of the West Oxfordshire Local Plan 2011 (LP) which, in respect of unlisted vernacular buildings, such as that under consideration in this appeal, seeks to resist extensions which would obscure the form of the original building. Nor do I find conflict with the more general development standards set out in Policies BE2 or H2 of the LP relating to character and appearance.

Other matter

8. The neighbouring property to the north-west is the Grade II* listed building Cote House. Given the modest scale of extension proposed, in conjunction with the distance of separation and high intervening boundary wall I am satisfied that there would be no harm to the setting of this listed building as a result of the proposal.

Conditions and conclusion

9. In addition to the standard time limit condition I have specified the approved plans for the avoidance of doubt and in the interests of proper planning. To ensure a satisfactory appearance I have also included a condition requiring the use of matching materials. Subject to these conditions, the appeal is allowed.

Hayley Butcher

INSPECTOR