
Appeal Decision

Site visit made on 17 November 2020

by David Murray BA (Hons) DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 November 2020

Appeal Ref: APP/Z2830/D/20/3255578

College Farm, Station Road, Aynho, OX17 3FZ.

- 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 J Callaby against the decision of South Northants District Council.
 - The application Ref. S/2020/0400/FUL, dated 9 March 2020, was refused by notice dated 4 May 2020.
 - The development proposed is the erection of a double garage/equipment store.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a double garage/equipment store at College Farm, Station Road, Aynho, OX17 3FZ, in accordance with the terms of the application, Ref S/2020/0400/FUL, dated 9 March 2020, and the plans submitted with it, 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 external walls of the building shall be constructed in natural stone which shall be laid, dressed, coursed and pointed using a lime based mortar with brushed or rubbed joints in accordance with a sample panel (minimum 1 metre square in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority before the stonework is commenced. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.
 - 3) The materials to be used for the roof and doors of the development hereby permitted shall match in terms of colour, type and texture those used on the existing garage building.

Main Issue

2. The main issue is the effect of the proposed garage/store on the setting of College Farm House as a Listed Building and the surrounding area.

Reasons

3. The appeal site comprises the principal listed building of College Farm House and surrounding open land which lie on the edge of Aynho and also within the Aynho Conservation Area. College Farmhouse is a two storey stone building with a slate roof which has an attractive and imposing principal elevation facing east. At

- 90° to the main building and at the northern end is an attached two storey building with low eaves followed by a relatively recent triple garage in stone with a natural slate roof. It is proposed to add a further double garage building of similar design and materials but sited at 90° to the existing outbuilding.
4. In considering the effect of the proposal, I have paid special regard to the statutory duties in sections 66(1) and 72(1) of the Act¹ and placed great weight on the conservation of the heritage assets of the listed building and the Conservation Area.
 5. The Council acknowledges that the materials and design of the proposed building are appropriate but considers that the siting of the building would obscure views of the principal elevation and introduce an inappropriate courtyard form. The 'return' position of the building would create a small element of courtyard but this would not be extensive and the building would be sited well away from the principal elevation. Moreover, the present extent of gravelled forecourt and surrounding stone wall already creates a partially enclosed visual space and the form of the structure would continue the 'stepping down' of the outbuildings away from the main building and would not visually interfere with its domestic appearance. In the immediate surroundings of College Farm House the proposal would not have an imposing or harmful effect on its setting.
 6. Considered from further afield, when seen along the main drive to the house from Station Road, the proposed building would not appear prominent in the view and the gable end of College Farm House would remain the dominant feature. The Farm House is also seen in the public realm from the double sweep in Banbury Road but the boundary of the open land around the site is contained by a high stone boundary wall. This, together with the slope of the land and landscape planting in between, means that the proposed building would hardly be seen in typical views of the principal elevation from the public realm of this space.
 7. Overall, I find that the siting and form of the proposed outbuilding would not harm the setting of the listed building and so the significance of this heritage asset would be conserved. Neither would the proposal harm the character or appearance of the Conservation Area when considered as a whole and would preserve it. I also find no conflict with Policy G3 (parts I and J), Policy EV1 or Policy EV12 of the Local Plan, or the provisions of the South Northamptonshire Design Guide. No other considerations arise which outweigh this policy accord. I will therefore allow the appeal.
 8. The Council recommends two non-standard conditions on the materials for the proposed building. Given the sensitivity of the site within the setting of the listed building these are reasonable and necessary to conserve the heritage asset and I will impose them in addition to the statutory condition on the commencement of the development.

Conclusion

9. For the reasons given above I conclude that the appeal should be allowed.

David Murray

INSPECTOR

¹ Planning (Listed Buildings and Conservation Areas) Act 1990