



Appeal Decision

Site visit made on 29 January 2024

by A Hickey MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8 February 2024

Appeal Ref: APP/D3125/D/23/3332086

Farmhouse at Hill Barn, Taynton, Oxfordshire OX7 6HU

- 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 Richard Wingfield against the decision of West Oxfordshire District Council.
 - The application Ref 23/01701/HHD, dated 20 June 2023, was refused by notice dated 21 September 2023.
 - The development proposed is extensions and alterations to the dwellinghouse with associated works.
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Decision

1. The appeal is allowed and planning permission is granted for extensions and alterations to the dwellinghouse with associated works at Farmhouse At Hill Barn, Taynton OX7 6HU in accordance with the terms of the application, Ref 23/01701/HHD, dated 20 June 2023, 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: 2747-0001 Rev A, 2747-2105 Rev B, 2747-2106 Rev B and 2747-2101 Rev A.

Preliminary Matters

2. I have taken the site address in the banner above from the appeal form as it is more complete than those used on the application form and decision notice.
3. The description of development cited in the planning application form differs to that contained within the decision notice. There is no evidence that this change was formally agreed. In the interests of clarity, I rely upon the description as included in the application form for the purposes of the heading above.
4. During the appeal, the National Planning Policy Framework (the Framework) was revised. Its content in respect of the main issue has not been materially altered. Therefore, in this instance it has not been necessary to consult the parties on the revisions to the Framework.

Main Issue

5. The main issue is the effect of the proposed development on the character and appearance of the host dwelling.

Reasons

6. The appeal property is a large, detached stone-built dwelling located some distance down a farm track taken off an unnamed road close to the A424. At the time of my visit, the property was in a derelict state, with the roof missing off both the main roof and the small lean-to rear extensions at the rear. Despite its condition, the front of the building has an attractive elongated appearance with a central doorway, large central chimney and symmetrical windows to either side.
7. To the rear, the condition of the property has resulted in the lean-to rear extensions having less prominence and there are also fewer openings in comparison with the front elevation. Notwithstanding its present condition and the limited depth of the building, it has an imposing character, particularly from the front, given its long symmetrical frontage.
8. The property is within a generous plot and is set within a small cluster of buildings with a farmstead arrangement giving the area a rural character and appearance within the open countryside. The surrounding buildings vary in age, size, style, and design. As a result of their position in the topography and the surrounding landscaping, the cluster is prominent from some positions in the wider landscape.
9. The proposed extension would represent a significant addition to the rear of the property in terms of its footprint. It would comprise two elements, namely a two-storey extension that drops to a single-storey. From the front of the property, the proposal would not be visible. From the rear and sides, the projection of the extension would be clearly visible. However, it would be set down from the ridge of the host dwelling and set in from the sides, with two adjoining gables forming the roof of the upper floor. This design would prevent the development from visually dominating the host dwelling or appearing as a transformative addition allowing for an appreciation of the original depth of the building and the front elevation retaining its prominence.
10. Moreover, when considering the stepped design, the two-storey and single-storey extensions would not appear as separate elements. Instead, the development would complement the host dwelling allowing the original proportions of the building to be understood without appearing as incongruous additions.
11. Consequently, the proposal would not cause harm to the character and appearance of the host building. It would therefore meet with the requirements of Policies OS2, OS4, H6 and EH12. These, amongst other things, seek development to be of a high quality design that respects the intrinsic character of the area and does not obscure or compromise the form of the original building. The proposal would also comply with the provisions of the Framework and the aims of the West Oxfordshire Design Guide. These seek to ensure development is sympathetic to the existing building and local character.

Other Matters

12. The site is located within the Cotswolds National Landscape (NL). Having regard to Paragraph 182 of the Framework, I give great weight to the requirement for development to conserve and enhance, wildlife, cultural heritage, landscape and scenic beauty in NL. The Council have stated the

appeal scheme would not have a negative effect on the NL and based on my findings above I find no reason to disagree.

Conditions

13. In addition to the standard time limit condition, I have imposed a condition requiring that the development is carried out in accordance with the approved plans for the avoidance of doubt and in the interests of certainty.

Conclusion

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

A Hickey

INSPECTOR