

Rand Planning Consultancy

Cherry Tree House, 2 Clardon Lane, Purton SN5 4HN

Planning Design & Access Statement

**Change of use of existing Outbuilding
from Annex to Bed and Breakfast**

Willow House
Curbridge
Oxford
OX29 7PD

Application by Mathew Timms

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1 The Proposal –Detailed Application

This is a detailed proposal for change of use of an out building that has existing planning permission to be used as an annex to be used as a Bed and Breakfast. The proposal is seeking permission to rent out to visitors who wish to enjoy the local area and facilities. Mr and Mrs Timms are aiming for 50% occupancy throughout the year. The Bed and Breakfast would be perfectly located away from the main house creating privacy and at the same time not affect the open countryside.

The Accommodation comprises of bedroom 1 3.3m x 2.3m, Bedroom 2 2.7m x 3.5m. With an upstairs bathroom. Ground floor has a Kitchen and Lounge including a log Burner. The building seeking permission has dimensions 4.2m x 9.2m times 2 storey's giving a total of 77.28m² in area.

Access through newly built and approve retrospectively gates, giving safe access of the main road. The property benefits from a drive down to the Building providing plenty of car parking spaces. The accommodation benefits from 2 double rooms and will sleep a maximum 4 adults. There is space for 4 car parking spaces providing more than enough.

2 Local Plan

POLICY BE2 General Development Standards New development should respect and, where possible, improve the character and quality of its surroundings and provide a safe, pleasant, convenient and interesting environment. Proposals for new buildings and land uses should clearly demonstrate how they will relate satisfactorily to the site and its surroundings, incorporating a landscape scheme and incidental open space as appropriate. A landscape scheme accompanying detailed proposals for development should show, as appropriate, hard and soft landscaping, existing and proposed underground services, a phasing program for implementation and subsequent maintenance arrangements. Proposals will only be permitted if all the following criteria are met: **Quality of Development and Impact upon the Area:** a) the proposal is well-designed and respects the existing scale, pattern and character of the surrounding area; b) new buildings or extensions to existing buildings are designed to respect or enhance the form, siting, scale, massing and external materials and colours of adjoining buildings, with local building traditions reflected as appropriate; c) the proposal creates or retains a satisfactory environment for people living in or visiting the area, including people with disabilities; d) existing features of importance in the local environment are protected and/or enhanced; e) the landscape surrounding and providing a setting for existing towns and villages is not adversely affected; f) in the open countryside, any appropriate development will be easily assimilated into the landscape and wherever possible, be sited close to an existing group of buildings. **Crime:** g) good design has been used to help reduce the opportunities for crime. **Energy and Resources:** h) regard has been given to: i. principles of energy and resource conservation; ii. provision for sorting and storage facilities to facilitate recycling of waste.

POLICY H10 - Conversion of existing buildings to residential use in the countryside and small villages. The conversion of an existing building to a dwelling outside the built-up areas of the settlements will be permitted in the following exceptional circumstances and where retention of the building meets overall sustainability objectives:

- a) the building is not suitable or reasonably capable of the re-use for employment purposes, recreational or community uses, visitor facilities or tourist accommodation and it is demonstrated that its retention can only be secured through its conversion to residential use; or**
- b) there is an essential operational or social need for a dwelling in accordance with the provisions of Policy H4.**

In addition the following criteria should be met:

- c) the building is of substantial construction and capable of accommodating residential use without major reconstruction or significant enlargement; and**
- d) the building makes a positive contribution to the character and appearance of the area.**

POLICY H2 - General residential development standards Proposals for additional dwellings (including the conversion of existing buildings),

replacement dwellings and extensions or alterations to existing dwellings should not:

a) erode the character and appearance of the surrounding area, including important buildings and public and private open space;

b) adversely affect features of historical, architectural, or ecological or geological importance and their setting;

c) eliminate existing useful community facilities;

d) create unacceptable living conditions for existing and new residents;

e) create unsafe conditions for the movement of people and vehicles;

f) set an undesirable precedent for other sites where in equity development would be difficult to resist and where cumulatively the resultant scale of development would erode the character and environment of the area.

Proposals for extensions or alterations to an existing dwelling to create a self-contained unit of accommodation may be subject to a condition ensuring the extra accommodation remains ancillary to the main dwelling.

3 Planning History

- **Erection of two storey extensions, alteration of an existing stable block to include increase in height and erection of timber framed detached garage.**
Ref. No: 15/00369/HHD | Status: Refused
- **Erection of two storey extensions, alteration of an existing stable block and erection of timber framed detached garage**
Ref. No: 15/03449/HHD | Status: Refused
- **Erection of two storey extensions, alteration of an existing stable block and erection of timber framed detached garage.**
Ref. No: 16/02721/HHD | Status: Approve
- **Discharge of condition 3 of planning permission 16/02721/HHD**
Ref. No: 17/02590/CND | Status: Approve
- **Non material amendment to planning permission 16/02721/HHD to allow rooflights.**
Ref. No: 17/02591/NMA | Status: Approve
- **Construction of detached three bay garage building with first floor above.**
Ref. No: 18/02986/HHD | Status: Approve
- **Erection of single storey rear extension.**
Ref. No: 08/0211/P/FP | Status: APPCON
- **Alterations and erection of two storey side extension.**
Ref. No: W97/1821 | Status: Approve

Planning Appeals (1)

- **Erection of two storey extensions, alteration of an existing stable block and erection of timber framed detached garage**
Ref. No: 16/00004/APPEAL | Status: Appeal dismissed

4. Character and Appearance of the Locality

Curbridge has a varied and loose knit character, with a set-back building line and an eclectic mix of dwelling sizes and styles and forms, with a generally attractive street scene. This proposal maintains the essential character and attractiveness of the area and the proposed Annex be in keeping with the mix of period styles and varied grain of development within the village. The proposal could not be considered significant in relation to landscape or visual impacts. Similarly, this proposal will not cause significant material harm in the context of this village setting, particularly bearing in mind the traditional design and use of locally appropriate materials and detailing.

5. Sustainable Location

The proposal is to be used by visitors who will enjoy the local area including Oxford. Whilst it is noted that visitors will come from outside the area this property is close by attractions that they will visit. Thus deemed sustainable

6. Access

Planning permission has recently been approve for the new access, thus it is assumed access complies with the highways department

7. Ecology and Environment

This site is a domestic garden and does not have any particular ecological constraints. If required an ecological survey to demonstrate this can be produced.

Existing building has sustainable surface water design in accordance with either BRE Digest 365 'Soakaway design' or BS5930 'Code of practice for site investigation.

The building includes Solar panels to generate electricity for the building and adequate insulation to exceed the current building regulation standards. To conserve fuel and thus be more sustainable. A log burner will also produce environmentally friendly source of heating.

8. Conclusions

- 1. The proposal does not impact on the character of its surroundings.**
- 2. The proposal is within a sustainable location**
- 3. The change in activity for this building relates to the host building and is sited close to a group of existing buildings being built adjacent.**
- 4. The proposal does not erode the character and appearance of the surrounding area or have any effect on features of historic, architectural, ecological or geological importance.**
- 5. The development is using the existing vehicle access thus having safe movement of people and vehicles.**
- 6. The proposal to create a Bed and Breakfast accommodation will expect any decision notice to include a condition ensuring it remains ancillary to the main dwelling.**
- 7. The building will be sustainable due to the use of drainage to BRE 365, insulation exceeding current regulations, log burner and solar panels.**
- 8. No changes are to be made to the external dimensions or appearance of the property.**

This development complies with BE2 and Policy H2, H4 H10 for the reasons stated above.