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PLANNING STATEMENT

Planning Application

Midway,
Lancott Lane,
Brighthampton,
OX29 7QJ



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1. INTRODUCTION

This Planning Statement has been prepared on behalf of our clients Mr and Mrs Ward for alterations and extension to the Grade 2 Listed property Midway, Lancott Lane, Brighthampton, Oxfordshire, OX29 7QJ.

This document contains an assessment of the site context, planning history, planning policy and the key planning considerations. This document should be read in conjunction with all other reports, statements and drawings accompanying this application, including the below:

- **FORMS**
Planning application form duly completed.
- **DESIGN AND ACCESS STATEMENT**
- **ECOLOGICAL ASSESSMENT**
- **HERITAGE STATEMENT**
- **SUSTAINABILITY STATEMENT**
- **DRAWINGS**

E01 Rev B (including)	Existing Plans and Elevations Location Plan	1:100 @ A1 1:1250 @ A1
PA01 Rev B (including)	Proposed Plans and Elevations Proposed Block Plan	1:100 @ A1 1:500 @ A1
PA02 Rev A	Proposed Window and Door Details	1:20

2. SITE CONTEXT

The site is located under West Oxfordshire District Council, in the Parish of Standlake, situated on Lancott Lane, a quiet, unmade lane exiting from A415 Abingdon Road - the primary route connecting Standlake to Brighthampton.

The site currently houses a Grade II Listed dwelling, first listed on 17/10/1988.



Figure 1: Google Maps – Location in relation to Brighthampton and Standlake.



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Figure 2: Google Maps – Location on Lancott Lane



Figure 3: Google Maps – Approach from Abingdon Road along Lancott Lane

3. PLANNING HISTORY

There have been two previous planning applications relating to Midway, Lancott Lane, Brixthampton, Witney, Oxfordshire, OX29 7QJ:

Planning Reference: 19/01117/HHD
Decision: Approved
Decision Date: 17 May 2019
Description: Erection of summerhouse



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Planning Reference: 17/01392/LBC
Decision: Approved
Decision Date: 09 August 2017
Description: Internal and external alterations to refurbish property including changes to internal layout, new thatched roof, and replacement windows

Two additional planning applications were made under references 17/00055/PENF (Unauthorised works to a Grade II listed building); and 16/03280/PREAPP (To add a conservatory and renew the thatch). Both planning applications are now closed.

4. PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan comprises the West Oxfordshire Local Plan 2031. In addition, the following documents are identified as material considerations

- National Planning Policy Framework 2021;
- West Oxfordshire Design Guide 7: Listed Buildings, Registered Parks & Scheduled Monuments; and
- West Oxfordshire District Council Design Guide 14: Extensions & Alterations

The policies of these documents relevant to this enquiry are listed below:

National Planning Policy Framework (NPPF) 2021

- Chapter 2: Achieving sustainable development
- Chapter 12: Achieving well-designed places
- Chapter 16: Conserving and enhancing the historic environment

West Oxfordshire Local Plan 2031

- Policy OS2: Locating Development in the Right Places
- Policy OS4: High quality design
- Policy H6: Existing housing
- Policy EH9: Historic Environment
- Policy EH11: Listed Buildings
- Policy EH13: Historic landscape character

West Oxfordshire Design Guide 7: Listed Buildings, Registered Parks & Scheduled Monuments

- 7.1 Listed Buildings
- 7.2 Listed Building Consent (LBC)
- 7.3 Design Principles for Change to Listed Buildings

West Oxfordshire District Council Design Guide 14: Extensions & Alterations

- 14.1 Extensions and Alterations
- 14.2 Extensions: Amount
- 14.3 Extensions: Form
- 14.7 Extensions: Listed Buildings



5. THE PROPOSAL

This proposal seeks to alteration and extend the Grade 2 Listed property Midway, Lancott Lane, Brighthampton, Oxfordshire, OX29 7QJ by providing additional ground floor living space for a frail family member enabling supervised care within the main house whilst maintaining privacy and retaining the enjoyment of the heritage asset with the view to:

- Contribute to the continued enjoyment of the listed building;
- Increase the internal usability of the ground floor space;
- Improve the safety of the internal space; and
- Provide an extension sympathetic to the listed building.

5.1. USE

The listed building will continue its use as a dwelling, enjoyed as a retirement home by Mr and Mrs Ward since they purchased the property in 2017. The alterations and extension, if permitted, will increase the flexibility and safety of the internal space, improve circulation throughout the ground floor, and facilitate the greater requirement for supervised care. The extension adjacent to the current Lounge will provide a much-needed ground floor Bedroom and ancillary Ensuite. The use of the open plan Dining Room and Kitchen, and the existing Lounge, will retain their position and use. At first floor level, the use will continue to provide the living quarters and bathrooms.

5.2. NEED

Due to the ailing health of the spouse who currently resides in a nearby care home, supervised care will be required daily at the property. Mobility issues also mean the spouse can no longer make use of the first floor living quarters. The proposed alterations and extension will provide a bedroom and wet room adjacent to the existing ground floor living space, dining space and kitchen. The proposal will allow the spouse to return home, therefore improving the quality of life for both inhabitants through care and companionship.

The layout of the extension is heavily considerate of the end-user by ensuring all spaces are wheelchair-friendly and always accessible. The floor plan shows several 1500mm turning circles to illustrate the accessibility of the space.

5.3. LAYOUT & SCALE

The proposal is for a single storey extension to the western side of the existing property which measures approximately 3.7m in width and 5.4m in length, and with a GIA of 14.5sqm. The eaves height is 1.95m with the top of the roof no more than 4.6m. This enables a comfortable living space for the client.

The location of the extension and proposed window positions allow views of the south facing garden space and will not have a negative impact on overbearing, overlooking, loss of light or loss of privacy on adjacent properties.

There will be a requirement to remove a window from the existing lounge to allow for a new internal door to be provided into the proposed extension. There are no proposals to undertake works to the remainder of the listed building.



5.4. APPEARANCE

5.4.1 DESIGN

The design principle is for the extension to appear subservient to the listed building whilst emulating materials from the existing property. The proposed extension roof pitch matches that of the main building with its ridge line set lower in a similar manner to the roof over the colourwashed brickwork part of the building. The proposed window design is in-keeping with the existing window styles being 2-light and 3-light casements.

5.4.2 MATERIALS

The extension materials have been selected to provide a passive appearance to that of the listed building:

- A simple brickwork plinth is adorned with horizontal timber boarding reflective of the materials provided on the listed building east elevation and of the garden summerhouse granted planning permission in 2019.
- The slate roof material marries that of the rear outshut roof of the west elevation.
- Windows and external doors will be painted timber.

5.5. ACCESS

5.5.1 VEHICULAR ACCESS

The proposed alterations and extension will not affect the vehicular access or local transport links.

5.5.2 EXTERNAL ACCESS

The proposed alterations and extension will not affect the existing entrances into Hall 1 and the Kitchen/Dining Room.

The proposed extension will offer an additional external access route through the Bedroom. Due to the use of the proposed extension by a frail family member, disabled level access will be provided into the garden to ensure regular use of the outdoors is maintained.

5.5.3 INTERNAL ACCESS

Again, due to the use of a frail, and potentially wheel-chair reliant user, the internal access from the existing lounge into the bedroom and ensuite will be level with no trip hazards to ensure a safe internal environment for the clients to live within.

6 PLANNING CONSIDERATIONS

This section of the Planning Statement assesses the proposal against the relevant development plan policies. The key planning considerations comprise:

- The principle of the use of the proposed extension
- The design features of the proposed extension, considering the proposed amendment to a Grade II listed building
- The access to the property
- The impact on the surrounding area
- The impact on the environment



6.1 USE

Chapter 2 of the NPPF 2021 states that development shall be supported considering economic, social, and environmental objectives. The alteration and extension of Midway provides a well-designed space to support the current and future care needs of the occupants.

As set out in Policy OS2 of the West Oxfordshire Local Plan 2031, the proposed use of the extension is “compatible with adjoining uses” and does not “have a harmful impact on the amenity of existing occupants”. The proposal does not change the use of the existing dwelling, and aims to enhance the living quality for the occupants through the additional accommodation it provides and future care it facilitates.

6.2 DESIGN

As stated in Policy OS4 of the West Oxfordshire Local Plan 2031, proposals are to be of high-quality design and “should respect the historic, architectural and landscape character of the locality”.

Due to the proposed extension being subservient to a Grade II listed building, the design has been carefully considered to ensure that the proposed extension:

- Conserves and enhances the character and appearance of the existing building;
- Causes no harm to the character of the fabric of the Listed Building;
- Is of a high quality, sustainable design;
- Respects the character of the existing property and retains the character of the local area;
- Does not affect the historic and architectural significance of the Grade II listed building through the addition of the extension, which aims to be a subservient feature to the property and mirrors its existing features.
- Is of a “proportionate and appropriate scale”, and “forms a logical complement” to the existing building;
- Retains the special interest of the existing dwelling through the replication of the scale, height, alignment, materials and finishes of all features of the proposed extension.

The above design features are to address Policies OS2, OS4, H6, EH9, EH11 and EH13 of the West Oxfordshire Local Plan 2031, and guidance set out in Design Guide 7: Listed Buildings, Registered Parks & Scheduled Monuments and Design Guide 14: Extensions and Alterations.

6.3 ACCESS

Policy OS2 of the West Oxfordshire Local Plan 2031 states that new development should provide “safe vehicular access and safe and convenient pedestrian access”. The proposal does not affect the current vehicular or pedestrian access, and ensures all additional access routes are safe, both externally and internally.

6.4 IMPACT ON THE SURROUNDING AREA

As this proposal is a small extension to an existing property, it does not relate to wider development within the area. However, due to the location within a small hamlet, and considering the current space taken within a nearby care home, this proposal offers an appropriate addition to both the current users and the local community.



6.5 IMPACT ON THE ENVIRONMENT

6.5.1 SUSTAINABILITY

As per the completed Sustainability Statement form, although the Listed Building is not fossil fuel free and does not operate at net zero, design measures have been taken to ensure the building, including the proposed extension, meets standards of ultra-low energy demand, as well as reducing overheating through passive design measures.

Although the property does not provide any electric vehicular charging points, the property's occupants are retired therefore there is no need for any regular commutes to a place of work. Also due to often reduced mobility, the occupants are unlikely to make any unnecessary vehicular journeys.

Water wastage and consumption is minimised and is conserved through rainwater harvesting and grey water recycling. General waste will also be regularly recycled.

6.5.2 ECOLOGY

Following a site assessment, undertaken on 15 June 2023 by an ecological specialist, a Preliminary Roost Assessment determined that there is no evidence of bats roosting in the loft voids and there is no opportunity for bats to roost externally on the house. The building is considered as low bat roosting and no further Protected Species surveys regarding bats are necessary.

In the Ecological Assessment dated July 2023, it is also confirmed that there is no evidence of roosting bats, and that the proposed extension and amendments will have no impact on the two existing loft voids, and any alterations made will not have any significant short or long term impacts. During the faunal survey, there was also no evidence of badgers nesting in the site and it is highly unlikely that there are badger populations in the wider area.

The Ecological Assessment also determined that the amenity garden is made up of amenity grassland ornamental hedging and an ornamental pond – all of which are of limited to no ecological value. Due to the small extent and low ecological value of the amenity garden as a whole and the absence of any amphibian records on the site, it is also considered that no Great Crested Newts are present on the site.

The development site is considered to have limited opportunities for a range of garden birds, therefore suitable nesting habitats are to be retained as part of this proposal. Although the proposal is deemed to be of no adverse significance to bird populations, any vegetation clearance will take place between September and February as recommended, and a bird box shall be installed to the proposed extension to offer nesting opportunities.

Policy EH3 of the West Oxfordshire Local Plan 2031 states that biodiversity should be protected and enhanced to achieve an overall net gain in biodiversity and minimise impacts on geodiversity. Although the site is not of international nature conservation importance, does not have an effect on the Oxford Meadows SAC, does not include or impact on irreplaceable habitats (including ancient woodland, Plantations on Ancient Woodland Sites, and aged of veteran trees), and is not in a Conservation Target Area (CTA), the conservation and enhancement of biodiversity on the proposal site is greatly considered. This has been accompanied by an adequate ecological survey - the report of which is submitted within this application – which aims to demonstrate methods of biodiversity conservation and net gain, and highlights areas which are of no ecological value.



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7 CONCLUSION

Having regard to the above assessment, it is considered that the proposed development complies with the development plan and material considerations in the following matters:

- The proposed extension would not be materially larger than the existing Listed dwelling to which it will be joined, therefore complying with the West Oxfordshire Design Guide 14;
- The high-quality design of the extension ensures the character of the existing dwelling is maintained and a clear subservient extension is proposed, therefore complying with West Oxfordshire Local Plan 2031 Policy OS4 and the West Oxfordshire Design Guide 14;
- The proposal ensures that the Listed building can continue to be enjoyed by its current inhabitants and will increase the attractiveness of the dwelling for future interest.
- The alterations ensure the continuation of a safe living environment for the current users and reduce the requirement of long-term care within a facility which can be offered within the home.
- The proposed extension and alterations will have no adverse impact on any biodiversity across the site, and where it is deemed necessary, opportunities for biodiversity development will be implemented.