

42/2002/024

MR J TEHRANI

**ERECTION OF ORANGERY TO THE REAR OF CANONSGROVE HOUSE,  
STAPLEHAY AS AMENDED BY ...**

21140/21170

FULL PERMISSION

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**PROPOSAL**

The proposal is for the erection of an orangery to the rear of Canonsgrove House, close to the northern boundary of the site, and the neighbouring SCAT residential building. The building is approximately 3 m from the rear of the main house and positioned approximately 1m from the northern boundary at its nearest point. The style and scale of the proposal is intended to be in keeping with that of the main house, and measures 5.5 m x 13.0 m x 5.7 m to the roof ridge.

**CONSULTATIONS AND REPRESENTATIONS**

PARISH COUNCIL objects to the proposal on the grounds of over-elaborate design for this site so close to the main house; no details submitted as to any fenestration and an important feature for an orangery; council urges that a watertight guarantee is sought that the building will be used for the propagation and growing of citrus fruit etc, and does not become another store house; it's suspected that the siting so close to the main house, is more to do with obstructing the views and sounds from the neighbouring student block.

ONE LETTER OF SUPPORT on the grounds that Canonsgrove is a beautiful Georgian House which would have lent itself originally to a similar structure in both style and position to the one proposed; would be pleasant to see such a structure as it is in keeping, rather than an alternative such as a glass conservatory.

**POLICY CONTEXT**

TDLP Revised Deposit Policy S1 (General Requirements) proposal considered to meet the general criteria of this policy. Policy H19 of the same plan is also relevant given the position of the orangery close to the main house. It is considered that the proposal, if reduced in height, will not significantly harm the residential amenity of other neighbouring properties, or the form and character of the dwelling.

**ASSESSMENT**

The existing residential dwelling of Canonsgrove House is a large Georgian property set within extensive open grounds. To the north of the site is the residential block of SCAT, whose windows overlook the rear garden of the house. The large timber fence between the two properties is unauthorised, with a 3 m high wall permitted in August 2000. I

agree with the Parish Council that the main reason for the extension may be to reduce the concerns of overlooking from the neighbouring property. However subject to amended plans reducing the height of the proposed building, the orangery is considered acceptable in terms of its design, scale and positioning and meets the criteria set out in the relevant planning policies.

### **RECOMMENDATION**

Subject to no further representations being received raising new issues by 27th August, 2002 and the receipt of amended plans reducing the height of the orangery the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to the conditions of materials, no increase in site levels, details of windows and doors to be submitted, building to be used for domestic uses only. Notes re sewers and attention to previous planning permission.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.**

**CONTACT OFFICER: 356465 MR C D WHITE**

NOTES: