

## Late Representations

Application Number	I5/03956/FUL
Site Address	The Coach House Willowbank 4 Oxford Road Eynsham OX29 4HG
Date	3rd February 2016
Officer	Kim Smith

Since writing the Committee report amended plans have been received which Officers consider address the concerns raised by Members at the meeting of the 16 January and are outlined at paragraph 5.1 of the 'Planning Assessment' on page 6 of the February Agenda.

In light of the fact that the amended drawings have in your Officers opinion addressed the concerns raised, the application will be verbally recommended for approval subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the requirements of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 That the development be carried out in accordance with the approved plans listed below.

REASON: For the avoidance of doubt as to what is permitted.

3 Before above ground building work commences, a schedule of materials (including samples) to be used in the elevations and on the roofs of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.

REASON: To safeguard the character and appearance of the area.

4 Notwithstanding details contained in the application, detailed specifications and drawings of all windows, doors, rooflights, dormer windows, solar panels at a scale of not less than 1:20 with sectional details at not less than 1:5 including details of external finishes and colours shall be submitted to and approved in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site. The development shall be carried out in accordance with the approved details and retained as such.

REASON: In the interests of the visual amenity of the area.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no alterations, extensions or outbuildings other than those expressly authorised by this permission, shall be constructed.

REASON: Control is needed in the interests of visual and residential amenity.

6 The development hereby approved shall be constructed on a combination of piled and rafted foundations in accordance with details to be first submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

REASON: In the interests of Archaeology

7 That a scheme for the landscaping of the site, including the retention of any existing trees and shrubs and planting of additional trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall be implemented as approved within 12 months of the commencement of the approved development or as otherwise agreed in writing by the Local Planning Authority and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub of equivalent number and species, shall be planted as a replacement and thereafter properly maintained.  
REASON: To ensure the safeguarding of the character and landscape of the area during and post development.

8 Notwithstanding any indication contained in the application, a detailed schedule of all hard surface materials, shall be submitted to and approved in writing by the Local Planning Authority before any hard surfacing work commences. The surfaces shall be constructed in accordance with the approved details before occupation of any associated building.  
REASON: To safeguard the character and landscape of the area.

9 No development (including site works and any demolition) shall commence until all existing trees which are shown to be retained have been protected in accordance with a scheme which complies with BS 5837:2012: 'Trees in Relation to design, demolition and construction' has been submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall be kept in place during the entire course of development. No work, including the excavation of service trenches, or the storage of any materials, or the lighting of bonfires shall be carried out within any tree protection area.  
REASON: To ensure the safeguard of features that contribute to the character and landscape of the area.

10 Bat and bird boxes shall be installed in accordance with details including phasing that have been submitted to and approved in writing by the Local Planning Authority before development commences.  
REASON: To safeguard and enhance biodiversity.

11 Details of the design and specification of all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed before the dwellings hereby approved are first occupied.  
REASON: To safeguard the character and appearance of the area and because details were not contained in the application.

12 No dwelling shall be occupied until space has been laid out within the curtilage of each dwelling for 2 cars to be parked and such spaces shall be retained solely for parking purposes thereafter.  
REASON: To ensure that adequate provision is made for off-street parking.

13 A full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365, with the lowest infiltration rate (expressed in m/s) used for the design. The development shall be carried out in accordance with the approved details prior to first occupation of the development hereby approved. Development shall not take place until an exceedence flow routing plan for flows above the 1 in 100 year + 30 % CC event has been submitted to and approved in writing by the LPA. Where appropriate the details shall include a management plan setting out the maintenance of the drainage asset. The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with the Flood and Water Management Act 2010.

The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved and shall be maintained in accordance with the management plan thereafter.

REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality.

14 Before first occupation of the 'Garden House' the dormer window(s) on the south elevation shall be fitted with obscure glazing and shall have limited openings in accordance with details to be first approved in writing by the LPA and the dormer windows shall be retained in that condition thereafter.

REASON: To safeguard privacy in the adjacent property.

15 Notwithstanding any indication given on the plans hereby permitted, the rooflights in the south facing elevation of the 'Garden House' shall have a minimum internal cill height of 1.7 metres above finished floor level and shall thereafter be retained as such.

REASON: To safeguard privacy in the adjacent property.

16 Notwithstanding the application drawings details the balcony enclosure to serve 'The Cottage' shall be submitted to and approved in writing by the LPA prior to first occupation of 'The Cottage' and the balcony enclosure shall be constructed and retained in accordance with the said approved details.

REASON: In the interests of visual and residential amenity.