

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 23rd May 2016

**REPORT OF THE HEAD OF PLANNING
AND STRATEGIC HOUSING**



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

Purpose:

To consider applications for development details of which are set out in the following pages.

Recommendations:

To determine the applications in accordance with the recommendations of the Strategic Director. The recommendations contained in the following pages are all subject to amendments in the light of observations received between the preparation of the reports etc and the date of the meeting.

List of Background Papers

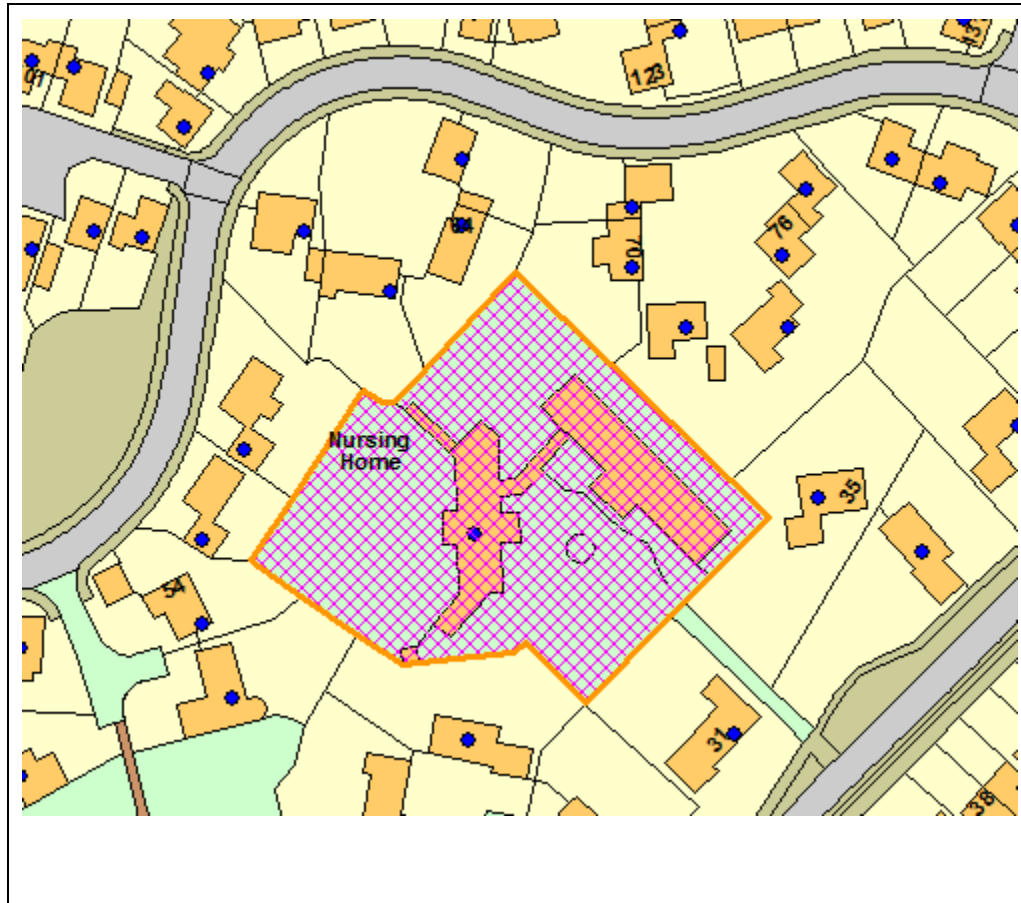
All documents, including forms, plans, consultations and representations on each application, but excluding any document, which in the opinion of the 'proper officer' discloses exempt information as defined in Section 1001 of the Local Government Act 1972.

Please note that observations received after the reports in this schedule were prepared will be summarised in a document which will be published late on the last working day before the meeting and available at the meeting or from www.westoxon.gov.uk/meetings

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I6/00868/FUL	<u>St Christopher's Church of England School, Lechlade Road, Langford</u>	31
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Application Number	16/00408/FUL
Site Address	Merryfield Nursing Home 33 New Yatt Road Witney Oxfordshire OX28 1NX
Date	11th May 2016
Officer	Phil Shaw
Officer Recommendations	Refuse
Parish	Witney
Grid Reference	436207 E 210940 N
Committee Date	23rd May 2016

Location Map



Application Details:

Extension to roof of annexe to provide five bedrooms and staff rest area at first floor level.

Applicant Details:

Mr Anil Dhahani
Merryfield Nursing Home
33 New Yatt Road
Witney
Oxfordshire
OX28 1NX

1 CONSULTATIONS

- | | | |
|-----|----------------|--|
| 1.1 | WODC Architect | Cannot be supported on design grounds. |
| 1.2 | OCC Highways | No objection. |
| 1.3 | Town Council | No objection. |

2 REPRESENTATIONS

- 2.1 Two letters of representation have been received and are summarised below:

P D and J Smith

- Loss of light - we have previously raised our concerns with the council over daylight restrictions caused by the protected trees and therefore feel the development will make the garden unusable;
- Proposed development will dominate our recreational amenity given the proximity to the garden;
- Increase noise.

G Dyer - 72 Vanner Road

Wishes to place no response.

3 APPLICANT'S CASE

- 3.1 The applicant has provided a detailed Planning, Design and Access Statement that is available online, the document has been summarised below:

- The proposal to provide an additional five bedrooms within the roof space of the existing annexe to Merryfield giving much needed additional accommodation for the elderly within the area.
- When taking up such accommodation, new residents will leave their existing, under occupied, family home, thus increasing the supply of such homes within the District.
- The increase in bedrooms will replace the beds lost as a result of recent legislation changes, which required the provision of en-suite facilities within each bedroom, together with the minimum size requirement for double bedrooms, which made those at Merryfield redundant.
- The increased viability of Merryfield Nursing Home will ensure its survival and enable funding of much needed repairs to the listed building.

- There would be no loss of privacy or overlooking as a result of the development.
- There are a number of mature trees within Merryfield, none of which would be affected by the proposed loft conversion.

4 PLANNING POLICIES

BE2 General Development Standards

BE8 Development affecting the Setting of a Listed Building

OS2NEW Locating development in the right places

OS4NEW High quality design

EH7NEW Historic Environment

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1 The application seeks planning permission for the extension to roof of annexe to provide five bedrooms and staff rest area at the first floor level. Merryfield Nursing home is a Grade II listed building the annexe itself is not listed.
- 5.2 This application was deferred for a site visit to be undertaken and also for further discussions to be had prior to the next committee meeting which looked into alternative designs that might be more supportable.

Background Information

- 5.3 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Siting, design and form;
 The impacts to the listed building;
 Highway Safety;
 The impact to neighbouring amenity.

Principle

- 5.4 This application is a resubmission of applications 15/01853/FUL & 15/01854/LBC which were withdrawn following concerns raised by your officers and the Conservation Officers in terms of the scale, design and massing. In terms of principle officers consider a dormer extension of this volume is not acceptable and could not be supported.

Siting, Design and Form

- 5.5 As part of the application process the Conservation Department were consulted on the resubmission and have provided the following comments:
- 5.6 The new application represents a very similar scheme to the withdrawn application, the only major difference is that small pitched roofs are now formed on the ends of the dormer. The volume is still considered to be increased in an uncharacteristic manner, and it would still be potentially visible from the east and north and therefore cannot be supported.

- 5.7 In terms of the impacts to the listed building there would be no harm caused to the fabric of the listed building but officers consider that this type of development is not acceptable within the setting of a listed building and could set an undesirable precedent for future developments on sensitive sites.

Highway

- 5.8 As part of the application process the Local Highways Authority were also consulted on the application and have identified that if the proposal is permitted, there will not be a significant detrimental effect (in terms of highway safety and convenience) on the local road network and therefore raise no objection.

Residential Amenities

- 5.9 Officers have concerns in terms of the visual impacts upon outlook that could be caused to the closest neighbouring properties and in terms of further enclosing the neighbouring properties amenity space and creating further loss of light.

Conclusion

- 5.10 In light of the above the proposed development is considered to be unacceptable in terms of the scale design and massing and fails to respect the existing character and appearance of the area and the setting of the listed building and could cause potential harm to the residential amenity of the surrounding neighbouring properties and street scene.

6 REASON FOR REFUSAL

- 1 The proposed large dormer roof extension by reason of its scale and design fails to respect the existing character and appearance of the listed host dwelling and the annex building itself and as such will appear as an incongruous addition, to the detriment of the visual character and appearance of the area and would appear a dominant incongruous visual feature to the neighbouring properties in closest proximity of the development. As such the proposal is considered to be contrary to policies BE2 and BE8 of the adopted West Oxfordshire Local Plan 2011, policies OS2, OS4 and EH7 of the Emerging Local Plan 2031 and the relevant pages of the NPPF and West Oxfordshire Design Guide.

Application Number	16/00409/LBC
Site Address	Merryfield Nursing Home 33 New Yatt Road Witney Oxfordshire OX28 1NX
Date	11th May 2016
Officer	Phil Shaw
Officer Recommendations	Refuse
Parish	Witney
Grid Reference	436207 E 210940 N
Committee Date	23rd May 2016

Application Details:

First floor rear extension to annexe to create five additional bedrooms and staff rest area.
No demolition or alterations to listed building

Applicant Details:

Mr Anil Dhahani
Merryfield Nursing Home
33 New Yatt Road
Witney
Oxfordshire
OX28 1NX

1 CONSULTATIONS

- 1.1 WODC Architect Cannot be supported on design grounds.
1.2 Town Council No objection.

2 REPRESENTATIONS

- 2.1 Two letters of representation have been received and are summarised below:

P D and J Smith

- Loss of light - we have previously raised our concerns with the council over daylight restrictions caused by the protected trees and therefore feel the development will make the garden unusable;
- Proposed development will dominate our recreational amenity given the proximity to the garden;
- Increase noise.

G Dyer - 72 Vanner Road

Wishes to place no response.

3 APPLICANT'S CASE

3.1 The applicant has provided a detailed Planning, Design and Access Statement that is available online, the document has been summarised below:

- The proposal to provide an additional five bedrooms within the roof space of the existing annexe to Merryfield giving much needed additional accommodation for the elderly within the area.
- When taking up such accommodation, new residents will leave their existing, under occupied, family home, thus increasing the supply of such homes within the District.
- The increase in bedrooms will replace the beds lost as a result of recent legislation changes, which required the provision of en-suite facilities within each bedroom, together with the minimum size requirement for double bedrooms, which made those at Merryfield redundant.
- The increased viability of Merryfield Nursing Home will ensure its survival and enable funding of much needed repairs to the listed building.
- There would be no loss of privacy or overlooking as a result of the development.
- There are a number of mature trees within Merryfield, none of which would be affected by the proposed loft conversion.

4 PLANNING POLICIES

BE2 General Development Standards

BE8 Development affecting the Setting of a Listed Building

OS2NEW Locating development in the right places

OS4NEW High quality design

EH7NEW Historic Environment

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Conclusion

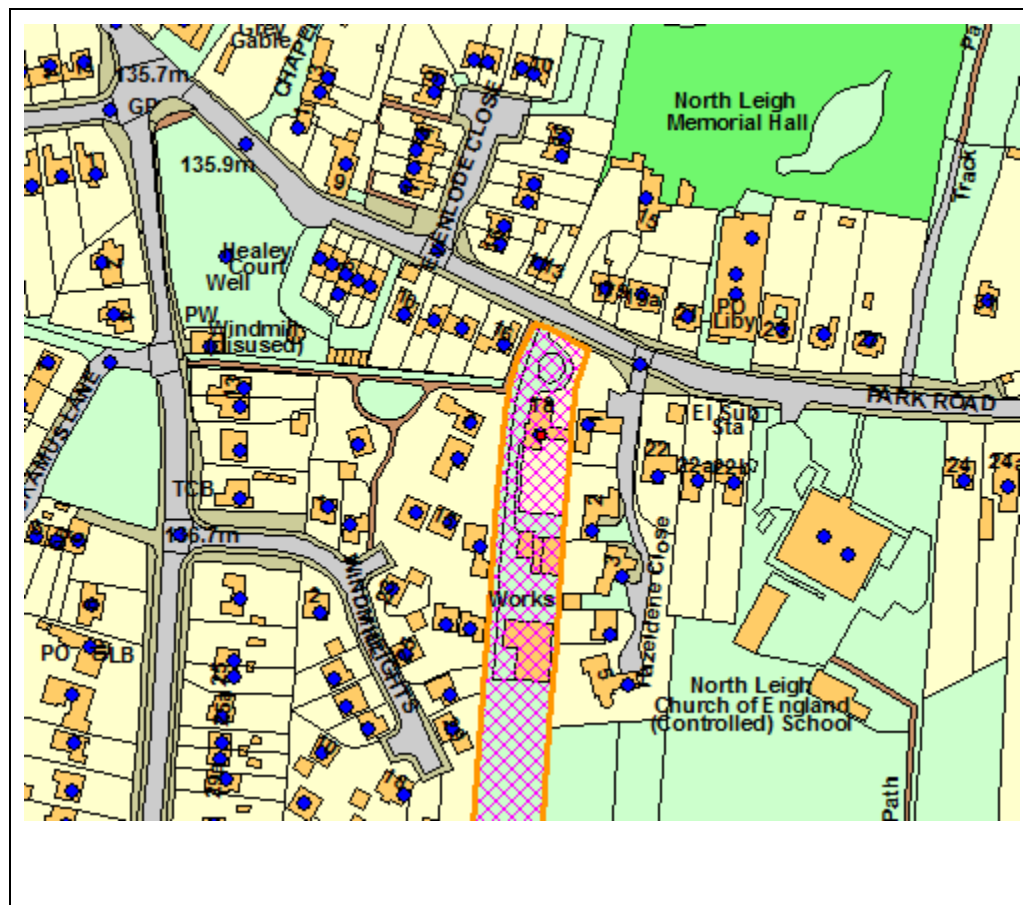
- 5.1 This application was deferred for a site visit to be undertaken and also for further discussions to be had prior to the next committee meeting which looked into alternative designs that might be more supportable.
- 5.2 Please see the report in respect of application reference: 16/00408/FUL. The proposed development is considered to be unacceptable in terms of the scale, design and massing and fails to respect the existing character and appearance of the area and the setting of the listed building.

6 REASON FOR REFUSAL

- I The proposed large dormer roof extension by reason of its scale and design fails to respect the existing character and appearance of the listed host dwelling and the annex building itself and as such will appear as an incongruous addition, to the detriment of the architectural and historic interest of the building. As such the proposal is considered to be contrary to policies BE2 and BE8 of the adopted West Oxfordshire Local Plan 2011, policies OS2, OS4 and EH7 of the Emerging Local Plan 2031 and the relevant pages of the NPPF and West Oxfordshire Design Guide.

Application Number	16/00507/FUL
Site Address	Fairacre 18 Park Road North Leigh Witney Oxfordshire OX29 6RX
Date	11th May 2016
Officer	Sarah De La Coze
Officer Recommendations	Approve
Parish	North Leigh
Grid Reference	438736 E 212888 N
Committee Date	23rd May 2016

Location Map



Application Details:

Erection of 5 dwellings (including 3 self-build with associated parking and landscaping. Demolition of existing buildings. (Amended Plans)

Applicant Details:

Mr Peter Millin
Hereford House
Church Road
North Leigh
Oxfordshire
OX29 6TX

I CONSULTATIONS

I.1 OCC Highways The proposal, if permitted, will not have a significant detrimental effect (in terms of highway safety and convenience) on the local road network.

No objection subject to

- G36 parking as plan
- G11 access specification
- G31 drive etc specification
- G47 SUDS sustainable surface water drainage details
- G212 estate road specification
- G18 junction specification
- Provision of a hardstanding adjacent to the highway for wheelie bin collection in accordance with a scheme to be submitted and approved

I.2 Ecologist The submitted ecology report Ecology & Protected Species Survey Report (Windrush ecology.com Oct 15) found no evidence of bats in any of the buildings. The survey identified that the site was comprised of modern industrial buildings, hard standing, amenity grassland and some small areas of tall ruderal. The report identified that the two mature ash trees on the eastern boundary and the other boundary habitats had the highest ecological value and recommended these were retained and protected as well as a precautionary approach to demolition of the buildings although bats are thought to be unlikely to be present on the site.

The report also identified enhancements that could be achieved for bats and birds and the importance of retaining the boundary trees and habitats.

The proposed retention of trees in drawing no 15095(D) 100 shows how the sites eastern and southern boundaries trees can be retained and bat and bird boxes are clearly shown in appendix 3 of the D & A statement which will provide an enhancement for biodiversity.

If all the recommended mitigations are implemented, the development will not cause any harm to bats or birds, and therefore the policy and guidance requirements of Policies in the West Oxfordshire Local Plan, the NPPF (including section 11) and the NPPG are met.

Habitat Reg tests required: NO

Draft recommendation: No objection subject to conditions.

1.3 Thames Water No objection.

1.4 Parish Council No comments.

2 REPRESENTATIONS

2.1 At the time of writing the report 7 letters of objection and 1 letter of comment have been received which raise the following issues:

- The plans contravene planning condition 4 of the outline scheme granted, which requires plot 1 to be single storey.
- Wheelie bins will exceed the maximum haul distances.
- Driveway is too narrow.
- Refuse bin will not be able to access the site.
- Scheme involves loss of light and privacy to a number of neighbours which could be avoided; if the site access was realigned plots 2 & 3 could be moved east.
- There may be asbestos related issues which should be controlled.
- Why does the remediation cost come off the affordable housing sum when one considers the applicant put the buildings on site there in the first place?
- A payment of £5,000 should be made to North Leigh parish Council is put towards a disabled parking bay in Park Road to serve the School and Memorial Hall.
- Loss of light and privacy to No 29 Windmill Heights (WH) and other dwellings in WH adjoining the site to the west.
- Plots 2 and 3 are for four or five bed quite large houses unnecessarily close to existing houses in WH when there is room to reorganise the layout on the site.
- No consultation with neighbours has taken place.
- Existing houses and their occupants should be given greater consideration than protection; trees can be pruned, pollarded or can even be replaced.
- There are no decent plans showing how Plot 3 relates to no. 29.
- Tree report is inaccurate.
- There are protected species on site.
- Plot 1 would result in overlooking and impact privacy.
- Plot 1 will result in the loss of light and privacy to my property at 2,3 Hazeldene Close and no. 17 Windmill Heights.
- The application would be contrary to the outline consent.
- Plot 2 should be moved to Eats Side.
- Plot 2 would block light and dominate no. 19 Windmill Heights.
- Condition 4 of the outline condition was imposed to ensure overlooking is avoided, plans till include overlooking.
- Impact of light to no. 21 Windmill Heights.

3 APPLICANT'S CASE

3.1 The application was submitted with a planning statement which can be viewed on line alongside the rest of the application. The conclusion states:

- The earlier outline approval established the principle of residential development of the site and the loss of employment use. The proposal permitted included the erection of 5 new properties to the rear of the existing bungalow with an access road and garages.
- The site layout now proposed is broadly similar to that submitted for the earlier outline application. A few changes have been made to improve on the original submission and the proposal now excludes any affordable housing contribution and 3 self-build units.
- These changes included situating the garages for Units 4 and 5 between the residential units, allowing for a larger turning point at the rear of the site.
- On site there is still a suitable mix of property types and sizes consistent with the policies BE2 and H2 of the Local Plan 2011 and emerging Local Plan 2031 policy H4.
- The siting and orientation of Units 1 and 3 have been altered to improve their impact on the residential amenity of neighbouring properties. Unit 1 is now located away from the main bulk of 3 Hazeldene Close without any windows in the side elevation. This ensures that the residential amenity of 3 Hazeldene Close will not be impacted by Unit 1 through overlooking, overshadowing or overbearing. Unit 3 has been sited further away from 29 Windmill Heights and with only 2 obscured glazed windows in this elevation to reduce any overlooking between the two properties.
- The scheme will be constructed of reconstituted stone in the local yellow/grey colouration to match the local limestone found within this area of West Oxfordshire. The form of the buildings, symmetrical with projecting gables is a common feature of the locality and has been reinforced through the design of this scheme.
- In conclusion, it is considered that the proposal complies with relevant planning policies relating to the redevelopment of an employment site and positive planning principles for residential schemes (BE2, BE3, H2 and H3 of the Local Plan 2011 and emerging policies OS2, H2, H3, H4, H5 and E1) and national policy guidance. Therefore, permission can be granted without undue delay.

4 PLANNING POLICIES

BE2 General Development Standards
BE3 Provision for Movement and Parking
H2 General residential development standards
NE13 Biodiversity Conservation
NE6 Retention of Trees, Woodlands and Hedgerows
OS2NEW Locating development in the right places
H2NEW Delivery of new homes
H6 Medium-sized villages
OS2NEW Locating development in the right places
OS4NEW High quality design

EH1NEW Landscape character

EH2NEW Biodiversity

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

5.1 The application seeks planning permission for the erection of 5 dwellings.

Planning History

5.2 13/0015/P/OP - Residential development and alterations to access. – APPROVED.

5.3 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

5.4 The application site is located within the built up limits of North Leigh where new dwellings are considered acceptable in principle subject to compliance with the other relevant policies of the local plan. Furthermore in 2013 outline permission was granted on the site for the erection of 5 dwellings. It is therefore considered that the principle of developing the site has been established and is acceptable in principle.

Siting, Design and Form

5.5 The layout of the dwellings is broadly in line with the layout approved at outline stage on the previous application. The main dwelling no.18 is proposed to be retained to the front, the development then proposes to extend down the site to reflect the pattern of development that has been established in Hazeldene Close.

5.6 The properties are proposed to be two storey dwellings which are considered to be in keeping given that the properties located in Hazeldene Close and Windmill Heights comprise two storey dwellings.

5.7 The dwellings are considered to be of a design, height and scale which are in keeping with the pattern of development in the vicinity and are considered to form a visually cohesive layout. Views of the development will be visible from the street scene and planning conditions will ensure that appropriate, materials, boundary treatments and landscaping are implemented on the site.

5.8 The siting, scale and design of the dwellings is therefore considered to be appropriate for the site and would not have an adverse impact on the site or the wider area.

Highway

5.9 The dwellings all include integral garages apart from no.3 which will feature a detached garage. Oxfordshire County Council Highways has been consulted on the application and raises no objection subject to conditions.

Residential Amenities

- 5.10 A number of objections have been received with regard to loss of light, privacy and outlook. In addition a number of objections refer to the outline permission which was approved on the site and which included the following condition:-
- "Notwithstanding the submitted details the unit on plot 1 shall be constructed as a single storey unit and with no part of the roof void used as accommodation.
Reason: To ensure undue overlooking of adjoining properties is avoided."
- 5.11 With regard to the previous condition attached to the outline permission, the current application is a full application and therefore the condition does not relate specifically to this application. Plot 1 features a two storey dwelling with a lower cross gable. This application initially included two dormer windows on the cross gable as well as a window in the West elevation. Officers raised concerns regarding the level of overlooking to neighbouring properties. In order to address the issue amended plans were providing omitting the windows which would directly overlook the neighbouring properties. It is clear from the original permission that the condition was implemented to ensure that overlooking did not occur. Therefore officers are of the opinion that the amended plans have designed out the windows which would have potentially caused undue overlooking and therefore the fact that the property is two storeys in itself is not reason enough to refuse the application on overlooking grounds.
- 5.12 Plot 1 now features a rear dormer to the gable. Officers are of the opinion that the views available from the rear dormer would be located in such a position that there would be little direct overlooking. The rooflight to the front is considered to be positioned in a location which would not give rise to overlooking. The main windows in the front and rear elevation will be sufficiently distanced from the boundary so not to create unacceptable levels of overlooking and the first floor side windows in the West elevation will be conditioned to be obscurely glazed.
- 5.13 The cross gable will be set away from the boundary and would feature a lower ridge height. The main part of plot 1 would be located at a distance which would exceed recommended side to back distances from those properties located in Hazeldene Close. Officers are therefore of the opinion that the dwelling would not have an unacceptable impact on neighbouring amenity.
- 5.14 Plot 2 and 3 would be located in close proximity to the boundary and the properties located in Windmill Heights. The dwellings have been orientated in such away so not to impact the direct outlook available from the neighbouring properties. The properties have also been orientated in a way to allow for light to be available in the rear gardens and main elevations of the properties. The windows have been positioned in elevations which would not directly overlook the neighbouring properties. Conditions will be added to ensure that no further windows are inserted to safeguard neighbouring privacy.
- 5.15 Plot 3 also proposes a garage to be located close to the boundary. The garage will have two bays and a pitched roof. The garage will feature a low eaves height and along with the roof sloping away from the boundary the garage is not considered to adversely impact neighbouring amenity.
- 5.16 Plot 4 and 5 will feature a higher ridge height than the rest of the development. The dwellings will be set in line with the neighbouring properties. Given the relationship between the

dwellings and the neighbouring property, the dwellings are not considered to adversely impact neighbouring amenity.

Trees and Ecology

- 5.17 New planting is proposed on the Eastern boundary as well as the retention of a prominent tree. The ecological survey identified the tree to have high ecological value.
- 5.18 The Biodiversity officer has been consulted on the application and raises no objection subject to conditions.

Conclusion

- 5.19 Given the above, your officers are of the opinion that the proposed development is acceptable subject to conditions and is in accordance with Policies BE2, NE13, NE6, BE3, H2 and H6 of the Adopted West Oxfordshire Local Plan 2011 and policies H2, OS4, OS2, EH1 and EH2 of the Emerging Local Plan 2016.

6 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 The car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed before occupation of the development and thereafter retained and used for no other purpose.
REASON: To ensure that adequate car parking facilities are provided in the interests of road safety.
- 4 The means of access between the land and the highway shall be constructed, laid out, surfaced, lit and drained in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority and all ancillary works therein specified shall be undertaken in accordance with the said specification before first occupation of the dwellings hereby approved.
REASON: To ensure a safe and adequate access.
- 5 No dwelling shall be occupied until the vehicular accesses, driveways, car and cycle parking spaces, turning areas and parking courts that serve that dwelling has been constructed, laid out, surfaced, lit and drained in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of road safety.
- 6 No dwelling shall be occupied until all the roads, driveways and footpaths serving the development have been drained, constructed and surfaced in accordance with plans and

specifications that have been first submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of road safety.

- 7 No highway work shall begin until details of the junction between the proposed road and the highway have been submitted to and approved in writing by the Local Planning Authority, and no building shall be occupied until that junction has been constructed in accordance with the approved details.

REASON: In the interests of road safety.

- 8 Details of a hardstanding adjacent to the highway for wheelie bin collection shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of road safety.

- 9 Prior to the commencement of development, 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 design. The details shall include a management plan setting out the maintenance of the drainage asset. 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 (The West Oxfordshire Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Policy Statement 25 Technical Guidance).

- 10 In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

REASON: To prevent pollution of the environment in the interests of the amenity. Relevant Policies: West Oxfordshire Local Planning Policy BE18 and Section 11 of the NPPF.

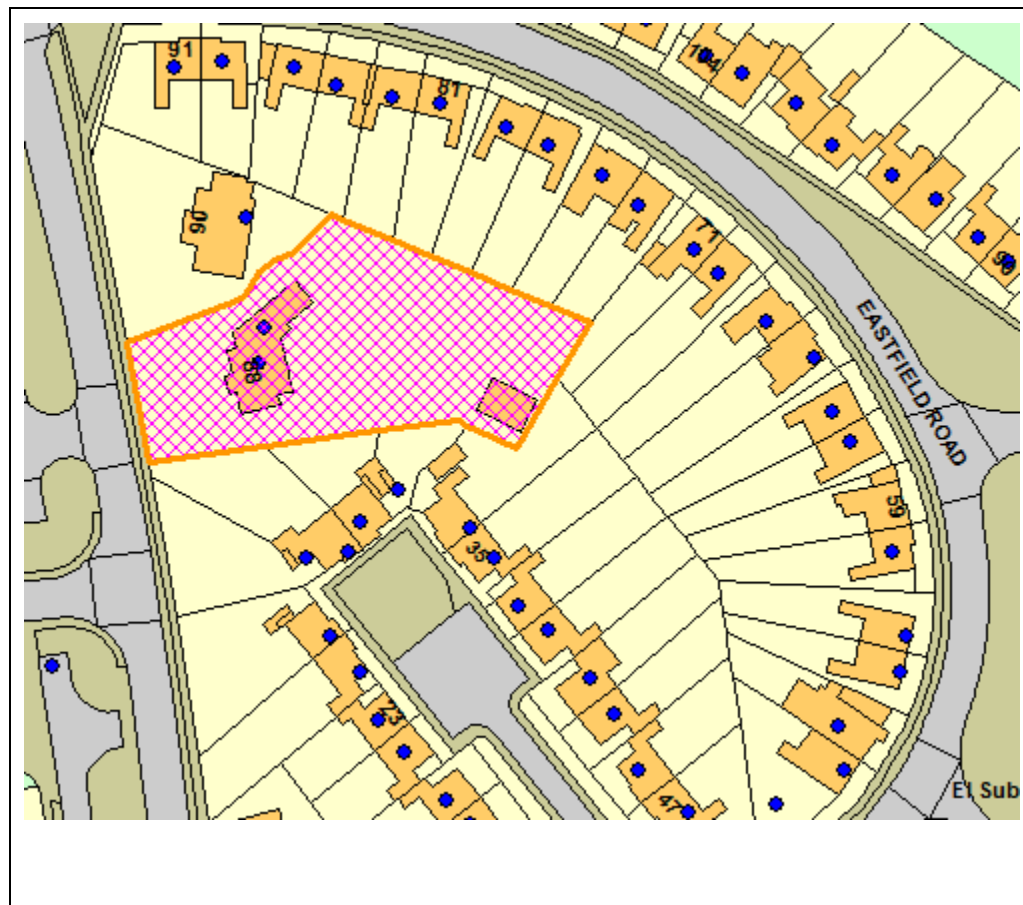
- 11 All of the development works must be carried out as per the recommendations in section 5 of the Ecology & Protected Species Survey Report (Oct 15 Windrush ecology.com) and as illustrated on drawing no 15095 (D) 100 & Appendix 3 of the D & A Statement. All mitigation & enhancement works must be completed before the new dwellings are first brought into use and all enhancements must be permanently maintained thereafter.

REASON: To ensure that birds & bats and their roosts are protected in accordance with The Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 as amended, In line with the National Planning Policy Framework (in particular section 11), West Oxfordshire District Local Plan Policies including EH2 and saved policy NE13 and In order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

- 12 The roof(s) of the building(s) shall be covered with materials, a sample of which shall be submitted to and approved in writing by the Local Planning Authority before any roofing commences.
REASON: To safeguard the character and appearance of the area.
- 13 The external walls shall be constructed of either artificial stone or natural stone in accordance with a sample panel which shall be erected on site and approved in writing by the Local Planning Authority before any external walls are commenced and thereafter be retained until the development is completed.
REASON: To safeguard the character and appearance of the area.
- 14 Notwithstanding details contained in the application, detailed specifications and drawings of all external joinery at a scale of not less than 1:20 with sections of each component at min. 1:5 scale shall be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall be carried out in accordance with the approved details.
REASON: To ensure the architectural detailing of the buildings reflects the established character of the area.
- 15 The garage accommodation hereby approved shall be used for the parking of vehicles ancillary to the residential occupation of the dwelling(s) and for no other purposes.
REASON: In the interest of road safety and convenience and safeguarding the character and appearance of the area.
- 16 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 extensions, porches, dormer windows, first floor windows and sheds and other outbuildings shall be constructed.
REASON: To safeguard the appearance of the dwellings as well as neighbouring amenity.
- 17 No dwelling shall be occupied until a plan indicating the positions, design, materials, type and timing of provision of boundary treatment to be erected has been agreed in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved details and retained thereafter.
REASON: To safeguard the character and appearance of the area.
- 18 A scheme of hard and soft landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority before any above ground development commences. The scheme shall include and 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 safeguard the character and landscape of the area.

Application Number	16/00660/FUL
Site Address	Grovelands 88 Hailey Road Witney Oxfordshire OX28 1HG
Date	11th May 2016
Officer	Miranda Clark
Officer Recommendations	Refuse
Parish	Witney
Grid Reference	435746 E 211113 N
Committee Date	23rd May 2016

Location Map



Application Details:

Removal of existing dwelling. Erection of seven dwellings with associated parking and access.

Applicant Details:

Trinity Properties (D&C) Ltd
The Stop House,
Enslow Wharf
Bletchington
Oxfordshire
OX5 3AY

I CONSULTATIONS

I.1 Town Council No objections.

I.2 OCC Highways Oxfordshire County Council, as the Local Highways Authority, do hereby notify the District Planning Authority, that we object to the granting of planning permission for the above planning application.

Whilst I do not object to the principle of the proposed development, there are a few key issues that need addressing before I am minded to give my recommendation for approval. Hopefully, with these modifications, there will be no objections.

Access arrangements

It is unclear from the plans, whether the access and road (including turning head area) up until the first 3 plots will be adopted, however, this would require an access of 4.8m in width. The proposed 4.5m is, however, suitable for two passing vehicles to enter and exit the site simultaneously (an occurrence that is unlikely to happen very often).

Again, if being formally adopted, we would require a 2m footway to be a continuation of the existing footway into the site, that allows pedestrians to enter and exit safely from the site. Looking at the current plans, this may be difficult to accommodate. There would also need to be a service strip of 800mm provided through the site.

The Design and Access Statement states that 45m visibility splays have been provided, however, I cannot see these marked on the site plan. We require these to recommend approval, on safety grounds for vehicles driving along Hailey Road and vehicles exiting the site.

We also need to see adequate pedestrian splays provided of 2x2m from the back of the footway, to ensure drivers and pedestrians can see each other before entering onto the cross over.

Footways of 800mm are not wide enough to accommodate a wheelchair user, as they generally need at least 900mm, so therefore, this inhibits wheelchair users from getting to plots 5-7 easily. There are no details of areas where the footway will have crossing points to make it easy for pedestrians/buggies/wheelchair users.

Parking

The parking provided on site is appropriate for a development of this size, with each property being allocated 2 spaces. The visitor parking is sufficient, although is confined towards the rear of the development.

Cycle parking

The site plots will need to demonstrate that they have covered and secure storage for 2 cycles per plot, as there are no garages being planned for on the site.

Unclear access to plot 4

From the site plan, it is unclear over what surface the occupiers of plot 4 will have to drive to access their parking spaces. The footway continues round to the bin store, however, there is an area between the carriageway and the footway that is vague in the plans.

Waste collection

The tracking that has been provided is tight in places, which would mean quickened dilapidation of the verge areas/footways if there is any overrun due to driver error.

Further advice following agent discussion;

Despite the access still being sub-standard of adoption standards, I am happy that I have advised the applicant on this issue and I do not feel in a position to object to this planning application, however, I am subjecting it to the conditions already mentioned in my previous response and we do require the applicant to resubmit a plan showing the entirety of the visibility splays.

- | | | |
|-----|-------------------------|--|
| 1.3 | WODC Drainage Engineers | No objection, full surface water drainage scheme requested as part of condition. |
| 1.4 | WODC Architect | No Comment Received. |

2 REPRESENTATIONS

- 2.1 One comment received from:

Mr Hunt of Jubilee, 90 Hailey Road

The window (off the stairs - first floor) in Plot 1 looks directly in to our living room and gardens. We object to the window unless the glass is obscured glass.

3 APPLICANT'S CASE

A Design and Access Statement has been submitted with the application. The conclusion has been summarised as:

- The principle of development has been secured through the extant outline approval. The principle difference with this application is the scale.
- The proposed design addresses the issues raised in the outline approval conditions where applicable, and the comments in the subsequent pre-app response.
- The proposed layout works well on the site and provides 7 new dwellings that will provide good living conditions without impacting adversely on neighbours or the local environment generally. The Highways Authority have been consulted and they are happy with the proposal.
- As is widely accepted, Witney is in need of new housing provision and this proposal will contribute towards satisfying that need with assistance available to buyers under the Government's Help to Buy scheme.

4 PLANNING POLICIES

BE2 General Development Standards

BE3 Provision for Movement and Parking

H7 Service centres

H2 General residential development standards

OS1NEW Presumption in favour of sustainable development

OS2NEW Locating development in the right places

OS4NEW High quality design

T1NEW Sustainable transport

T4NEW Parking provision

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1 The application refers to a mature site within Witney where new housing developments are permitted. The proposal is for 7 new dwellings and associated parking and access.

Background Information

- 5.2 The application site has had consents granted for new development on the site. An application was submitted in 2014 for the renewal of the original consent. This was for 4 new dwellings, car parking and access but saw the retention of the existing house on the site. The reference number is 14/0047/OP.

- 5.3 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

- 5.4 Officers consider that the principle of development is acceptable, given the previous consents. However officers have concerns about various elements of the proposal in terms of the number of dwellings proposed, residential amenities, design issues, the general layout and positioning of the parking.

Siting, Design and Form

- 5.5 The proposal is to demolish the existing property and for it to be replaced with a terrace block of three properties, a single dwelling which sits adjacent to No 90 Hailey Road, and for another terraced block of three properties to the rear. The frontage of the site would be dominated by car parking to serve the front block of three dwellings, with parking to the front of the terrace to the rear. Together with the front boundary wall being reduced in height with the clearance of existing vegetation, albeit with one Ash Tree remaining, officers consider that the view into the site does not reflect the general pattern of development in this immediate vicinity and will have a more urban visual appearance than the previously permitted outline scheme.
- 5.6 The terraced blocks are of similar designs to each other, with dormers to the front and roof lights to the rear slope, creating 3 bedroom properties. There are no particular concerns to the actual design. However officers have concerns with the scale of the new terraced block to the rear which will appear overly dominant when viewing the site as a whole.
- 5.7 Due to the increase in number of dwellings and the number of bedrooms being created, parking is considered by officers to be overly dominant within the layout of the scheme. The previous outline scheme had 3 parking spaces to the front, with the remaining parking located to the rear of the site. This scheme proposes 6 parking spaces to the front, with parking in front of the rear terrace. Officers consider that by having the site dominated by car parking, it leaves little landscaping opportunities to improve the overall appearance of the scheme.

Highway

- 5.8 After receiving the initial objection from OCC Highways, the applicants agents have given further information. OCC Highways now have no objection subject to conditions.

Residential Amenities

- 5.9 Plot 4 is of an unusual design, but will be largely screened from the streetscene. It has been designed to have less of an impact to the residential amenities of No 90 Hailey Road. Officers can confirm that the window which the representation received relates to will be obscurely glazed.
- 5.10 However, there is concern from officers in terms of the distance between the side of the property and the rear wall of Plot 1, in that it is below the usual separation distance which is used to prevent an over bearing impact to the residential amenities of Plot 1.
- 5.11 Officers do not consider that other existing properties surrounding the site will be adversely affected in terms of loss of privacy or light.

Conclusion

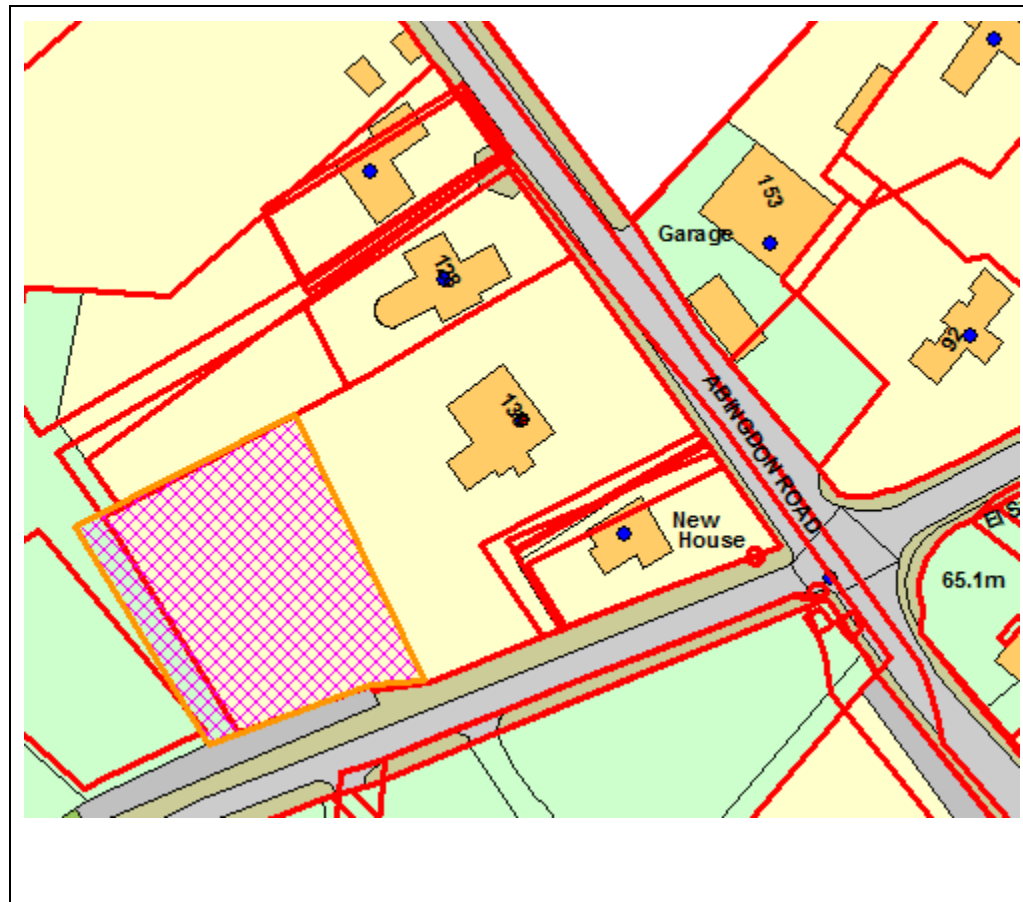
- 5.12 Officers consider that further development is acceptable in this location. However as submitted, the scheme is considered to have an urbanising impact to the visual character and context of the streetscene, due to the site and parking layout, and to harm neighbouring amenity. As such officers cannot support the current proposal.

6 REASONS FOR REFUSAL

- I By reason of the general layout and extent of on-site parking to serve the new development, the proposed development would result in an overly dominant and urban feature within the general visual appearance of the streetscene and as an overdevelopment harmful to the amenity of the neighbouring property. The proposal is contrary to Policies BE2 and H2 of the West Oxfordshire Local Plan 2011, Policies OS2 and OS4 of the Emerging West Oxfordshire Local Plan, Chapter 11 New Development & Context of the adopted West Oxfordshire Design Guide 2016, and relevant paragraphs of the NPPF and design guide.

Application Number	16/00783/OUT
Site Address	138 Abingdon Road Standlake Witney Oxfordshire OX29 7RN
Date	11th May 2016
Officer	Sarah De La Coze
Officer Recommendations	Approve
Parish	Standlake
Grid Reference	439242 E 202793 N
Committee Date	23rd May 2016

Location Map



Application Details:

Outline application for two houses with access off Shifford Lane.

Applicant Details:

Mr & Mrs Geoff and Vicky Ling
Land to the rear of 138
Abingdon Road
Standlake
Oxfordshire
OX29 7RN

I CONSULTATIONS

- I.1 Parish Council Standlake PC objects to this application for the following reasons:
1. The proposal constitutes back building behind the natural building line of the Abingdon Road.
 2. It would create a precedent for other construction behind the properties on the Abingdon Road.
 3. Access to the proposed dwellings off the narrow Shifford Lane is inadequate, especially in regard to the traffic already accessing the Mulberry Bush School.
 4. This would, again, place more strain on an already inadequate sewer system.
- I.2 Thames Water No objection.
- I.3 WODC Env Health - Lowlands No objection subject to condition.
- I.4 OCC Highways Shifford Lane is narrow and lacks separate footways. However, at the junction with Abingdon Rd and at the proposed access the carriageway is wide enough for two vehicles to pass.
- Visibility at the Shifford Lane/Abingdon Rd junction complies with standards.
- The proposal, if permitted, will not have a significant detrimental effect (in terms of highway safety and convenience) on the local road network.
- No objection subject to
- G36 parking as plan
 - G11 access specification
 - G31 drive etc specification
 - G47 SUDS sustainable surface water drainage details
- I.5 WODC Drainage Engineers No objection subject to conditions.

2 REPRESENTATIONS

- 2.1 No letters of representation have been received.

3 APPLICANT'S CASE

3.1 The application was submitted with a planning statement which can be viewed on line alongside the rest of the application. The conclusion states:

- This application seeks outline permission for the erection of two detached family dwellings within the village of Standlake.
- The proposal is fully compliant with the NPPF's key theme to create sustainable development in sustainable locations, especially where there is a clear need for such development, in this case housing.
- As is evident from the initial findings from the Inspector at the Council's Local Plan Inquiry - the Local Authority are currently in the process of reviewing, and increasing, their annual housing delivery targets. This increase will have the inevitable knock on effect of meaning that the Council cannot currently demonstrate a five year housing land supply.
- Paragraph 14 of the NPPF makes it clear that where policies are out of date, planning permission should be granted unless there would be any adverse impacts of development that would significantly and demonstrably outweigh the benefits (our emphasis). In this instance there will be no significant environmental nor visual impacts and therefore should be a presumption in favour of development.
- Planning Statement
- In terms of the relevant planning policy framework the scheme also accords with the general guidance found within the NPPF, in that it proposes a sustainable redevelopment of an existing site within the settlement boundary. Housing development on this site will help maintain the services and facilities within Standlake.
- The layout and design of the dwellings will be influenced by the overall scale and character of the surrounding development, with the overall design and materials being influenced by the guidance found within the West Oxfordshire Design Guide.
- As discussed above, the planning application which is the subject of this statement is considered to accord with the relevant policy framework in the West Oxfordshire Local Plan 2011 and the Design Guide and the existing and emerging national planning policy. The provision of 2 additional dwellings within a settlement such as Standlake will create a sustainable form of development which can help support the local services and facilities.

4 PLANNING POLICIES

BE2 General Development Standards

BE3 Provision for Movement and Parking

H6 Medium-sized villages

OS4NEW High quality design

H2NEW Delivery of new homes

OS2NEW Locating development in the right places

NE6 Retention of Trees, Woodlands and Hedgerows

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

5.1 The application seeks outline planning permission for the erection of 2 dwellings (principle and means of access only).

5.2 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

5.3 The application site is located within the village of Standlake. The local plan categorises Standlake as a medium sized village where new dwellings are permitted if they constitute infilling or rounding off. Policy H2 of the emerging local plan follows a less prescriptive definition and requires new development to be proportionate, form a logical complement to the existing scale, pattern and character of the area. Officers therefore consider that given the sites location within Standlake, two new dwellings on site are likely to be acceptable in principle.

Highway

5.4 The site is proposed to be accessed via Shifford Lane which serves the Mulberry School as well as a few other properties located further down the lane. Oxfordshire County Council has been consulted on the application and raises no objection on highway grounds subject to conditions. No trees are proposed to be removed to form the access and the general location of the access is considered to be in keeping with the adjacent existing access.

Siting

5.5 The application site is located to the rear of the main road which runs through Standlake. The site currently forms part of the private garden space for no. 138 Abingdon Road. The area currently benefits from a leafy and open character which is enhanced by the existing tree lined lane and the wider views in to the fields beyond. The Mulberry Bush School and the existing dwellings located in Shifford Lane are considered to urbanise this area of Shifford Lane. The principle of new dwellings is therefore considered against the semi-rural character given the development present in the vicinity.

5.6 The paddock and fields beyond form a natural boundary between the built up limits and the countryside. The garden area and open space beyond feature two different characters given their respective uses. The development of the garden land is therefore considered against the more built up form of the village and officers consider that the development of the garden land would not have an unacceptable impact on the character and appearance of the site. Furthermore the application site is viewed against the existing houses located down this area of Abingdon Road as well as the School. The general position of the application site is therefore considered to be in keeping with the pattern of development in this area of the lane.

5.7 The application is in outline only but indicative plans have been provided showing the general arrangement and form of two dwellings on the site. Officers have concerns with the layout provided especially the scale of the dwellings and inclusion of garages to the front. Officers also have concerns regarding the space available for two detached dwellings on the plot. Notwithstanding this, it is considered that the plot may be able to accommodate either one

dwelling, two dwellings albeit much smaller, or a semi-detached arrangement. Officers are therefore of the opinion that the development as shown on the indicative plans would not be acceptable and officers would expect a reduced scheme to be submitted at reserved matter stage.

Residential Amenities

- 5.8 The indicative plans show that the site is capable of accommodating two new dwellings without adversely impacting on neighbouring amenity given the separation distances between the properties. Notwithstanding this, the true extent of the impact would have to be considered at reserved matters stage.

Conclusion

- 5.9 Given the above your officers are of the opinion that the proposed development is acceptable subject to conditions and is in accordance with Policies BE2, BE3, H6, NE6 and H2 of the Adopted West Oxfordshire Local Plan 2011 and policies OS2, H2, OS4 and T4 of the Emerging Local Plan 2016.

6 CONDITIONS

- 1 (a) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission;
and
(b) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
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 Details of the layout, appearance, scale, landscaping and scale shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.
REASON: The application is not accompanied by such details.
- 3 The car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed before occupation of the development and thereafter retained and used for no other purpose.
REASON: To ensure that adequate car parking facilities are provided in the interests of road safety.
- 4 The means of access between the land and the highway shall be constructed, laid out, surfaced, lit and drained in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority and all ancillary works therein specified shall be undertaken in accordance with the said specification before first occupation of the dwellings hereby approved.
REASON: To ensure a safe and adequate access.

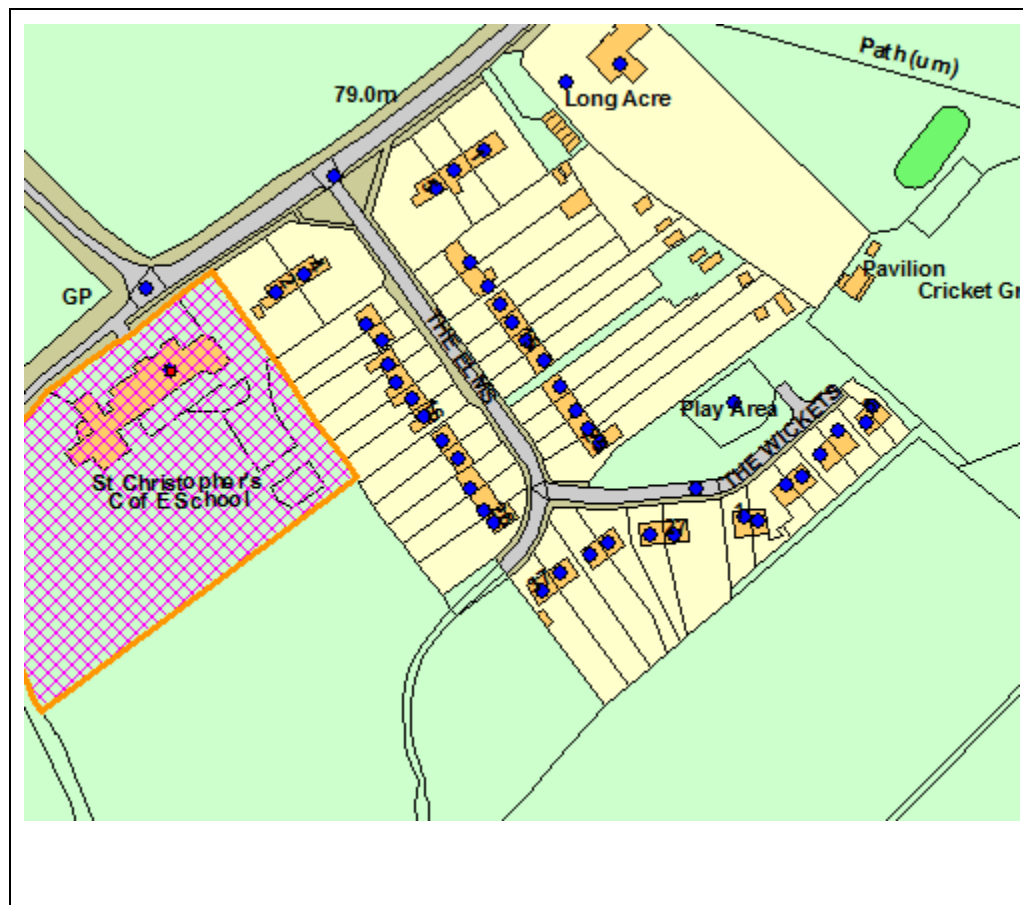
- 5 No dwelling shall be occupied until the vehicular accesses, driveways, car and cycle parking spaces, turning areas and parking courts that serve that dwelling has been constructed, laid out, surfaced, lit and drained in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of road safety.
- 6 That, prior to the commencement of development, a full surface water drainage plan shall be submitted to and approved in writing by the Local Planning Authority. The plan 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 design. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved. Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100 year + 30% CC event has been submitted to and approved in writing by the Local Planning Authority.
REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The West Oxfordshire Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Policy Statement 25 Technical Guidance).

NOTES TO APPLICANT

- 1 The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with:
- Flood and Water Management Act 2010 (Part 1 - Clause 27 (1))
- CIRIA C753 SUDS Manual.
- The forthcoming local flood risk management strategy to be published by Oxfordshire County Council sometime after March 2015. As per the Flood and Water Management Act 2010 (Part 1 - Clause 9 (1))
- 2 You are advised that the arrangement shown on the indicative plans is likely to be unacceptable and an alternative layout/design which would have to be reduced in scale would need to be submitted at reserved matters stage.

Application Number	I6/00868/FUL
Site Address	St Christopher's Church of England School Lechlade Road Langford Lechlade Oxfordshire GL7 3LA
Date	11th May 2016
Officer	Cheryl Morley
Officer Recommendations	Approve
Parish	Langford
Grid Reference	424389 E 202506 N
Committee Date	23rd May 2016

Location Map



Application Details:

Construction of 2-bay modular classroom with associated works.

Applicant Details:

Mr Shaw Goodwin
St Christopher's Church of England School
Lechlade Road
Langford
Glos
GL7 3LA

I CONSULTATIONS**I.1 Parish Council**

The Parish Council fully appreciates the educational advantages of an additional classroom at the school as, over time, it will allow a reduction in mixed age classes which will bring educational benefit to children and be welcomed by parents. However, we would like to make comments in relation to both the principle of the additional classroom and the details of this application.

Parking issues:

As a Parish Council we are duty bound to highlight that the most serious issue facing residents local to the school are problems with parking at the start and end of the school day. Some residents have already commented on this in response to the application. While there would not be an immediate increase in pupil numbers (and thus the number of cars dropping off and picking up) in the longer term there would be, further exacerbating the problem for local residents. The Parish Council, while accepting that there are unlikely to be easy answers to this problem, believes that a traffic management plan needs to be submitted alongside this application to show how the parking situation can be better managed now and in the future.

New building materials:

We question whether plastisol coated steel is the most appropriate material for the additional classroom. Langford is a conservation village, and although the school site lies outside the conservation area proper, we suggest that a timber clad building might blend better, and match the existing use of timber in the decking canopy and log cabin in the planned vicinity of the additional classroom. There is a huge range of temporary classroom designs, many of which would have a less jarring visual impact. This temporary classroom may be there for a considerable time and so it is important to use materials which will blend best with the rural environment of the school.

I.2 OCC Highways

The proposal, if permitted, will not have a significant detrimental effect (in terms of highway safety and convenience) on the local road network.

2 REPRESENTATIONS

2.1 Five letters of representation have been received and are summarised below:

Miss Kimberley Reynolds - 10 The Elms, Langford, Glos

- Issues of with parking of parents dropping off and collecting their children;
- Highway safety.

Mrs Sarah Reynolds - 10 The Elms, Langford

- The proposed extra classroom would be beneficial in keeping class years separate, it would also mean an eventual increase in class sizes. This in turn will lead to more traffic congestion;
- Parking issues;
- Highway safety.

Mr Robert Hobbs - 14 The Elms, Langford, Lechlade, Glos

- Extra traffic;
- Increased congestion;
- Large vehicles struggling to get through the existing highway.

Mr Roger Bennett - 24 The Elms, Langford, Lechlade

- Parking issues;
- Large vehicles struggling to get through the existing highway.

Mr Ian Morris - 16 The Elms, Langford

- Impacts to traffic and Parking;
- Highway safety;
- Increasing the amount of pupils will create further parking and highway issue.

3 APPLICANT'S CASE

Background

3.1 Langford C of E Primary School is a medium size primary school located in a residential area to the west of the village of Langford, a small village located a few miles from the town of Lechlade on the Oxfordshire/Gloucestershire border.

3.2 From September 2016 the school has agreed to accept additional children. However, the school is short of classroom teaching space and there are no other usable space's within the existing building which are sufficiently large enough to accommodate another full class.

3.3 It is hoped that in the future, funding may become available to build a permanent extension to the school if numbers remain high. On completion of any new build, the proposed temporary classroom would then be removed from site.

The Proposal

- 3.4 It is proposed to install a temporary single storey classroom building with associated external works to enable level access for all. This location has been carefully chosen as it is the only discreet, accessible area of the school grounds suitable for the installation of a temporary classroom with crane access (four separate lifts will be required in order to locate the new building). The proposed location of the temporary classroom would not take up any of the playing field, which is currently being used for play time and sports etc. It would also be screened by the main school, so would not pose a problem for neighbours as the nearest dwelling is located over 100m away from the proposed building on the other side of the school field.
- 3.5 The site is bordered by a substantial native hedge to the north which provides screening from the Lechlade Road and fields beyond. The main school buildings are located to the east, with agricultural fields located to the south and west, both of these boundaries are also enclosed by native hedging. The ground will need to be levelled prior to installation with the original play mound re-shaped and re-seeded on completion of the works.
- 3.6 It is important to note that the new building has been positioned to avoid the existing trees on site. Foundation pads will be installed which are formed used 60cm cubes of concrete in order to keep excavations to a minimum and not damage tree roots. No work is envisaged to existing trees on site in order to allow installation to take place.

4 PLANNING POLICIES

BE2 General Development Standards
BE3 Provision for Movement and Parking
TLCI New Tourism, Leisure and Community Facilities
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1 The application relates to an existing medium sized primary school located along Lechlade Road in Langford. The application seeks consent for the construction of a new temporary 2-bay modular classroom with associated works and the relocation of the school gates to increase the parking area for the school. The site is not located within any areas of designated control and is not within the Langford Conservation Area.

Background Information

- 5.2 From September 2016 the school has agreed to accept additional children. However, the school has restricted classroom space of which there is no other usable space's within the existing building to accommodate the changes.
- 5.3 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

The impact to neighbouring amenity;
Highway safety;
The surrounding street scene;

Principle

- 5.4 The building will contain a single classroom, store room, two toilets and a cloakroom. Access will be via the existing decking paths (with modifications), with an escape door leading directly onto the school field.
- 5.5 In terms of the principle of the development officers consider that the addition of a temporary classroom to accommodate the increase of pupils as of September 2016 is considered to be acceptable and justified in terms of the additional floor space required for the school expanding.
- 5.6 The proposed classroom is to be a temporary unit of which officers propose a condition to be attached to the decision that enforces the unit must be removed after 5 years in order to monitor the temporary element of the application.

Siting, Design and Form

- 5.7 The temporary classroom and associated works are to be located to the side of the existing school building which means the proposed development would be sufficiently screened by the existing school buildings and boundary treatments and is therefore considered not to cause a detrimental impact to the surrounding street scene.
- 5.8 The Parish Council also have raised concerns in terms of the proposed materials. Officers consider that due to the structure being temporary and well screened from the streetscene, and not within the Conservation Area, the proposed materials are acceptable.
- 5.9 In terms of design and form the classroom would reflect the style of a normal temporary classroom structure, which there are numerous examples of similar classroom buildings throughout the district.

Highway

- 5.10 Concerns have been raised by both the public and the Parish Council in terms of the existing parking issues along the street the school is located along, and in particular the increased impacts to highway safety and congestion of the street that the proposed development would cause.
- 5.11 In terms of parking provision the proposed development will provide an additional 4 parking spaces within the school grounds.
- 5.12 As part of the application process the local highways authority were consulted on the application and have provided the following comments:
- The proposal, if permitted, will not have a significant detrimental effect (in terms of highway safety and convenience) on the local road network.

- Given the above it is therefore considered that no further detrimental impacts to highway safety would be caused that could warrant the refusal of the application.

Residential Amenities

- 5.13 In terms of neighbouring amenity the proposed temporary structure is not located in close proximity to any neighbouring properties to cause any undue adverse effects in regards to the loss of light or loss of privacy.

Conclusion

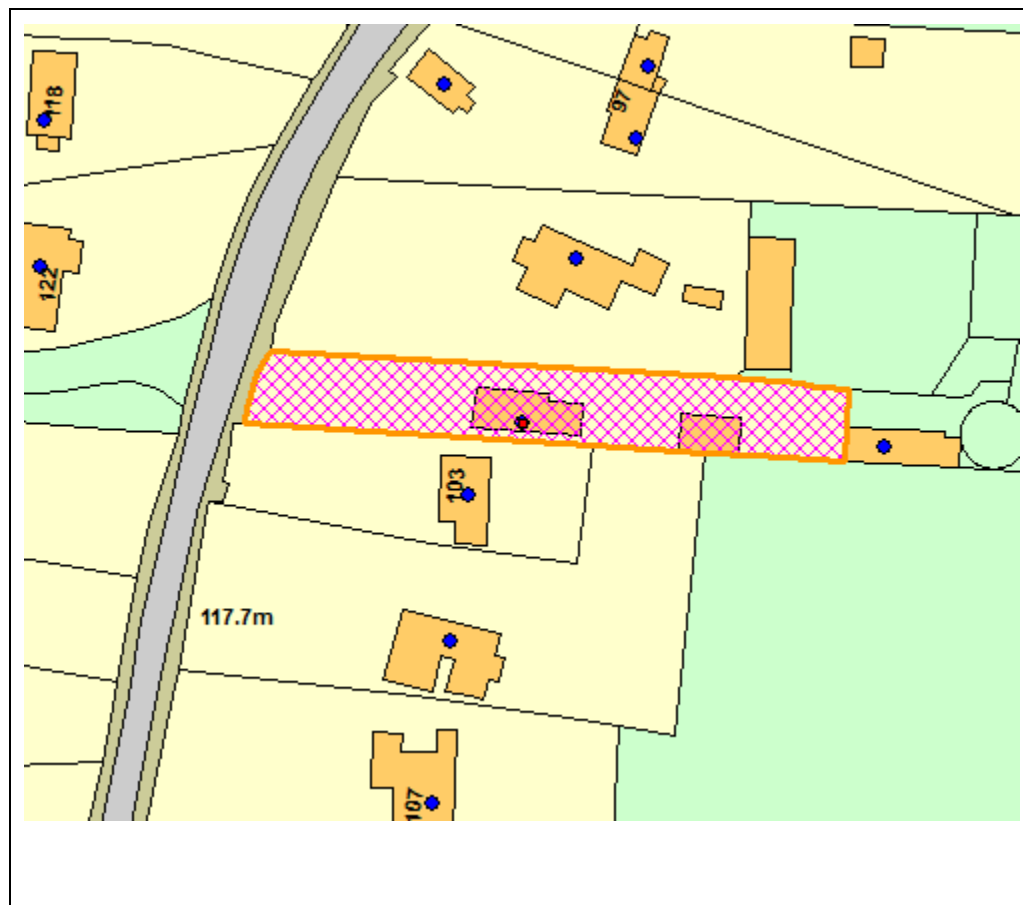
- 5.14 Taking into account all matters raised including the case made for the development by the applicant and the representations received to date, for all of the above reasons your officers recommend the approval of this application.

6 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 The development shall be constructed with the materials specified in the application.
REASON: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted.
- 4 The classroom building hereby permitted shall be removed and the land restored to its former condition after 5 years from the date the building was occupied.
REASON: The use is only justified by the special and temporary need for the development.

Application Number	16/00903/FUL
Site Address	Kingsacre 101 Brize Norton Road Minster Lovell Witney Oxfordshire OX29 0SQ
Date	11th May 2016
Officer	Sarah De La Coze
Officer Recommendations	Approve
Parish	Minster Lovell
Grid Reference	431238 E 210045 N
Committee Date	23rd May 2016

Location Map



Application Details:

New pitched roof and porch extension to existing holiday let.

Applicant Details:

Mr Stuart Haines
Kingsacre, 101
Brize Norton Road
Minster Lovell
Oxfordshire
OX29 0SQ

I CONSULTATIONS

- 1.1 Parish Council
- Minster Lovell Parish Council strongly objects to this application as it is considered to be 'backland development.' Whilst the Council consider that the proposed alterations would improve the appearance of the building, it would not wish to promote development of this nature. If the application is permitted, the holiday let building could potentially become separated from the host dwelling in the future and be sold as a residential property using a shared driveway.

The application is therefore considered contrary to the following West Oxfordshire District Local Plan 2011, draft Local Plan policies and National Planning Policy Framework:-
BE2 a), d) - General development standards
H2 a) f) - General residential development standards
OS2 - Locating development in the right places
H6 - Existing housing

2 REPRESENTATIONS

- 2.1 No letters of representation have been received.

3 APPLICANT'S CASE

- 3.1 The application was submitted with a design and access statement which can be viewed online alongside the rest of the application. As part of the statement it states:
- Mrs Haines has recently given up full time work and now will have the time and energy to concentrate on running the Holiday Let to its full potential, this will replace her income and support Mr Haines as his 'health' and ability to continue in full time work becomes more of an issue.
 - We believe there is a 'need' for short term 'holiday let' units in the Witney Area. West Oxfordshire Tourism & Leisure have confirmed this verbally and also stated that there is a real shortage of Bed & Breakfast and short term let in the Town and surrounding villages. Essentially it seems for the use of family and friends when visiting relatives based in the area, particularly at the base at RAF Brize Norton.
 - We would should the proposal be accepted, intend to advertise this locally; in small directory publications; with the Tourism Office in Witney and also on a relevant website suitable for this business.

4 PLANNING POLICIES

BE2 General Development Standards

BE3 Provision for Movement and Parking

T4NEW Parking provision

OS4NEW High quality design

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

5.1 The application seeks permission for the erection of a pitched roof and front porch to an existing holiday let.

5.2 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

5.3 The building is located to the rear of the main residential property on the site. In 2008 the building was given planning permission to be used as a holiday let. The principle of the building being used as a holiday has therefore been established.

Siting, Design and Form

5.4 The building will be set back from the main road and due to its position behind the main house the holiday let is not highly visible from public views. The pitched roof will enable a first floor to be added to the property. Officers consider that the roof extension would create a visually appropriate relationship with the main building and would improve the buildings appearance within the site. The porch is also considered to be of an appropriate scale and is considered to be in keeping with the form of the building. The extensions are considered to be appropriate for the site and are considered not to have an adverse impact on the site or the wider area.

Residential Amenities

5.5 The pitched roof will increase the height of the building at the boundary. Officers are of the opinion that given the generous plots and the distance from the neighbouring properties, the extension would not be considered overbearing or impact the outlook or light available to neighbouring properties.

5.6 The proposals include the addition of two gable windows at first floor level. The East elevation will include a Juliet balcony, officers are of the opinion that whilst the level of overlooking will be increased it is considered that given the open nature of the gardens and the use of the building as a holiday let, the level of overlooking would not be considered unacceptable. The West elevation will also feature a window at first floor level which is proposed to be obscurely glazed. No objections from neighbouring properties have been received.

Highways

5.7 The holiday let will continue to provide one bedroom and the parking arrangement is not proposed to change.

Conclusion

- 5.8 Given the above your officers are of the opinion that the proposed development is acceptable subject to conditions and is in accordance with Policies BE2 and BE3 of the Adopted West Oxfordshire Local Plan 2011 and policies OS4 and T4 of the Emerging Local Plan 2016.

6 CONDITIONS

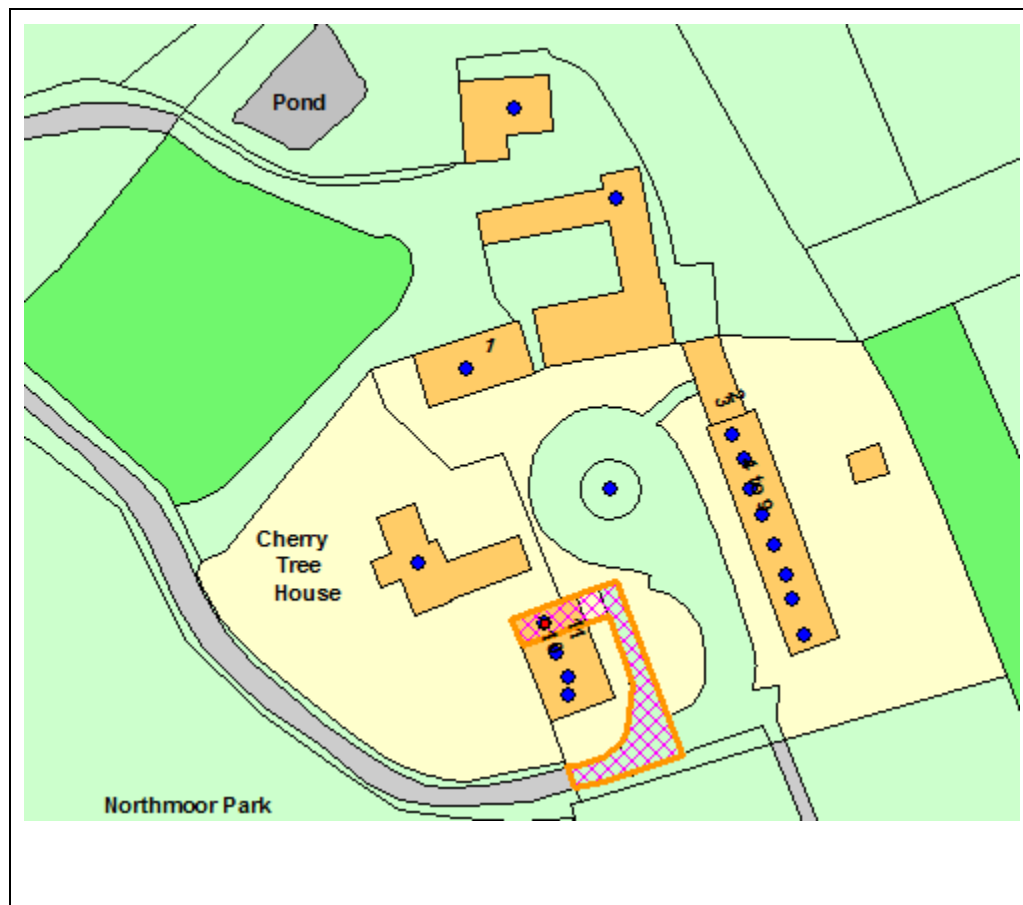
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the requirements of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
- 2 That the development be carried out in accordance with the approved plans listed below.
REASON: For the avoidance of doubt as to what is permitted.
- 3 The development shall be constructed with the materials specified in the application.
REASON: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted.

NOTES TO APPLICANT

Please note that the planning conditions attached to planning approval 08/1297/P/S73 still apply.

Application Number	16/00999/FUL
Site Address	Unit 13 Northmoor Park Church Road Northmoor Witney Oxfordshire OX29 5SX
Date	11th May 2016
Officer	Sarah De La Coze
Officer Recommendations	Approve
Parish	Northmoor
Grid Reference	442081 E 202710 N
Committee Date	23rd May 2016

Location Map



Application Details:

Demolition of a small industrial unit and replace with a single detached dwelling.

Applicant Details:

Mr M Parker
8 School Close
Longworth
Oxfordshire
OX13 5EU

I CONSULTATIONS

I.1 Parish Council

The Council, meeting as the Planning Committee of Northmoor Parish Council has considered this Application against Northmoor's Planning Policy Guidance, originally established in 2014 by this Council, to enable all planning applications for new dwellings to be judged in an impartial way. This is especially important in Northmoor, being a small village where in the previous Local Plan and the Plan currently being considered by the District Council new dwellings are usually only approved in exceptional circumstances.

The guidelines recommend that any proposal should:-

- Be on a brown field site, ideally by a local family rather than a developer.
- Be a modification of an existing building on the same footprint.
- Have no or minimal impact on flood risk.
- Provide two off-road parking places.
- Demonstrate need with good quality data.
- Provide adequate infrastructure such as sewers
- Take account of local sensitivities.

The Committee believes this Application meets few of these guidelines.

Yes, it is on a brown field site, a small business park that was becoming unviable, but the applicant is not local or looking to live in the new dwelling. Yes it will have minimal impact on flood risk, and this single unit with no facilities other than perhaps electricity has a need if it was wanted for any use other than storage. But the new building will not be a modification of the existing, cannot provide parking for two vehicles off-road, importantly would not be part of the larger development of this site that will provide sewage disposal via a system not connected to the main public sewer, and has made no effort to engage with the Council to consider local sensitivities.

Northmoor Parish Council does not consider this to be an exceptional case for a new dwelling.

For the reasons given this Council cannot support this Application and recommends refusal.

I.2 Thames Water

No objection.

I.3 Environment Agency

No Comment Received.

1.4	WODC Rural Development	No Comment Received.
1.5	WODC Architect	No Comment Received.
1.6	OCC Highways	The proposal, if permitted, will not have a significant detrimental effect (in terms of highway safety and convenience) on the local road network. No objection.
1.7	WODC Drainage Engineers	No objection subject to conditions.
1.8	WODC Env Health - Lowlands	No Comment Received.
1.9	WODC Env Consultation Sites	No Comment Received.

2 REPRESENTATIONS

2.1 Two letters of objection have been received. The objections raise the following issues:

- The building does not follow the same theme as the other proposed properties.
- The issues of sewage have not been addressed.
- The proposal does not conform to the Northmoor Parish Council Planning Guidance.
- Insufficient parking.
- Site is located within a flood zone.
- Application has no provision for work therefore there will be a net loss of employment space contrary to policy.
- Application form filled out incorrectly.
- Building has no water.
- Object to the design.
- Rooflight will overlook Cherry Tree House.
- Property has no amenity space.

3 APPLICANT'S CASE

3.1 The application was submitted with a design and access statement which can be viewed on line alongside the rest of the application, the conclusion states:

- The principle of the replacement of a small industrial unit in this location with a dwelling has been agreed in the determination by Planning Committee of application ref 15/03165.
- The benefits of replacing the last remaining industrial unit on the site with a dwelling far outweigh the disadvantages of it remaining in terms of its potential impact on the proposed new dwellings.

- The proposed dwelling provides a very comfortable, relatively low cost unit of accommodation in a village where properties of this type are rare. It therefore gives the opportunity for an individual or couple to remain in the area where they might otherwise not be able to.
- Bearing in mind the above it is argued that the proposal is worthy of Local Authority support and subsequent approval.

4 PLANNING POLICIES

BE2 General Development Standards
 BE3 Provision for Movement and Parking
 H2 General residential development standards
 E6 Change of Use of Existing Employment Sites
 H2NEW Delivery of new homes
 T4NEW Parking provision
 OS2NEW Locating development in the right places
 OS4NEW High quality design
 E1NEW Land for employment
 NE13 Biodiversity Conservation
 EH2NEW Biodiversity

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1 The application seeks planning permission for the redevelopment of an existing light industrial unit to a dwelling. The site is located within Northmoor conservation area.

Background Information

- 5.2 The site is located within a larger industrial site which has recently gained planning permission for the erection of 5 dwellings on the site.
- 5.3 15/03165/FUL - Demolition of industrial units and the erection of 5 self-build live/work units and a sewage treatment plant - APPROVED
- 5.4 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

- 5.5 The application relates to an existing industrial unit. Policy E6 of the adopted local plan relates to the change of use of employment sites to non-employment uses. The policy states that the change of use will not be allowed unless the site is not capable of employment use, that the site is unsuitable on environmental/highway etc grounds or substantial planning benefits would be secured by allowing alternative use. The planning application provides no information with regard to satisfying policy E6.

- 5.6 Given the above, with regard to the principle of developing the site for a non-employment use, consideration has to be given to the recent planning approval granted on the site for its wider redevelopment.
- 5.7 Officers raised strong objection to the redevelopment of the wider site as it was considered that the loss of the employment site would reduce the already limited employment opportunities in the village. Furthermore Northmoor is a settlement which comprises very few amenities and therefore would not be considered an appropriate location for further housing. These reasons were considered by officers to outweigh any benefit to introducing residential development on the site. Notwithstanding officers concerns with the loss of the wider employment site, the application was approved at committee and the principle of residential development on the site has been established in principle. Therefore substantial weight is given to the approval of residential development on the wider scheme.
- 5.8 Officers consider that given that this application relates to the last remaining unit on site which is modest in size, the contribution the one unit makes as a single employment unit is minimal when compared to the larger site and therefore its loss, on balance is considered to be acceptable.

Siting, Design and Form

- 5.9 The dwelling will be located alongside another unit which has planning permission to be a garage as well as the boundary the building shares with Cherry Tree House. The dwelling will be small in scale and will feature a pitched roof with a Juliet balcony to the front. The materials proposed are in keeping with those found in the vicinity. Whilst the design is somewhat simple, the design is not considered to have an unacceptable impact on the site or the wider conservation area.

Highway

- 5.10 Oxfordshire County Council Highways has been consulted on the application and raises no objection.

Residential Amenities

- 5.11 The dwelling will be located in the same position as the unit. Whilst the ridge height will be raised, given the separation distance between the property and proposed plot 1, the dwelling is not considered to be overbearing or impact light available to neighbouring properties.
- 5.12 The internal arrangement of the dwelling and the inclusion of a balcony is considered to create acceptable living conditions for future given that the dwelling will feature only 1 bedroom.
- 5.13 A window is proposed to the rear of the property and a condition will be included requiring it to be obscurely glazed and fixed shut given its position on the boundary and relationship with the neighbouring property. The front windows and balcony will look out over the wider courtyard and therefore is not considered to give rise to unacceptable overlooking. An objection has been received with regard to overlooking from the roof lights. Officers are of the opinion that given their position in the roof, it is unlikely to cause undue overlooking. Given this officers are of the opinion that the development would not have an unacceptable impact on neighbouring amenity

Flooding

- 5.14 The site is located within flood zone 2. Given that the Environment Agency raised no objection to the wider development of the site, it would be unreasonable to refuse the application on flooding grounds therefore conditions will be attached mirroring those of the larger scheme to address the flooding issues

Ecology

- 5.15 The application did not include a bat survey of the building. As part of the wider application it was found that there may be the potential for bats on site and therefore officers consider that a survey should be carried out on the unit. Therefore a condition will be attached requiring an ecological survey to be carried out and any mitigation measures identified and incorporated in to the development.

Conclusion

- 5.15 Given the above, your officers are of the opinion that the proposed development is acceptable subject to conditions and is in accordance with Policies BE2, BE3, H2, NE1 3 and E6 of the Adopted West Oxfordshire Local Plan 2011 and policies H2, OS4, OS2, E1, EH2 and T4 of the Emerging Local Plan 2016.

6 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 The finished floor levels to the dwelling approved by this permission shall be set no lower than 63.71m AOD.
REASON: To seek to raise the floor levels above likely flood levels. NB If in compliance with the above condition it necessitates revisions to the approved elevations then a separate consent may be required
- 4 Prior to any demolition and the commencement of development an ecological survey should be carried out on the building and any mitigation measures identified, included and retained in a mitigation scheme which shall be submitted to and approved in writing by the Local Planning Authority.
REASON: Protected species may be present on site and the failure to seek adequate mitigation could result in undue and harm to protected species.

NB In compliance with the ecological mitigation a separate licence from Natural England may be required.

- 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, first floor windows, dormer windows or garden buildings, other than those expressly authorised by this permission, shall be undertaken/erected on site.
REASON: Control is needed to protect the operational floodplain and Conservation Area.
- 6 Before first occupation of the building/extension hereby permitted the window(s) West elevation shall be fitted with obscure glazing and shall be fixed shut (without any opening mechanism) and shall be retained in that condition thereafter.
REASON: To safeguard privacy in the adjacent property.
- 7 Before above ground building work commences, a schedule of materials (including samples) to be used in the elevations 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.
- 8 Notwithstanding details contained in the application, detailed specifications and drawings of all windows, doors, screens, flues at a scale of not less than 1:20 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.
REASON: To ensure the architectural detailing of the buildings reflects the established character of the area.
- 9 Prior to the commencement of development, the developer must submit details for agreement in writing by the Local Planning Authority of evidence that the dwelling will be able to connect to and receive a superfast broadband service (>24mbs). The connection will be to either an existing service in the vicinity (in which case evidence must be provided from the supplier that the network has sufficient capacity to serve the new premises as well as the means of connection being provided) or a new service (in which case full specification of the network, means of connection, and supplier details must be provided). The development shall only be undertaken in accordance with the said agreed details which shall be in place prior to first use of the development premises and retained in place thereafter.

NB Council will be able to advise developers of known network operators in the area.
REASON: In the interest of improving connectivity in the District.
- 10 That, prior to the commencement of development, 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 design. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved.
REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The West Oxfordshire Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Policy Statement 25 Technical Guidance).

- 11 No development shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment shall consider any contamination on the site, whether or not it originates on the site. Moreover, it must include:
- (i) A 'desk study' report documenting the site history, environmental setting and character, related to an initial conceptual model of potential pollutant linkages;
 - (ii) A site investigation, establishing the ground conditions of the site, a survey of the extent, scale and nature of contamination;
 - (iii) A 'developed conceptual model' of the potential pollutant linkages with an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems.
- REASON: To ensure any contamination of the site is identified and appropriately remediated.
- 12 No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. REASON: To ensure any contamination of the site is identified and appropriately remediated.
- 13 The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority written confirmation that all works were completed in accordance with the agreed details. REASON: To ensure any contamination of the site is identified and appropriately remediated.
- 14 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority and development must be halted on the part of the site affected by the unexpected contamination.

An assessment must be undertaken in accordance with the requirements of condition 11, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of condition 12.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme written confirmation that all works were completed must be submitted to and approved in writing by the Local Planning Authority in accordance with condition 13.

REASON: To ensure any contamination of the site is identified and appropriately remediated.

Relevant Policies: West Oxfordshire Local Planning Policy BE18 and Section 11 of the NPPF.

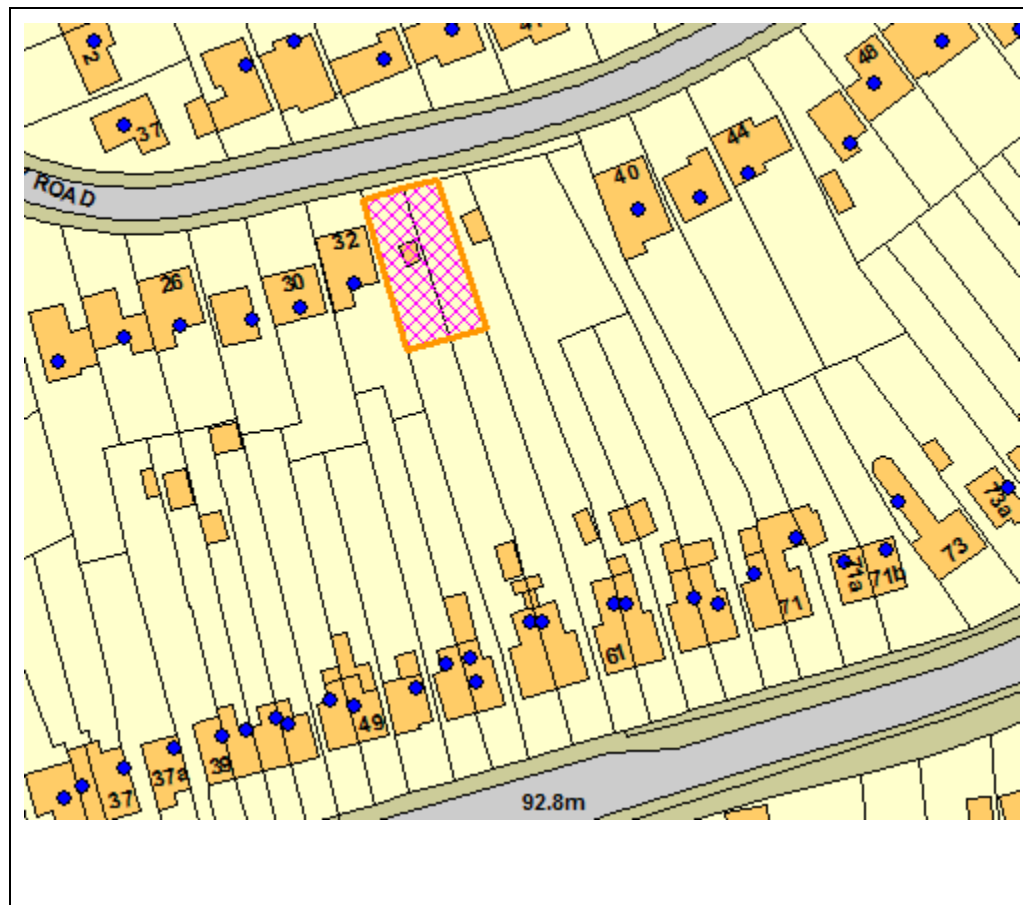
NOTES TO APPLICANT

- 1 The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with:
 - Flood and Water Management Act 2010 (Part 1 - Clause 27 (1))
 - Code for sustainable homes - A step-change in sustainable home building practice
 - Version 2.1 of Oxfordshire County Council's SUDs Design Guide (August 2013)
 - The forthcoming local flood risk management strategy to be published by Oxfordshire County Council sometime after March 2015. As per the Flood and Water Management Act 2010 (Part 1 - Clause 9 (1))
 - CIRIA C753 SuDS Manual 2015

- 2 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Application Number	16/01021/FUL
Site Address	57 Woodstock Road Witney Oxfordshire OX28 1EB
Date	11th May 2016
Officer	Sarah De La Coze
Officer Recommendations	Approve
Parish	Witney
Grid Reference	436504 E 210742 N
Committee Date	23rd May 2016

Location Map



Application Details:

Proposed erection of 2 houses at the rear of 57 & 59 Woodstock Road with access onto Early Road

Applicant Details:

Mr & Mrs A Dryden

C/O Agent

1 CONSULTATIONS

- 1.1 Thames Water No objection.
- 1.2 Town Council No objection.
- 1.3 WODC Drainage Engineers No objection subject to conditions.
- 1.4 OCC Highways The proposal, if permitted, will not have a significant detrimental effect (in terms of highway safety and convenience) on the local road network.
No objection subject to
- G36 parking as plan
- G11 access specification
- This lamp column at the rear of 57 Woodstock Road is No.10 Early Road and is relatively modern (2003) and should be able to be moved quite easily, the developer will obviously need to contact us at some stage if its confirmed that it is ultimately affected.
- 1.5 WODC Architect No Comment Received.

2 REPRESENTATIONS

- 2.1 21 letters of objection have been received and 1 letter of comment. The objections raise the following issues:
- There are no semi-detached houses on Early Road.
 - The development is out of keeping with the existing homes and neighbourhood.
 - The design statement is incorrect.
 - Development does not reflect original design of Pyes.
 - Site is overdeveloped.
 - Houses do not include garages.
 - Scheme does not preserve or enhance the location.
 - Should only be one larger detached unit.
 - A project like this would open up floodgates for other similar types of money making schemes.
 - The proposed development of semi -detached houses is not in line with other properties on Early Road which are all bungalows or detached houses.
 - A detached property would be more appropriate.
 - This planning application sets a dangerous precedent.
 - A pair of semi-detached houses on a small plot in a road of detached properties would be totally inappropriate and with no garages would add to on road parking.
 - No mains foul sewer.

- The applicant is a District council and has completed the form incorrectly.
- Would increase parking pressures.
- Development will appear cramped.
- Development will have an impact on overlooking and lack of privacy.
- Drainage issues in Early Road.
- No mention of the existing street light.
- The application would constitute garden grabbing.

2.2 The letter of comment raising the following issues:

- If planning permission is granted then permission should be allowed on the plots next door.
- There should be no windows facing East.

3 APPLICANT'S CASE

3.1 The application was submitted with a design and access statement which can be viewed on line alongside the rest of the application. With regard to the proposal the statement states:

- The proposal is for the erection of a pair of semi-detached houses. The proposal to build 2 detached houses was considered but was revised in preference for a pair of semi-detached houses as being a better fitting and neighbourly proposal.
- The proposed houses are set back from the road allowing for car parking spaces to be positioned. The front of the porches have been located approximately in line with the front façade of the neighbouring property. And the rear elevation wall approximately in line with the rear wall of the neighbouring house with the exception of the conservatories, but these are single storey and are located either side of the party wall centrally in the site.
- The design of the houses are in keeping with the general style and pattern of houses in Early Road and are not overbearing nor overlook neighbours and sit comfortably on the site. We consider that the proposals do not affect the general amenity or privacy of the neighbouring properties. It is proposed that a Buff coloured brick be used with a darker profiled concrete roof tile, with the parking area laid to permeable brick paving preferably in a darker deep red colour.
- The proposals are shown on the application drawings.
- We consider that the proposal is a suitable design for the site and pays due regard to the neighbours and the amenities of the area.

4 PLANNING POLICIES

BE2 General Development Standards
 BE3 Provision for Movement and Parking
 H2 General residential development standards
 H7 Service centres
 H2NEW Delivery of new homes
 OS2NEW Locating development in the right places
 OS4NEW High quality design

T4NEW Parking provision

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

5.1 The application seeks planning permission for the erection of a pair of semi-detached dwellings to the rear of 57 and 59 Woodstock Road fronting and gaining access from Early Road.

5.2 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

5.3 The application site is located within the Town of Witney which is one of the Districts most sustainable settlements. The principle of new dwellings on the site is therefore considered acceptable subject to compliance with the other relevant planning policies.

Siting, Design and Form

5.4 The majority of the objections received refer to the fact that the dwellings proposed are semi-detached, and therefore would not be in keeping with the pattern of development in the street.

5.5 Early Road comprises mainly detached dwelling with examples of link detached dwellings present. In terms of looking at the pattern of development in the street, the properties comprise a random mix of bungalows and two storey dwellings which benefit from frontages which allow for parking. Some of the properties benefit from being positioned gable on to the road with others being positioned face on. The designs of the dwellings in Early Road also differ depending on the individual house.

5.6 Officers consider that given the individual appearance of the properties there is no defined character to the area. Officers acknowledge that there are no examples of semi-detached dwellings in the vicinity. As the road varies so much in the design of the dwellings, the inclusion of semi-detached dwellings is not considered to upset the rhythm of development in the road or have an adverse impact on the site or wider area, especially because their position on the plot reflects the pattern of development in the street. Furthermore there is no policy requirement for detached dwellings and therefore the scheme cannot be refused solely on this basis.

5.7 The actual design of the properties benefits from front porches a front gable and rear conservatories. The form of the dwellings is considered to be in keeping with the general design of dwellings in the area. A condition will be attached requiring samples of the materials proposed. Officers are of the opinion that the proposed design would not have an adverse impact on the street scene or wider area.

5.8 In terms of scale and position, the inclusion of properties on the site would allow for adequate circulation around the development, as well as allow for adequate private amenity space. The dwellings are therefore considered not to be an overdevelopment of the site.

5.9 In terms of creating a precedent for future application within the area each application is determined on its own merits.

Highway

- 5.10 Oxfordshire County Council Highways has been consulted on the application and raises no objection. The highways team have also been consulted on moving the lamp column which is located to the front of the site and raise no objection to its movement.

Residential Amenities

- 5.11 The application will be located next door to no. 32, with the other side comprising garden land. No. 32 features a ground floor window in the side elevation which appears to be a secondary window, given its size and position. The dwellings will be located broadly in line with the neighbouring property with the rear elevation protruding only slightly past the rear of no. 32. Given its position alongside the no. 32 the dwelling is not considered to unacceptably impact outlook, or light available to no.32 and the position of the dwellings would be in keeping with the pattern of development in the street.
- 5.12 In terms of overlooking of loss of privacy, the relationship between the site and no. 32 would be in keeping the remaining properties on Early Road. The relationship between the properties is considered to be standard of adjacent dwellings in a built up residential area. The dwellings would exceed the minimum back to back distances. The application is therefore considered to not give rise to unacceptable levels of overlooking or loss of privacy.
- 5.13 The dwelling proposes two windows in the side elevations. The first floor window will be conditioned to be obscurely glazed given that it serves a bathroom and the ground floor windows would be screened by a boundary fence. These windows are therefore not considered to give rise to overlooking issues.

Conclusion

- 5.14 Given the above, your officers are of the opinion that the proposed development is acceptable subject to conditions and is in accordance with Policies BE2, BE3, H2 and H7 of the Adopted West Oxfordshire Local Plan 2011 and policies H2, OS4, OS2 and T4 of the Emerging Local Plan 2016.

6 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 roof 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 The car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed before occupation of the development and thereafter retained and used for no other purpose.
REASON: To ensure that adequate car parking facilities are provided in the interests of road safety.
- 5 The means of access between the land and the highway shall be constructed, laid out, surfaced, lit and drained in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority and all ancillary works therein specified shall be undertaken in accordance with the said specification before first occupation of the dwellings hereby approved.
REASON: To ensure a safe and adequate access.
- 6 That, prior to the commencement of development, a full surface water drainage plan shall be submitted to and approved in writing by the Local Planning Authority. The plan 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 design. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved. Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100 year + 30% CC event has been submitted to and approved in writing by the Local Planning Authority.
REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The West Oxfordshire Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Policy Statement 25 Technical Guidance).
- 7 Notwithstanding details contained in the application, detailed specifications and drawings of all external joinery at a scale of not less than 1:20 with sections of each component at min. 1:5 scale shall be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall be carried out in accordance with the approved details.
REASON: To ensure the architectural detailing of the buildings reflects the established character of the area.
- 8 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 extensions, porches, dormer windows, first floor windows and sheds and other outbuildings shall be constructed.
REASON: To safeguard the appearance of the dwellings as well as neighbouring amenity.
- 9 Before first occupation of the building/extension hereby permitted the window(s) in the first floor side elevations shall be fitted with obscure glazing and shall be retained in that condition thereafter.
REASON: To safeguard privacy in the adjacent property.
- 10 No dwelling shall be occupied until a plan indicating the positions, design, materials, type and timing of provision of boundary treatment to be erected has been agreed in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved details and retained thereafter.
REASON: To safeguard the character and appearance of the area.