

# WEST OXFORDSHIRE DISTRICT COUNCIL

## LOWLANDS AREA PLANNING SUB-COMMITTEE

**Date: 20th June 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 application in accordance with the recommendations of the Head of Planning and Strategic Housing. 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](http://www.westoxon.gov.uk/meetings)

**Application  
Number**

**Address**

**Page**

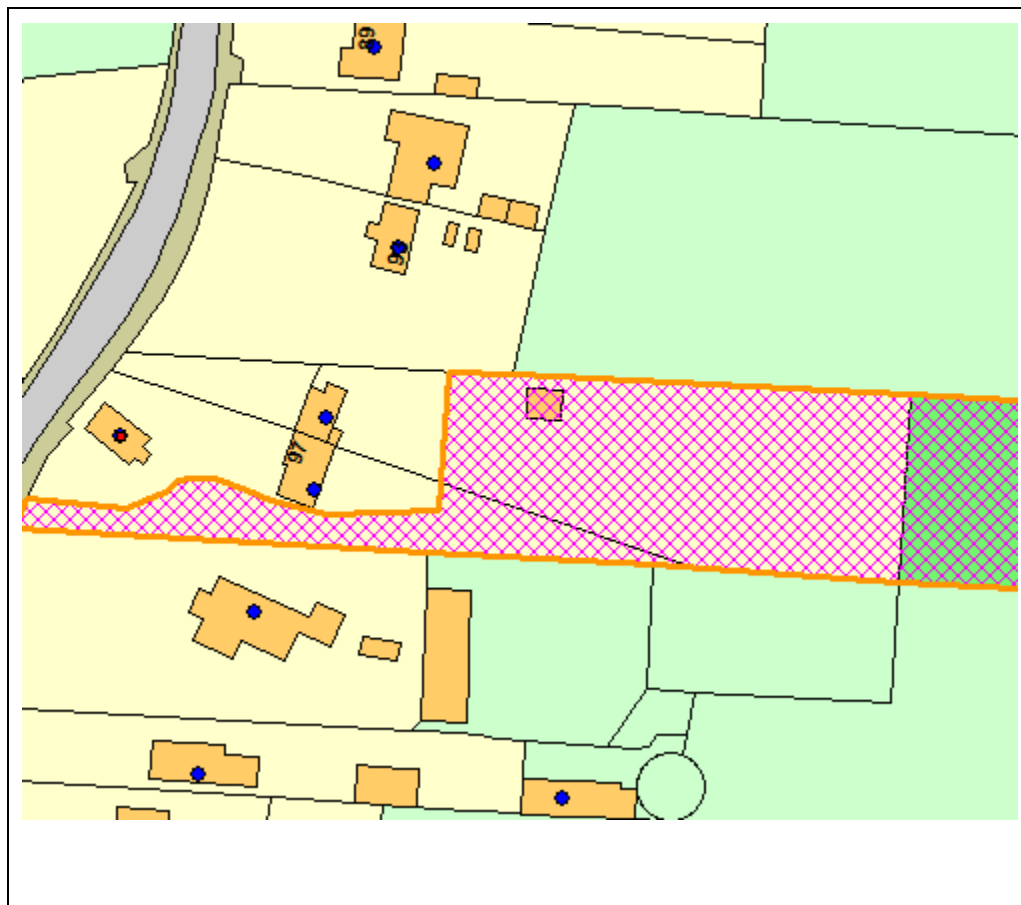
16/01424/FUL

[The Old Chapel, 97A Brize Norton Road,  
Minster Lovell](#)

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Application Number	I6/01424/FUL
Site Address	The Old Chapel 97A Brize Norton Road Minster Lovell Witney OX29 0SG
Date	8th June 2016
Officer	Sarah De La Coze
Officer Recommendations	Approve
Parish	Minster Lovell
Grid Reference	431298 E 210381 N
Committee Date	20th June 2016

**Location Map**



**Application Details:**  
Erection of agricultural storage barn

**Applicant Details:**

Andrew & Stella Preston & Hewitt-Hall  
The Old Chapel  
97A Brize Norton Road  
Minster Lovell  
Witney  
Oxfordshire  
OX29 0SG

**I CONSULTATIONS****I.1. Parish Council**

Minster Lovell Parish Council strongly objects to this application as follows:-

- 1) The proposed structure is positioned too far away from the host dwelling.
- 2) The barn is considered backland development and will erode the character of the area.
- 3) The size and scale of the barn is considered excessive at 13.5m long x 7.6m wide x 3.6m high when considering that it will be for personal use only.
- 4) There is a strong concern that in the fullness of time, the structure will be used for nonagricultural use.

The Council therefore consider the application contrary to NPPF and West Oxfordshire Local Plan 2011, specifically policies:-

OS2 - Locating development in the right places.

E2 - Supporting the rural economy.

EHI - Conserve and enhance the high environmental quality of West Oxfordshire with protection and promotion of its diverse landscape, biodiversity and geological conservation interests, and its local cultural, heritage and environmental assets.

In the event that the application is approved, the Council request that a condition is specified that the structure is solely for agricultural use and remains ancillary to the host dwelling.

**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.

No objection

**I.3. WODC Env Health -  
Lowlands**

No Comment Received.

## **2 REPRESENTATIONS**

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;

USE - The use is horticultural and unchanged.

AMOUNT - The barn is approx. 13.5 metres long, 7.6 metres deep, 3.6 metres to eaves with a shallow roof.

LAYOUT - One space with wide entrance for flexible storage use.

SCALE - Typical for a small all-purpose barn, lower than the height of the nearby tree screen.

LANDSCAPING - The orchard on the land is mature and no additional landscaping is proposed.

APPEARANCE - Traditional simple gable form, wide opening with shallow roof, typical small barn.

JUSTIFICATION - The applicants wish to improve the facilities for storage of all items on the land.

## **4 PLANNING POLICIES**

BE2 General Development Standards

BE3 Provision for Movement and Parking

H2 General residential development standards

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 storage barn to the rear of 97A Brize Norton 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 building is proposed to be erected to the rear of the main dwelling in an area which is currently used for the parking of vehicles and caravans.
- 5.4. The design and access statement refers to the land as a smallholding, more recently as confirmed by the applicant agent the site is used by the family for domestic purposes.

- 5.5. Brize Norton Road benefits from a Charterville pattern of development which comprises a linear frontage with properties benefiting from large rear gardens. The building is proposed to be used ancillary to the main dwelling for the purposes of storage. A number of properties located in Brize Norton Road benefit from ancillary outbuildings which are located to the rear on the main dwellings, officers are therefore of the opinion that the erection of the building would continue to preserve the overall pattern and character of development in the area and would be acceptable in principle.

### **Siting, Design and Form**

- 5.6. The building will be set back from the main road and therefore will not be highly visible from the street scene. The building will have an overall height of 4.7m and will feature an open frontage. The building is considered to feature a large footprint given its position within the garden of a residential property, notwithstanding this, officers are of the opinion that given that it will be used for the storage of caravans, vehicles and other domestic paraphernalia, and taking in to account the size of the plot, on balance the scale is considered acceptable.

### **Residential Amenities**

- 5.7. The building will be located on the boundary the property shares with no. 93. Officers are of the opinion that given the generous plots and the distance from the neighbouring property, the building would not be considered overbearing or impact the outlook or light available to the neighbouring property.

### **Highway**

- 5.8. Oxfordshire County Council have been consulted on the application and raise no objection.

### **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, H2 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.
- 4 The building hereby permitted shall be used as an ancillary storage building to the existing dwelling on the site and shall not be occupied as a separate residential property.  
REASON: Due to its backland position a residential property would be contrary to planning policy.