

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 25th April 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

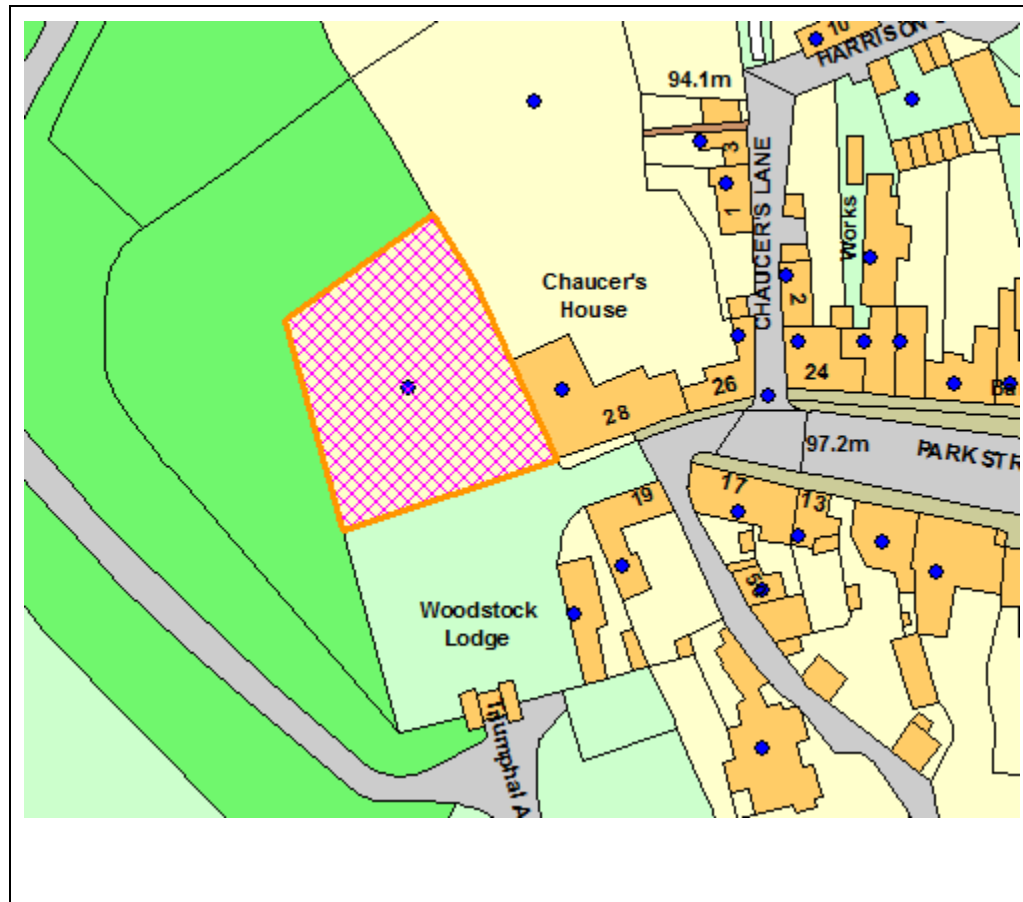
All documents, including forms, plans, consultations and representations on each application, but excluding any document, which in the opinion of the 'proper officer' discloses exempt information as defined in Section 1001 of the Local Government Act 1972.

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

Application Number	Address	
I6/00271/FUL	<u>Woodstock Lodge, Blenheim Park, Woodstock</u>	3
I6/00272/LBC	<u>Woodstock Lodge, Blenheim Park, Woodstock</u>	14
I6/00557/FUL	<u>Land South And East Of Walterbush Road, Walterbush Road, Chipping Norton</u>	17
I6/00647/FUL	<u>Garden House, West Street, Kingham, Chipping Norton</u>	22

Application Number	I6/00271/FUL
Site Address	Woodstock Lodge Blenheim Park Woodstock Oxfordshire OX20 1PP
Date	13th April 2016
Officer	Kim Smith
Officer Recommendations	Approve
Parish	Blenheim
Grid Reference	444278 E 216731 N
Committee Date	25th April 2016

Location Map



Application Details:

Erection of new single storey office building and associated parking.

Applicant Details:

Estate Office
Blenheim Palace
Woodstock
Oxfordshire
OX20 IPP

I CONSULTATIONS

- I.1 Historic England
- Thank you for consulting Historic England on these applications. The proposals for the new Estate Office have been formulated after extensive consultation with both Historic England and West Oxfordshire District Council. The need for increased office accommodation is understood and accepted and we accept that this needs to be at an accessible location near the entrance to the park. We are satisfied that this site is the least intrusive location for the new office of all the possibilities considered. The impact on the Park is considered to be minor, given that it would be well screened by existing trees. The impact on the listed wall is also considered to be low, given that it is proposed to open up an existing blocked opening and the proposed piers would complement the existing ones. We would therefore be content for listed building consent and planning permission to be granted.
- I.2 WODC Architect
- In summary, we feel the location is reasonable in principle - if rather too close to the escarpment edge here (it would have been better set further to the E; however, given that HE had no objections to this, on balance we do not object strongly to the location/ orientation). In design terms, the building is reasonable and well considered; physically low, visually low-key, simply and cleanly detailed. The materials and detailing appear reasonable - though the precise colour/ finish of zinc roofing needs to be confirmed by condition. The gateway access, too, seems reasonable, and my feeling is that the relatively simply detailed piers are appropriate. Overall, unlikely to cause undue harm to the Historic Park/ WHS, and consequently no strong objections.
- RECOMMENDATIONS: Advise consents be granted, but with demolition only where shown (Listed wall); sample of roofing zinc; details (at 1:5 and 1:20) of glazing unit, eaves and verges; sample panel of ashlar stone walling; details at 1:5 and 1:20 of gate piers.
- REASONS: Appears compliant with BE7 and BE11
- I.3 Woodstock Town Council
- No reply at the time of writing
- I.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 parking as plan.

2 REPRESENTATIONS

2.1 No representations received at the time of writing.

3 APPLICANT'S CASE

3.1 In a precised form the applicant's case is as follows:

3.2 Over the last 10 years visitor numbers to the World Heritage Site have grown from under 300,000 visitors a year to over 750,00, in addition the Estates other businesses have also grown significantly, the consequence of this growth has resulted in the existing Estate Office having been outgrown.

3.3 The site and design have been selected following a review of other opportunities with the aim of providing accommodation for both current and future need, whilst minimising negative heritage impact. We believe the solution goes further than this and will put to good use an otherwise redundant space.

3.4 The location was selected only after extensive discussions with Historic England, other locations such as Park Farm, the Pleasure Gardens and the Palace itself were looked at, but discounted due either to lack of space, accessibility issues, vehicle movement issues or heritage impact. Serious consideration was given to extending the existing offices to the south out into the Park but following discussions with Historic England were discounted due to the likely adverse impact on the World Heritage Site.

3.5 In respect of the current Estate Office use it should be noted that this building will remain in office use and maintained in its existing condition, it is a feature of the main entrance to the Palace and as such must be maintained to the highest quality. It is proposed that it will be used for a variety of uses including archive storage, additional overflow office space if required from time to time for events and potentially other Palace functions such as security.

The Site

3.6 The proposed site is located on the western side of Woodstock where the Town abuts the Park.

3.7 The application site is immediately adjacent to the current Estate Office car park. It is separated from the car park by a stone wall, which is attached to the Park Wall. The site comprises overgrown garden land.

3.8 The site is bounded by development to two sides, comprising the Park Wall (to south) and Chaucer House (to east), a Grade II Listed Building. To the west and north is the Listed Park, comprising dense tree covered slopes.

3.9 The site slopes gently, with sharper slopes outside its boundary, within the Listed Park. The proposed development takes into account the surrounding topography, such that there would be occasional glimpses of the proposed office building through trees.

Proposal

- 3.10 The proposed development comprises single storey office accommodation with associated landscaping and car parking.
- 3.11 The site will be accessed from the existing Estate Office car park, through the re-opening of a closed access point in the Listed Wall. This access point has been designed to complement, whilst at the same time, be subservient to, the nearby Town Gate. It has also been designed to limit views into the development site to those that complement the Listed Wall and its setting. The entrance will be marked by two pilasters, designed to complement, but be subservient to the two existing pilasters in the Listed Wall adjacent to Chaucer's House to the East and at the junction with the Park wall to the west.
- 3.12 The office building will comprise local materials. It has been designed to be energy efficient, with efficiencies gained from siting and the use of glazing. The building has been sensitively designed to respect and appear subservient to the Listed Wall. It captures elements of the boundary features of the Park, in an appropriate, understated, modern and architecturally interesting manner. The proposal does not draw attention to itself.
- 3.13 Careful landscaping has been designed to complement the presence of existing trees and to combine with the topography of the site and its surroundings, resulting in the proposal being largely obscured from surrounding views. There will be glimpses from the Blenheim Palace World Heritage Site through extensive foliage to a glazed wall, which aligns with and respects the Listed Wall.
- 3.14 The design, choice of materials and low height of the office building, the positioning of the access and courtyard, and the presence of sensitively designed landscaping, have been designed to respect and reflect the site's surroundings. The office building is largely offset from Chaucer House, with the open courtyard strategically placed between the two buildings to maintain a sense of openness. This is supplemented by the landscaping, maintaining greenery.
- 3.15 The proposed development provides essential office accommodation for the effective and efficient operation of the Blenheim Palace World Heritage Site, whilst ensuring the conservation of all relevant heritage assets.

Policy Background

- 3.16 The heritage chapter of the NPPF sets out a positive strategy for the conservation and enjoyment of the historic environment. It recognises the importance of the wider social, environmental, economic and cultural benefits that conservation can bring. Paragraph 131 of the NPPF establishes that, in determining planning applications, the local authority needs to take account of:
- 1) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - 2) the positive uses that conservation of heritage assets can make to sustainable communities, including their economic vitality; and
 - 3) the desirability of new development making a positive contribution to local character and distinctiveness.

- 3.17 The proposed development is aligned with the Blenheim Palace World Heritage Site Management Plan. Consequently, the proposal will sustain and enhance the significance of heritage assets and put them to viable uses consistent with their conservation.
- 3.18 The success of the Blenheim Palace World Heritage Site is integral to the economic vitality of the local community and the proposal will make a significant contribution to a sustainable community, whilst conserving heritage assets.
- 3.19 The proposed development comprises a distinct and sensitively designed building in a carefully landscaped setting. It will conserve and complement its surroundings, and will thus make a positive contribution to local character and distinctiveness. It will enhance its surroundings and no harm to heritage assets will arise.

Delivering sustainable development and sustaining, enhancing and conserving heritage assets

- 3.20 The NPPF requires the applicant to describe the significance of the heritage assets affected by the proposed development, including the contribution made by the heritage assets' setting. The purpose of this is to enable an understanding of the potential impact of the proposal on the significance of any heritage assets affected.
- 3.21 When considering impact, great weight must be afforded to the heritage assets' conservation. Any harm or loss to the significance of the asset requires clear and convincing justification. Taking this into account, the NPPF establishes that the existence of some harm to significance does not necessarily mean that an application should be refused.
- 3.22 However, substantial harm is a different matter. The NPPF establishes that a proposal that would result in substantial harm to the significance of a heritage asset should be wholly exceptional. It is very unlikely that a proposal leading to substantial harm would be approved.
- 3.23 The proposed development will not harm significance and there will be no loss to significance.
- 3.24 The proposal will conserve the significance of the World Heritage Site, including the Grade I Listed Capability Brown-designed Park and its setting. It will conserve the significance of the Woodstock Conservation Area and its setting, and it will conserve the significance of the Grade II Listed Chaucer House and its setting.
- 3.25 Whilst, inevitably, the proposal will lead to some change, the nature of the proposal and the development site is such that, by taking a sensitive and appropriate approach to design, the development will be in keeping with its surroundings and will, to some considerable degree, result in enhancement. It will not result in harm to heritage assets or their setting.
- 3.26 The proposed development preserves those elements of the setting that better reveal the significance of the asset
- 3.27 The Design and Access Statement demonstrates that no harm will arise as a result of the proposed development. In addition, it is noted that the NPPF supports development that makes the most of appropriate opportunities for new development:
"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites...to enhance or better reveal their significance.

Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably." (para 137)

- 3.28 The effective and efficient management of the Blenheim Palace World Heritage Site cannot be separated from the sustainability of the heritage asset. This is established in the Blenheim Palace World Heritage Site Management Plan, which identifies the specific needs of the heritage asset. If these are not addressed, by the management function, the significance of the heritage asset will be placed at risk. Consequently, the management function is integral to and comprises a fundamental part of the sustainability of the heritage asset. As a result of the need to provide sufficient and appropriate space, the development of suitable offices in the immediate environs of the Blenheim Palace World Heritage Site is an essential requirement to enable the ongoing successful management and operation of the heritage asset.
- 3.29 In the above regard, alternative approaches to the development proposed, including a split-office approach, and a location further away from the Blenheim Palace World Heritage Site, have been considered. Evidence of this is shown in the Design commentary within this Design and Access Statement. Each of the alternative approaches considered would ultimately detract from the management function. This, in turn, would result in the management function becoming increasingly inefficient and ineffective, with a consequential negative impact on the heritage asset. This would place the heritage asset at risk.
- 3.30 The proposed approach improves efficiency and provides investment into sustaining the significance of the heritage asset. It does so in a sensitive and effective way. This is an important factor, in line with national policy, which lends material weight in favour of the planning application.
- 3.31 In addition to the above, the Woodstock Conservation Area and the Listed Buildings within it are characterised by ongoing investment and appropriate development. This results in a tangible characteristic of investment, change and positive activity. The proposed development has been sensitively designed, such that there is no harm to heritage assets or their settings. In addition, the proposal adds significantly to the economic sustainability of the town centre. It provides necessary, modern, appropriate employment accommodation and enhances the vitality of the town. It better reveals the significance of the Blenheim Palace World Heritage Site heritage asset and should, in line with national policy, be treated favourably.

An opportunity for development

- 3.32 Paragraph 137 of the NPPF is explicit in requiring local planning authorities to look for opportunities for new development within World Heritage Sites and within the setting of heritage sites to enhance or better reveal their significance. As demonstrated, the proposed development achieves this.
- 3.33 The design of the proposal will result in it preserving the elements of its setting that contribute positively to heritage assets. In addition, the proposal will make a positive contribution to the sustainability of the local community, with particular regard to providing for economic growth - a factor afforded significant weight by the NPPF. The success of the Blenheim Palace World Heritage Site helps underpin the social, environmental and economic sustainability of the wider area.

- 3.34 Appropriate ongoing development is fundamental to the conservation and enhancement of the Blenheim Palace World Heritage Site. Providing for its effective and efficient operation and management is central to this.
- 3.35 The main noticeable change arising from the proposed development is the change in land use to offices, car parking and landscaping. This will change the outlook from Chaucer House. It is considered that this does not constitute harm, and in any case, the clear and significant sustainable development benefits brought about by the proposal are such that they would significantly outweigh any possible harm that may be perceived to arise in this regard. The owners are of the proposal and so far have not expressed an objection.
- 3.36 Taking all of the above into account, the proposal comprises sustainable development. It is in accordance with national policy and should go ahead.

4 PLANNING POLICIES

BE1 Historic Parks and Gardens
BE2 General Development Standards
BE5 Conservation Areas
BE8 Development affecting the Setting of a Listed Building
BE6 Demolition in Conservation Areas
BE3 Provision for Movement and Parking
BE4 Open space within and adjoining settlements
EH7NEW Historic Environment
EW1NEW Blenheim World Heritage Site
OS4NEW High quality design
OS1NEW Presumption in favour of sustainable development
The National Planning Policy framework (NPPF) is also a material planning consideration.

This application has been referred to the Sub Committee for determination at the request of the Local Member because of the very recent notification and the buffer zone implications.

5. BACKGROUND INFORMATION

Consideration of his application was deferred at the March Sub Committee meeting for a site visit. This deferral gives Woodstock Town Council an opportunity to comment on the application prior to determination

- 5.1 The site upon which the office building and associated car park are to be positioned has been leased to Chaucer House and used as garden land serving the dwelling. The land is located within the listed historic parkland. A number of trees located within and adjacent to the site will need to be removed to make way for the development.
- 5.2 This application proposes a single storey building with a gross internal area of 474m² designed as two interconnecting parts consisting of a stone wall with the building behind to provide additional Estate office space to serve the World Heritage Site.
- 5.3 This new stone wall will be at the same height as the existing park wall and will form a new second courtyard. The wall will have no openings other than a clean all glass box to form the entrance to the building sitting the other side of it.

- 5.4 The flank walls to the building will be of a buff multi brick with light mortar. The two elevations to the park will be fully glazed in a dark grey aluminium frame allowing views down the hill through the trees of the lake and beyond. The roof will be a monopitch clad in standing seam zinc with overhanging shelter on the glazed sides.
- 5.5 The courtyard will be paved with dark grey granite setts, asphalt and will be accessed through a new opening in the wall with new piers to match those of the existing and following the same profile.
- 5.6 There will be limited visibility of the new building from the courtyard in front of the Triumphal Arch with only the new ashlar wall and glass entrance being seen.
- 5.7 There are 8 new car park spaces including 2 disabled spaces associated with the proposal which will be reserved for visitors as there is already space for a maximum of 17 cars to park in the existing courtyard.
- 5.8 9 cycle stands will be provided.
- 5.9 There will be no kerbs in the new courtyard and level access throughout. Two of the parking spaces will be designated for wheelchair users.

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

- 5.10 Having regard to the supporting statement submitted with the application it is clear that there is a need for increased office accommodation to serve the World Heritage Site. It is also evident from the application that a number of alternative sites for the Estate office were explored by the applicants prior to submission of this application. The principle of additional office space to serve Blenheim Estate can be supported in planning policy terms.

Siting, Design and Form

- 5.11 Given the World Heritage Status of the Palace and the Historic Parkland, the development proposal must accord with the heritage policies contained within the adopted and emerging Local Plans and paragraphs contained within the heritage chapter of the NPPF.
- 5.12 In this regard when determining planning applications, local authorities should take account of:
- 1) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - 2) the positive uses that conservation of heritage assets can make to sustainable communities, including their economic vitality; and
 - 3) the desirability of new development making a positive contribution to local character and distinctiveness.

- 5.13 Further, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
- 5.14 Having regard to the above, extensive pre application discussions were undertaken prior to submission of this application between the applicants, Historic England and WODC Officers which considered alternative locations and designs for the new offices.
- 5.15 The siting of the visually low (single storey) and cleanly detailed modern office block behind the listed wall, which is well screened by existing mature trees from the historic park, is considered to have a minor impact on the historic parkland and Blenheim World Heritage site such that the heritage asset will be conserved for current and future generations.
- 5.16 Given that in order to provide access to the site it is proposed to open up an existing blocked opening to the listed wall that fronts the site, the impact of the development proposal on the listed wall is considered to be low and as such can be recommended favourably subject to conditions. The simply detailed piers to either side of the access are considered acceptable in terms of design.

Highway

- 5.17 County Highways has raised no objections to the proposal subject to the parking provision to serve the new office being as per plan. A condition is recommended in accordance with OCC's comments.

Residential Amenities

- 5.18 In respect of residential amenity, the key property to be impacted by the development is the Grade II listed Chaucers House which immediately adjoins the site. This dwelling has a number of windows which abut the site including a first and second floor bedroom window in the gable end of the building and a couple of rooflights in a single storey range to the rear.
- 5.19 The windows serving the dwelling which are secondary in nature (not serving primary living spaces) will overlook the parking area serving the new office. The elevation of the office facing Chaucers House will have high level windows such that there will be no direct overlooking of the dwelling from office workers or visitors to the site within the building.
- 5.20 Officers consider that whilst different in its character to the existing undeveloped land, the BI office use proposed and associated parking area, given the dwellings context (in close proximity to both the existing offices and car parking area serving the Estate and Triumphal Arch entrance to the Historic Park and Palace), will not result in such increased levels of noise and disturbance such that the residential amenity of the occupiers of Chaucers House will be demonstrably harmed by the development.
- 5.21 A condition is recommended that restricts the use of the site to BI (a) office use only in the interests of residential amenity.

Conclusion

- 5.22 In light of the above assessment, the new Estate office and associated parking area is considered to constitute sustainable development which conserves and preserves the designated heritage assets relating to the sites context. As such, the proposals are considered Local and National Planning Policy compliant and align with the Blenheim Palace Management Plan.

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 Notwithstanding details contained in the application, detailed specifications and drawings of all glazing units, eaves and verges, roof structure, ashlar stone piers and panelled wooden gates at a scale of not less than 1:20 with sectional details at not less than 1:5 including details of external finishes and colours shall be submitted to and approved in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site. The development shall be carried out in accordance with the approved details.
REASON: To ensure the architectural detailing of the buildings reflects the established character of the area.
- 4 Those external walls to be constructed of Ashlar stone shall be constructed 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.
- 5 Those external walls to be constructed of Beige multi brick shall be constructed 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.
- 6 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.
- 7 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.

- 8 No development (including site works and demolition) shall commence until all existing trees which are shown to be retained have been protected in accordance with a scheme which complies with BS 5837:2012: 'Trees in Relation to design, demolition and construction' has been submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall be kept in place during the entire course of development. No work, including the excavation of service trenches, or the storage of any materials, or the lighting of bonfires shall be carried out within any tree protection area.
REASON: To ensure the safeguard of features that contribute to the character and landscape of the area.
- 9 The premises shall be used for B1(a) office purposes only and for no other purpose (including any other purpose in Class B1 of the Schedule to The Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
REASON: The site is only suitable for the use specified because of the special circumstances of the site.
- 10 That prior to the commencement of the alteration to the listed wall an elevational detail at a scale of not less than 1:50 identifying the location and extent of demolition works to be undertaken shall be submitted to and approved in writing by the Local Planning Authority and the demolition of the wall shall be carried out in accordance with the said approved detail.
REASON: For the avoidance of doubt as to what is approved.

Application Number	I6/00272/LBC
Site Address	Woodstock Lodge Blenheim Park Woodstock Oxfordshire OX20 IPP
Date	13th April 2016
Officer	Kim Smith
Officer Recommendations	Approve
Parish	Blenheim
Grid Reference	444278 E 216731 N
Committee Date	25th April 2016

Application Details:

New opening in wall.

Applicant Details:

Estate Office
Blenheim Palace
Woodstock
Oxfordshire
OX20 IPP

1 CONSULTATIONS

- 1.1 WODC Architect No objection subject to a condition limiting demolition of the wall only to that shown on the application drawing.
- 1.2 Woodstock Town Council No reply at the time of writing.
- 1.3 Historic England The impact on the listed wall is also considered to be low, given that it is proposed to open up an existing blocked opening and the proposed piers would complement the existing ones. We would therefore be content for listed building consent and planning permission to be granted.

2 REPRESENTATIONS

- 2.1 No representations received.

3 APPLICANT'S CASE

- 3.1 The proposal has been sensitively designed to conserve the Grade II Listed Chaucer House and its setting, the Woodstock Conservation Area and its setting, and the Blenheim Palace World Heritage Site and its setting.
- 3.2 The site will be accessed from the existing Estate Office car park, through the re-opening of a closed access point in the Listed Wall. This access point has been designed to complement, whilst at the same time, be subservient to, the nearby Town Gate. It has also been designed to

limit views into the development site to those that complement the Listed Wall and its setting. The entrance will be marked by two pilasters, designed to complement, but be subservient to the two existing pilasters in the Listed Wall adjacent to Chaucer's House to the East and at the junction with the Park wall to the west.

4 PLANNING POLICIES

BE2 General Development Standards

BE7 Alterations and Extensions to Listed Buildings

BE5 Conservation Areas

OS4NEW High quality design

EH7NEW Historic Environment

EW1NEW Blenheim World Heritage Site

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

5 PLANNING ASSESSMENT

- 5.1 This application is for a new opening in the listed wall in order to create an access to the land to the rear of the wall where it is proposed to site an Estate office building.

Background Information

Consideration of his application was deferred at the March Sub Committee meeting for a site visit. This deferral gives Woodstock Town Council an opportunity to comment on the application prior to determination.

- 5.2 This report should be read in conjunction with the agenda item 16/00271/FUL which outlines all of the issues in respect of this application and the associated planning application.

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 principle of breaching the listed wall to create a vehicular access is considered acceptable subject to there being no demonstrable harm to the listed heritage asset or its setting.

Siting, Design and Form

- 5.4 The loss of a small section of the listed wall as proposed is considered acceptable as it was formerly an opening which was subsequently blocked up. The proposed relatively simply detailed piers either side of the wall opening are considered appropriate given the sites context.

Conclusion

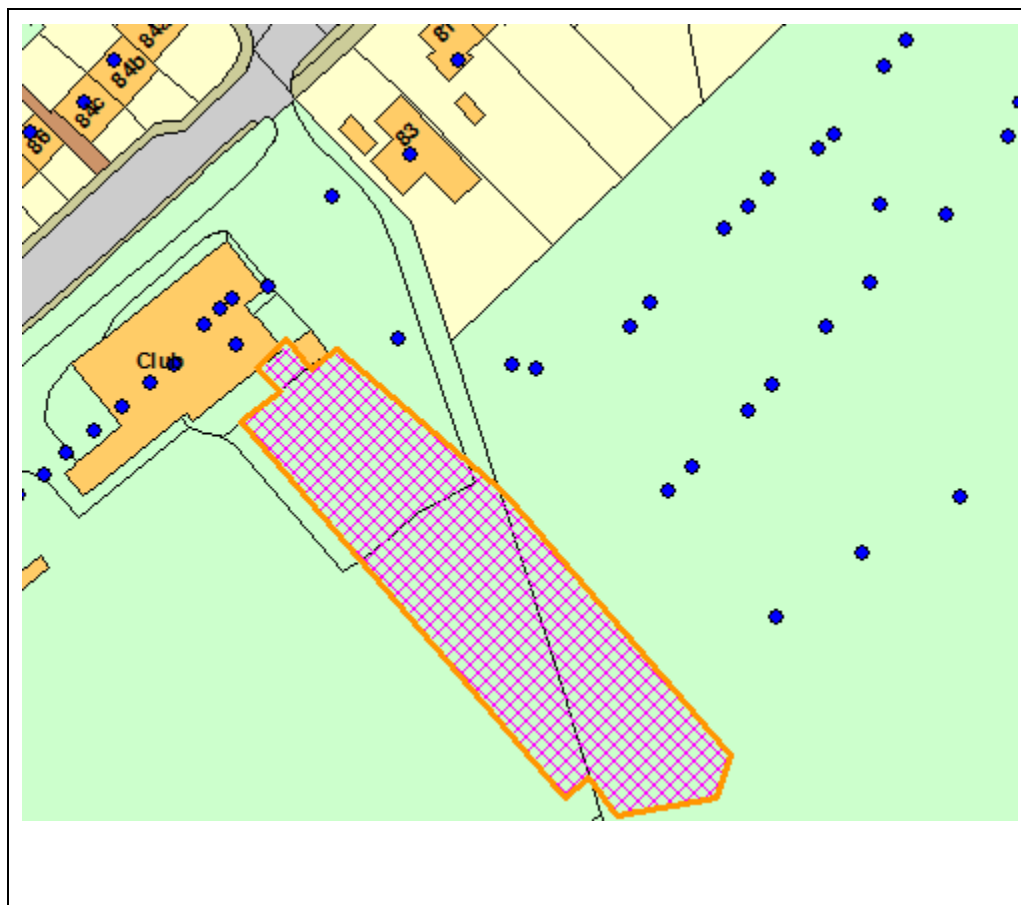
- 5.5 In light of the above assessment, the alteration to the listed wall is considered acceptable subject to conditions requiring elevational details outlining more fully the precise location and extent of the opening and of the ashlar stone piers and gated enclosure.

6 CONDITIONS

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.
REASON: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
- 2 That prior to the commencement of the alteration to the listed wall an elevational detail at a scale of not less than 1:50 identifying the location and extent of demolition works to be undertaken shall be submitted to and approved in writing by the Local Planning Authority and the demolition of the wall shall be carried out in accordance with the said approved detail.
REASON: For the avoidance of doubt as to what is approved.
- 3 Notwithstanding details contained in the application, detailed specifications of the ashlar stone piers and panelled wooden gates for the making good of the listed wall post the alteration of the wall to create the access , at a scale of not less than 1:20 with sectional details at not less than 1:5 including details of external finishes and colours shall be submitted to and approved in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site. The development shall be carried out in accordance with the approved details.
REASON: To ensure the architectural detailing of the enclosure reflects the established character of the area.

Application Number	I6/00557/FUL
Site Address	Land South And East Of Walterbush Road Walterbush Road Chipping Norton Oxfordshire
Date	13th April 2016
Officer	Abby Fettes
Officer Recommendations	Approve
Parish	Chipping Norton
Grid Reference	431292 E 226179 N
Committee Date	25th April 2016

Location Map



Application Details:

Construction of new club house with associated parking, landscaping and vehicular access.

Applicant Details:

Mr Michael Foster
Minotaur Group Of Companies
Speedwell Mill
Old Coach Road
Tansley
Matlock
Derbyshire DE4 5FY

I CONSULTATIONS

- I.1 WODC - Sports No Comment Received.
- I.2 Chipping Norton Town Council Chipping Norton Town Council strongly object to this planning application as they feel that the proposed building is out of keeping with the surrounding area.
The original plan approved for the Chadlington Downs Farm for 226 houses showed the plans for the new club house which looked a lot better than this proposed plan.
- I.3 OCC Highways Drainage We do not wish to object to any grant of planning permission hereby sought.
- I.4 No third party representations received.

2 POLICIES

BE2 General Development Standards
TLC12 Protection of Existing Community Services and Facilities
NE4 Cotswolds Area of Outstanding Natural Beauty
T1 Traffic Generation
T2 Pedestrian and Cycle Facilities
OS4NEW High quality design
T1NEW Sustainable transport
T3NEW Public transport, walking and cycling
EH1NEW Landscape character
E5NEW Local services and community facilities
The National Planning Policy framework (NPPF) is also a material planning consideration.

3 PLANNING ASSESSMENTBackground Information

- 3.1 The application seeks consent for a new clubhouse for Chipping Norton Football Club at their ground off Walterbush Road. The site is adjacent to the Cotswold AONB.
- 3.2 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
Siting, Design and Form
Highways
Residential Amenity

Principle

- 3.3 The principle of a replacement club house was accepted under application 14/01884/FUL. This new proposal is to be sited in the same location, with the same amount of parking provision, and is therefore considered to be in accordance with local plan policies.

Siting, Design and Form

- 3.4 The proposal is a large gabled form with glazing and it is understood that the applicants are utilising an existing frame for the building. The materials are timber boarding, render and profiled roof cladding. The applicants amended the materials from bitumen cladding which officers felt was inappropriate in this location.
- 3.5 Although the proposals design differs from previously approved clubhouse, it offers the same internal accommodation and is not such a poor design solution that could justify a reason for refusal.
- 3.6 Therefore, on balance, the proposal is considered to accord with BE2 and OS4 of the Adopted and Emerging Local Plans.

Highways

- 3.7 As the principle of development has already been established and the parking and access are as approved under 14/01884/FUL, the Highway Authority has raised no objection.

Residential Amenities

- 3.8 There are not considered to be any detrimental impacts on residential amenities. The replacement clubhouse is sited exactly where the previously approved building was and is some distance from the nearest residential property. There have been no third party representations in respect of the application. It is considered to accord with policies BE2 and OS4 of the Adopted and Emerging Local Plans.

Conclusion

- 3.9 The proposal is considered, on balance to be acceptable and is recommended for approval.

4 CONDITIONS

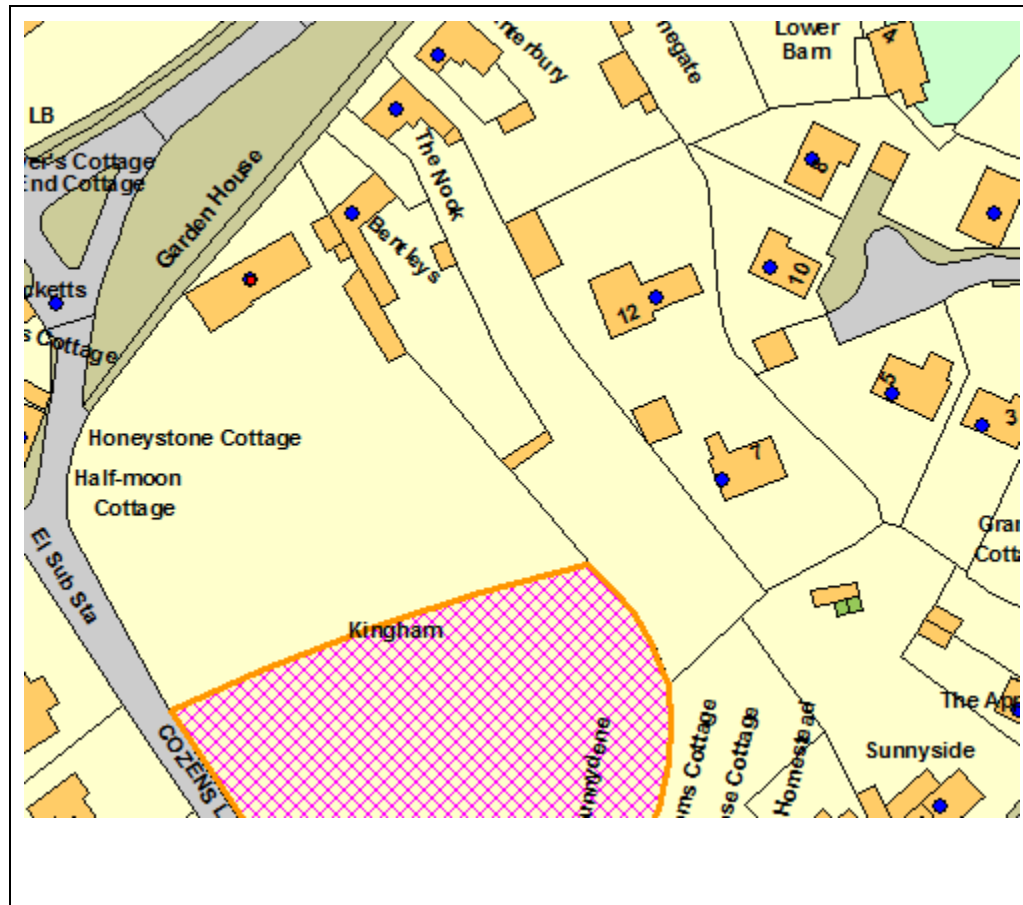
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the requirements of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 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 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 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 The clubhouse shall not be occupied until the vehicular access, car and cycle parking spaces, turning areas and parking areas that serve the clubhouse have been constructed, laid out, surfaced, lit and drained in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of road safety
- 6 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.
- 7 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. Where appropriate the details shall include a management plan setting out the maintenance of the drainage asset. The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with the Flood and Water Management Act 2010.
The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved and shall be maintained in accordance with the management plan thereafter.
REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality.
- 8 No floodlighting or other form of external lighting shall be installed except in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority.
REASON: To safeguard the character and appearance of the area.

- 9 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 boundary treatments; paving; planting 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	I6/00647/FUL
Site Address	Garden House West Street Kingham Chipping Norton Oxfordshire OX7 6YQ
Date	13th April 2016
Officer	Joanna Lishman
Officer Recommendations	Approve
Parish	Kingham
Grid Reference	425880 E 224005 N
Committee Date	25th April 2016

Location Map



Application Details:

Erection of dwelling, detached garage and creation of new vehicular access with all ancillary works.

Applicant Details:

Mrs J Magnus

C/O Agent

I CONSULTATIONS

- | | | |
|-----|-------------------------|--|
| I.1 | WODC Drainage Engineers | No objection - Surface Water Drainage Condition |
| I.2 | OCC Highways | No objection subject to conditions. |
| I.3 | WODC Architect | No objection. |
| I.4 | Parish Council | Kingham Parish Council would like to object to this Planning Application with regards to the vehicle access on Cozens Lane for the proposed development. |

It has been acknowledged that the applicant has made considerable changes to the original application however the access to the new dwelling is still from Cozens Lane.

Cozens Lane is a very narrow street that currently has problems with blockages to through traffic. The proposed car entry to the development appears to be too narrow and has poor sightlines. In addition, it may not be in the optimal place for the site.

A suggestion has been put forward with regards to the wall cornering Cozens Lane, which falls on the proposed building site, to be rebuilt further within the building site to help with visibility around this corner and/or to have the access for the proposed dwelling from West Street, Kingham.

Kingham Parish Council would like to support an agreeable and appropriate application for this for this site.

2 REPRESENTATIONS

- 2.1 One letter of comment:

Entry to the site is best secured from West Street and this would be consistent with the historic and landscape environment as describe by the planner's heritage consultant. However, if entry from Cozens Lane is to be maintained, the existing dry stone wall should be moved back approx 1 metre and rebuilt. This would not impact the visual environment and, in any case, the wall has fallen down in the past and has been rebuilt in different ways. It is not a consistently maintained historic feature of the village and much of the wall's character is due to the vegetation which is going to be removed in any case. Given that the houses on Cozens Lane are relatively recent, the addition of a pavement, as earlier proposed, will both improve the use of the road by residents, increase safety and will not denigrate from the visual impact of the lane, especially if it were to be alongside the walls of the existing houses. The WODC conservation officer's objection to the wall being moved is inconsistent with the officer's acceptance, on the other hand, of a new curved, set back, entrance, which will also impact the visual nature of the

lane, especially since there is currently a continuous wall from the 'Beehive' to the end of the lane.

Officer comment: some of the comments above appear to refer to the previous scheme which included three dwellings to the front of the site. The Conservation Officer comments related to the former scheme.

2.2 One letter of objection:

Tarmac drive is inappropriate in a Conservation Area.

3 APPLICANT'S CASE

3.1 The application is supported by a Planning, Design and Access Statement, Heritage Assessment, Design Statement, Transport Site Appraisal, which can be viewed on the application file or on the West Oxfordshire District Council website.

3.2 The Planning Statement is concluded as follows:

The proposal seeks permission for the erection of one dwelling within the village of Kingham. It follows the withdrawal of a previous application (15/04408/FUL) for 4 dwellings. The removal of the 3 dwellings to the front and re-location of the proposed garage to serve the single dwelling overcome all previous concerns raised by the previous case officer.

Kingham is served by a number of existing amenities which can support day to day living. The proposed development has been carefully designed to ensure that no harm would arise to the setting of Garden House. The proposal would enhance the setting of the listed building, preserve the character of the conservation area, is of high quality design and would not have a harmful impact on highways safety or neighbours.

Examining the three strands of sustainability, economic benefits would be realised both during the build and subsequent from spend in local shops and services. Social benefits would arise from the provision of a new family sized dwelling. Environmental benefits would be secured through the creation of a dwelling in a sustainable location, the high quality of the design and detailing, the enhancement to the setting of Garden House and preservation of the Conservation Area and AONB. The development represents appropriate development of a residential garden which respects the character of the locality. The proposal would continue to help boost housing supply and is in a location which the adopted and emerging local plan consider to be sustainable. There are a large number of benefits of the development and overall it is considered to be a sustainable form of development, for which there is a presumption in favour.

3.3 The conclusion to the Heritage Statement is as follows:

I do hope that it is very clear that a lot of thought, time and energy has gone into creating the proposed design. My client also hopes that it is understood that she is not looking to be a greedy property developer and is in fact, trying to create a property that she can enjoy herself, but that doesn't adversely affect the village and will ultimately stop a property developer trying to gain consent for considerably more properties of this design, with I'm sure, far less thought process in terms of the quality and detail.

4 PLANNING POLICIES

BE2 General Development Standards
BE3 Provision for Movement and Parking
BE5 Conservation Areas
BE8 Development affecting the Setting of a Listed Building
NE4 Cotswolds Area of Outstanding Natural Beauty
H2 General residential development standards
OS2NEW Locating development in the right places
OS4NEW High quality design
EH7NEW Historic Environment
H2NEW Delivery of new homes
H5 Villages
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1 The application has been brought to Committee as the officer recommendation is contrary to the Parish Council response.
- 5.2 The application relates to an area of garden land associated with Garden House. The site is located in the middle of the village Kingham between West Street and Church Street, with Cozens Lane running adjacent the western boundary of the proposed site.
- 5.3 The site is located within the Kingham Conservation Area and the Cotswolds Area of Outstanding Natural Beauty.
- 5.4 The application seeks planning permission for the erection of a two storey 4-bed dwelling, detached garage and creation of a new vehicular access with ancillary works.

Background Information

- 5.5 The previous application (15/04408/FUL) for 4 dwellings was withdrawn. Officers felt unable to support three dwellings located to the front of the site and the position of a garage to serve the single dwelling. This current scheme omits the three dwellings and has repositioned the garage.
- 5.6 Taking into account the representations of the interested parties, planning policy and other material considerations, your officers consider that the main issues are considered to be:

Principle
Siting, Design and Form
Impact upon the character and appearance of the Conservation Area and setting of the Listed Building
Impact on the Cotswold AONB
Impact upon residential amenity
Impact upon highway safety

Principle

- 5.7 At the present time, the Council's position in relation to 5-year housing land supply is unclear. The most recent Housing Land Supply Position Statement published in February 2015 suggests the Council has a 5-year supply of deliverable housing sites when assessed against the submission draft Local Plan requirement of 525 homes per year.
- 5.8 However, following the Local Plan hearing sessions in November 2015 the Council has received the preliminary findings of the Inspector which raise a number of concerns regarding the 525 per annum target. His findings provide a clear indication that the Local Plan housing requirement will need to be increased but at this point in time, it is not clear by how much (and therefore whether or not the Council can demonstrate a 5-year supply).
- 5.9 The Inspector has essentially given the Council a choice of either adopting the SHMA figure of 660 per annum or, if it wishes to, undertaking further work to take account of a lower demographic starting point of around 490 dwellings per annum (compared to the 541 dwellings per annum starting point used in the SHMA). Any such further analysis could potentially lower the SHMA midpoint figure of 660 per annum. The Inspector acknowledges in his findings that he is unable to identify what the housing requirement should be and that 'it is likely to be between the recommended figure in the SHMA (660 dpa) and that in the plan (525 dpa)'.
- 5.10 The Council is yet to make a decision on how it intends to proceed. For this reason it is not possible at the present time to definitively conclude whether the Council has a five-year housing land supply or not. In light of this current uncertainty and also taking account of its relative age, your officers do not consider that significant material weight should be afforded to Policy H5 of the adopted Local Plan in the determination of this application.
- 5.11 Your officers do not accept that paragraph 14 of the NPPF is necessarily engaged (because of the current uncertainty) and consider it appropriate to nonetheless undertake a balancing exercise whereby the potential benefits of the scheme are weighed up against the potential harms having regard to the NPPF and NPPG.
- 5.12 Your officers also consider that other relevant policies of the adopted Local Plan which do not relate directly to the supply of housing such as H2, BE1, BE2, BE5, BE7, BE8 etc. should be afforded full weight.
- 5.13 Some weight should also be given to relevant emerging Local Plan policies such as OS2 and H2 given that the draft plan is at a relatively advanced stage.
- 5.14 The principle of the erection of a new dwelling in this location is controlled by Policy H2 and H5 of the West Oxfordshire Local Plan 2011 with increased weight given to the emerging Local Plan 2031 Policy OS2 and H2. These policies allow for the provision new dwellings in Villages, of which Kingham is one, in the form of development within the built up area. It is also important to note that the Burford-Charlbury sub area identified in the emerging Local Plan seeks 800 new dwellings in the period to 2031. As the development proposes a single dwelling, officers consider that the principle is acceptable.

Siting, Design and Form

- 5.15 Siting is discussed further in relation to impact on the character and appearance of the Conservation Area, setting of the listed building and residential amenity below, nevertheless the

building would be set back from the street frontage and not appear out of keeping with the surrounding residential character.

- 5.16 The scale of development proposed is considered acceptable for the size of the site, with Garden House thus sitting in a similar sized plot. It would not be considered to be overdevelopment of the site.
- 5.17 The design of the dwelling in a Georgian style with symmetrical form, would include a double-pile element to the rear. The rear element does not include quoins and is simpler in appearance. The proposed materials for the dwelling and the garage are natural stone under a reproduction Cotswold stone slate roof. The garage would include horizontal boarding. The design and materials proposed would be sympathetic to existing dwellings in the area and the Conservation Area in general.
- 5.18 The proposed development is considered by officers to form a logical complement to the existing scale and pattern of development and is considered to accord with policies BE2, BE5, H2 of the adopted plan and OS2, OS4 and EH7 of the Emerging Plan.

Impact upon the character of the Conservation Area, setting of the Listed Building

- 5.19 The proposed dwelling will be visible in the street scene and therefore the Conservation Area. Again, the proposed dwelling is simply designed with a symmetrical Georgian form reflecting the simple character of dwellings in this area. The dwelling will be constructed of natural stone under a reproduction Cotswold stone slate roof (Cardinal or Winchcombe tbc) which is acceptable within a Conservation Area. The same applies to the garage but with horizontal timber boarding above the stone base. This is located closer to front of the site but would be set perpendicular to the road minimising the appearance of the building in the streetscene.
- 5.20 The garden area associated with Garden House would retain its openness in relation to the character and appearance of the Conservation Area.
- 5.21 On this basis officers consider that the development would not harm the significance of the Conservation Area, thus preserving its significance, according with adopted Local Plan Policy BE5 and emerging Local Plan Policy EH7.
- 5.22 In terms of the impact on the setting of the Garden House, a Grade II listed building, the garden in its current form is not considered to hold any historic interest that would suggest it not be development. The Heritage Assessment acknowledges that the house would originally have had a limited garden area, drawn tightly around it with the remainder of the plot given over to food production. On this basis it is accepted that the development would enhance the setting of the Listed Building by reducing the plot size and introducing a landscape buffer having regard to adopted Local Plan Policy BE8 and emerging Local Plan Policy EH7.

Impact upon the AONB

- 5.23 Given the central location of the site to the village and the lack of existing wider views of the site, the development is considered to conserve the scenic beauty of the AONB. The proposal is acceptable in accordance with Local Plan Policy NE4 and emerging Local Plan Policy EH1.

Residential Amenities

- 5.24 The proposed dwelling sits to the north of Sunnydene lies to the south in closest proximity to the proposed new garage. A number of windows in the rear of Sunnydene face north onto the application site. The rear elevation would be 23m from two proposed bedroom windows. As a guide, 21m back-to-back distance between two storey dwellings is considered acceptable in terms of maintaining privacy.
- 5.25 The proposed garage is located between Barclays and Sunnydene , 7m and 5.5m distance respectively and on an oblique angle with the roof sloping away from the existing dwellings. Due to the position of the proposed dwelling and garage, orientation of the sun and separation distances, it is considered that both existing and proposed dwellings will benefit from satisfactory levels of amenity with no adverse overlooking or overshadowing, having regard to adopted Local Plan Policies BE2 and H2 and emerging Local Plan Policy H2.
- 5.26 The proposed dwelling would be served by adequate amenity space. As such the proposed development is considered by officers to be in accordance with policy BE2 and H2 of the adopted West Oxfordshire Local Plan 2011.

Highway

- 5.27 The applicant's Highway Appraisal describes Cozens Lane as a typical village street with a carriageway width of 5.5m with two 1.2m footways running for approximately 20m from its junction with Church Street into Cozens Lane. As the footway terminates Cozens Lane becomes a shared surfaced area and is signed (both ends) appropriately to public highway users indicating there are pedestrian movements along this street. The speed limit within the area is 30mph. The consultant adds that from the site visit it was noted that vehicle speeds were relatively low (approximately 20mph) along Cozens Lane due to its design and nature. Furthermore, Cozens Lane is described as being lit and there are no on--street parking or loading restrictions imposed.
- 5.28 The consultant has calculated that sightlines at the junctions of Cozens Lane / Church Street and Cozens Lane / West Street have been measured on site and demonstrate that the required sightlines for both junctions are easily achieved in accordance with Manual for Street 1 & 2 (MfS).
- 5.29 Specifically, the design of sightlines at the location of the proposed access would be expected to provide vision splays of 2.4m (the 'X' distance) and 43m (the 'Y' distance) for a 30mph speed limit. However, due to the location of the proposed access and the nature of Cozens Lane, such MfS sightlines can be reduced to closer to 2.4m x 25m or less.
- 5.30 Oxfordshire County Council Highway Authority agrees that the proposed dwelling and access proposed is likely to have any adverse effect on highway safety and transport network. He acknowledges that Cozens Lane is a narrow and winding carriageway with no parking restrictions along its length. This arrangement significantly reduces forward visibility and commands a reduced traffic speed.
- 5.31 Currently visibility splays relative to the site access are deemed inadequate and will need improvement. The application proposes reduced heights of the boundary wall to 650mm above the level of the highway. The Highway Authority seeks this height for a distance of at least 26 metres to the right and the entire perimeter wall to the left from of the said access along Cozens Lane. A condition to retain this level shall thus be imposed.

- 5.32 In response to the objection received relating to the driveway being tarmac, the driveway is to be predominantly gravelled with the first 5m from the road to be tarmac in order to prevent gravel migration. This is standard requirement by condition and is acceptable in the Conservation Area.

Other Matters

- 5.33 From the photographs and reports a small remnant orchard is identified. Old orchards are a priority habitat so are afforded protection from development but without the ecology survey it is impossible to assess the impact of this proposal. An extended phase one habitat was requested at the time of the previous withdrawn application. In response, the applicant has confirmed that there are very few remaining apple trees. All of these would either remain but the majority lie outside of the application site. The proposed development would therefore not affect the small remnant orchard.

Conclusion

- 5.34 The proposed dwelling in relation to the design, scale, form and massing, residential amenity impacts, impact on the Conservation Area and wider AONB, is considered by officers to be in accordance with Policies BE2, BE5, BE8, H2 and NE4 of the adopted West Oxfordshire Local Plan 2011 and Policies H2, OS4 and EH1 and EH7 of emerging Local Plan 2031 and the provisions of the NPPF.

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 Notwithstanding drawing no.5932-08, as soon as development is commenced, the existing means of enclosure on either side of the access to the site shall be reduced to and retained at a height not exceeding 650mm above the level of the highway for a distance of at least (26 metres to the right and the entire perimeter wall to the left) from of the said access along Cozens Lane.
REASON: In the interests of highway safety. Policy BE3 of the adopted West Oxfordshire Local 2011.
- 4 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.

- 5 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.
- 6 The external walls shall be constructed of natural local 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.
- 7 The roof(s) shall be covered with 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.
- 8 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.
- 9 Notwithstanding details contained in the application, detailed specifications and drawings of all external joinery 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 development commences. The development shall be carried out in accordance with the approved details.
REASON: To safeguard the character and appearance of the Conservation Area. (Policies BE2, BE5 and H2 of the adopted West Oxfordshire Local Plan 2011)
- 10 No dwelling shall be occupied until the vehicular access, driveway, car parking spaces, turning areas 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 (Policy BE3 of the adopted West Oxfordshire Local Plan 2011).
- 11 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).
- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order with or without modification), no development permitted under Class A to E of Part 1, Schedule 2 of Article 3 shall take place.

REASON: to preserve the character of the Conservation Area and the amenity of neighbouring properties. (Policies BE2, BE5 and H2 of the West Oxfordshire Local Plan 2011)

NOTE TO APPLICANT

- I 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))