

WEST OXFORDSHIRE DISTRICT COUNCIL
UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 6th August 2018

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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Report of Additional Representations

Application Number	17/01966/FUL
Site Address	Land South Of William Buckland Way Stonesfield Oxfordshire
Date	3rd August 2018
Officer	Sarah De La Coze
Officer Recommendations	Refuse
Parish	Stonesfield Parish Council
Grid Reference	439848 E 217128 N
Committee Date	6th August 2018

Application Details:

Erection of 13 dwellings (50% Affordable) with associated infrastructure and access, open space and landscaping and ancillary works (amended plans and description)

Applicant Details:

J A Pye (Oxford) Ltd
C/o Agent

Additional Representations

WODC Sports provide a revised response pro rata to account for 13 dwellings being now proposed.

24 further letters of objection most of a standardised format have been received advising as follows:

Support refusal recommendation
AONB must be protected as per Inspector report
Blot on landscape
Traffic impacts
Infrastructure impacts
Not all houses on the adjoining site have been sold
Red roofs on adj site have scarred valley
Impact on Villa site
Previous objections still stand

It is understood that all Members have separately received an e-mailed letter commenting upon the Affordable Housing position.

Application Number	18/00967/FUL
Site Address	34 Grove Road Bladon Woodstock Oxfordshire OX20 1RD
Date	3rd August 2018
Officer	Sarah De La Coze
Officer Recommendations	Approve
Parish	Bladon Parish Council
Grid Reference	445014 E 215111 N
Committee Date	6th August 2018

Application Details:

Demolition of existing house and outbuildings. Erection of new dwelling with associated drainage, parking and landscaping with new vehicular and pedestrian access (amended plans).

Applicant Details:

Mr Peter Barrett
Long Barn
The Straight Mile
Woodstock
OX20 1PW

Additional Representations

Bladon PC advise as follows:

We appreciate Nexus Architect Ltd's Response to our various submissions dated 10.07.18 and note that a further amended floor plan dated 07.06.2018 was uploaded to the WODC website on 12.07.2018 which clarifies some matters.

The overall size of the building still remains large for the site. The further plan also highlights the fact that the living area will be situated on the first floor, and the sleeping accommodation on the ground floor, with large windows at the rear of the first floor looking out across neighbouring properties particularly those in the quarry. We share the residents' view that this poses a serious issue of overlooking. The current landscaping plans are very vague. There is also a likelihood that the height of the building combined with its position will adversely impact on the adjoining 36 Grove Road.

We remain of the opinion that it would be appropriate to have a hedge running along the whole length of the boundary with the private driveway, to match that running along the other side of it at 32 Grove Road. Maintenance does not appear to have caused difficulties to those residents.

Regardless of the timing of the production of a CMP, serious practical difficulties will arise in the construction of the new building on this unusually narrow and constrained plot, with vehicular access to the two quarry properties at the bottom of the private driveway being essential at all times. There is also a possibility, given the age of the existing property, that there may be asbestos in it and we would urge a professional assessment to be obtained.

Given the remaining issues particularly as to overlooking and the narrow nature of the site we believe that it would be prudent for the Upland Committee members to have the benefit of a site

inspection prior to the hearing, and would respectfully urge this to be arranged as soon as practicable.

An additional 6 letters of objection have been received with regard to the amended plans from Mr M Ward, Mr D Tolley, Mrs J Tolley, Ms E Forrester and Mr N Tolley. Full versions of these letters (some with photographs) are available on the Council's website. The main points raised being summarised as follows:

Driveway is not owned by applicants so the plot looks bigger

Officer report is subjective and one sided

Report should not be considered

The concerns raised by the Parish Council and the direct neighbours have most definitely not been fully addressed

Proposed dwelling contravenes H2, H6 and NE5 as dwelling is materially larger than the existing one

Report dismisses or ignores impact on natural light within no. 36 and the overbearing nature of such a change in the scale of the building without visiting the property affected

Window to rear of house will give rise to overlooking

Upstairs living is not usual

Canopy is not shown on plans

Site visit is needed

This development would set a dangerous precedent

Member update on Planning Legislation- Additional Officer Advice.

Members are asked to note that the National Planning Policy Framework 2012 has been amended and is now superseded a new Framework was issued on 24th July 2018. As a result, the references to the NPPF in the Officer reports in the schedule need to be updated.

Please note the following, where the paragraph number from the Officer report is given, followed by the paragraph from the NPPF 2012 referred to in that paragraph, and the new NPPF paragraph that is considered to now be the equivalent or comparable policy:

17/01966/FUL – Land south of William Buckland Way, Stonesfield

Para 5.8 – Paragraph 14 now paragraph 11

Para 5.9 – Paragraph 49 now paragraph 11

Para 5.15 – Paragraph 115 now paragraph 172

Para 5.20 - Paragraph 115 now paragraph 172, Paragraph 14 now paragraph 11

Para 5.22 – Paragraph 132 now paragraphs 193 and 194

Para 5.24 – Paragraph 134 now paragraph 196

Para 5.25 – Paragraph 14 now paragraph 11, paragraph 132 now paragraphs 193 and 194, and paragraph 134 now paragraph 196

Reasons for refusal reworded as follows:

- 1) The development proposal by reason of its siting outside of the built up limits of the settlement, in rural open countryside will appear as an incongruous and overly urban feature outside the built up part of the village and will erode the rural character of the area, adversely affecting the landscape setting of the village and the scenic beauty of the Cotswold Area of Outstanding Natural Beauty wherein the Local Planning Authority is required to give great weight to conserving landscape and scenic beauty, in a location where convincing evidence to demonstrate that the development is necessary to meet an identified housing need has not been provided. As such the development fails to conserve the scenic beauty of the Cotswolds AONB and is considered contrary to policies BE2, BE4, NE1, NE3, and NE4 of the West Oxfordshire Local Plan 2011, Policies OS2, H2, EH1A and EH1 of the emerging West Oxfordshire Local Plan 2031 and the NPPF in particular paragraphs 170 and 172.
- 2) The proposed development by reason of its position and prominence within an agricultural landscape, the development would have an adverse impact on the setting of the Stonesfield Roman Villa, list no. 1006366 wherein the Local Planning Authority is required to give great weight its conservation, which would lead to less than substantial harm which is not outweighed by the public benefits. As such the development is contrary to West Oxfordshire Local Plan 2011 Policy BE13, Emerging West Oxfordshire Local Plan 2031 Policy EH7, EH13 and the provisions of the NPPF in particular paragraphs 193, 194 and 196.

- 3) The applicant has not entered into legal agreements to ensure that the development adequately mitigates its impact on community infrastructure, secures the provision of affordable housing, secures the provision and appropriate management of landscaping and open space, makes an appropriate contribution to public transport services and infrastructure. The local planning authority cannot therefore be satisfied that the impacts of the development can be made acceptable. Consequently the proposal conflicts with West Oxfordshire Local Plan 2011 Policies BE1, TLC7 and H11, emerging West Oxfordshire Local Plan 2031 Policies OS2, OS5, and H3, and paragraphs 54, 59 to 64, 91, 92, and 94.
- 4) By reason of the developments siting in close proximity to the properties located in Combe Road as well as plot 30 in Charity Farm, the proposed dwellings would result in unacceptably levels of overlooking and loss of privacy, to the detriment of the residential amenity of the occupiers. As such, the proposal is considered contrary to West Oxfordshire Local Plan 2011 Policies BE2 and H2, Emerging West Oxfordshire Local Plan Policies OS2, H2 and OS4, and the relevant paragraphs of the NPPF in particular 127 and 130.

18/00967/FUL – 34 Grove Road, Bladon

Para 5.5 – Paragraph 89 now paragraph 145

Para 5.11 – Section 12 now Section 16

Para 5.17 – Paragraph 89 now paragraph 145

Condition 11 – Paragraph 118 now paragraph 175

Condition 12 – Section 11 now Section 15

18/01055/FUL – New Chalford Farm Chipping Norton

Para 5.12 – Paragraph 14 now paragraph 11

Para 5.13 - Paragraph 14 now paragraph 11

Para 5.15 – Paragraph 55 now paragraph 79

Para 5.24 – Paragraph 14 now paragraph 11

Reasons for refusal 1 reworded as follows:

- 1) In the opinion of the Local Planning Authority by reason of the raising of the eaves and the ridge of the existing building and the addition of six first floor window openings the part retrospective development is considered tantamount to the erection of a new dwelling as opposed to conversion in the open countryside for which no exceptional circumstances have been demonstrated and due to the isolated location would result in an unsustainable form of development which would result in dependence on the private car to access most services and facilities. The degree of harm of the development is considered to significantly and demonstrably outweigh the benefits. The development is therefore considered contrary to

Policies H4 of the adopted Local Plan 2011, OS2 and H2 of the Emerging Local Plan 2031 and Paragraph 79 and other relevant provisions of the NPPF.

18/01341/HHD – The Old Police House, Long Hanborough

Reasons for refusal reworded as follows:

- 1) The scale of the proposed extension would be unduly dominating and insufficiently secondary or subservient to the host dwelling and fails to respect the character and form of the host dwelling. As such the proposed extension would fail to constitute good design and would be contrary to the provisions of Policies BE2 and H2 of the adopted West Oxfordshire Local Plan 2011; Policies OS2 and OS4 of the emerging West Oxfordshire Local Plan 2031; Paragraphs 14.2 and 14.3 of the West Oxfordshire Design Guide 2016; and the provisions of the NPPF in particular Paragraphs 127 and 130.
- 2) The proposed extension, by reason of its scale and siting, would result in a loss of light to, and have an oppressive and overbearing impact on, the neighbouring dwelling (plot 1) consented under planning application 17/00578/RES. Furthermore, by reason of their siting, the windows in the east facing elevation of the proposed extension, would result in an unacceptable level of perceived overlooking to the detriment of this neighbouring property. Consequently the development as proposed would be contrary to the provisions of Policies BE2 and H2 of the adopted West Oxfordshire Local Plan 2011; Policies OS2 and OS4 of the emerging West Oxfordshire Local Plan 2031; and the provisions of the NPPF in particular Paragraphs 127 and 130.