

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 2nd September 2019

**REPORT OF THE
BUSINESS MANAGER - DEVELOPMENT MANAGEMENT**



**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 Business Manager. 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

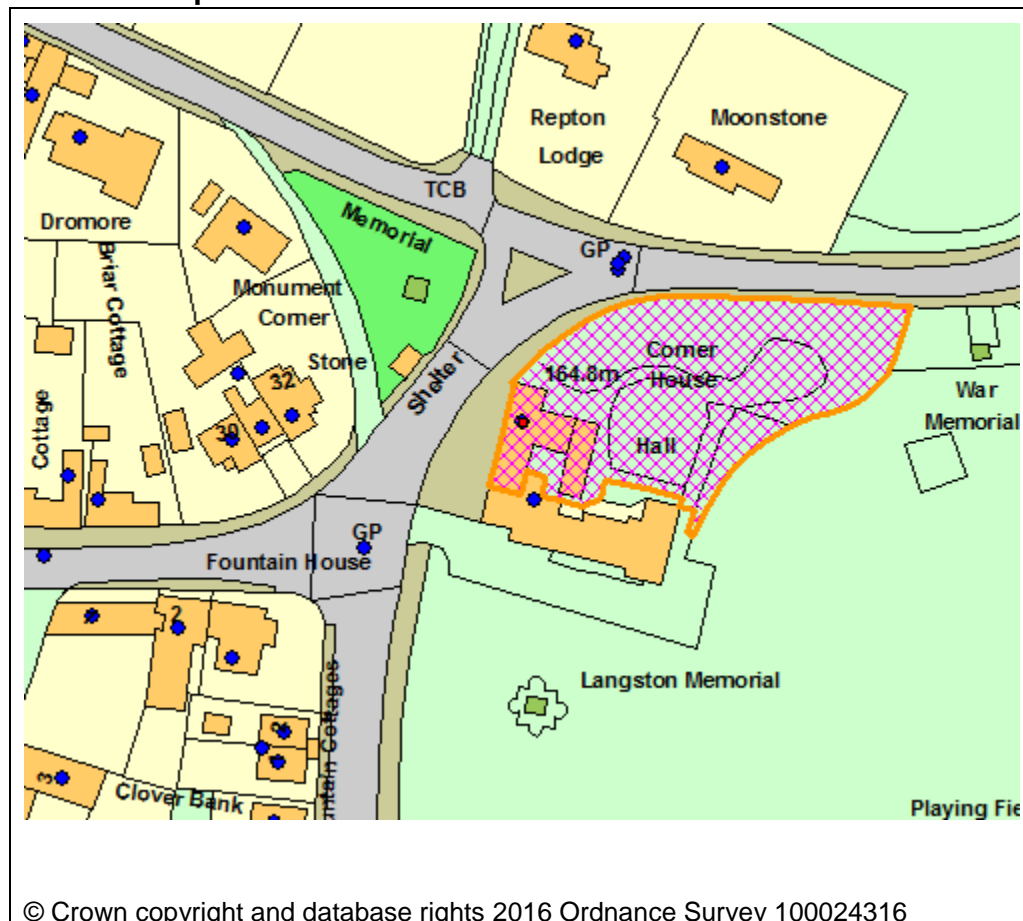
All documents, including forms, plans, consultations and representations on each application, but excluding any document, which in the opinion of the 'proper officer' discloses exempt information as defined in Section 1001 of the Local Government Act 1972.

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	Page
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Application Number	19/00920/FUL
Site Address	Corner House Church Road Churchill Chipping Norton Oxfordshire OX7 6NJ
Date	21st August 2019
Officer	Joanna Lishman
Officer Recommendations	Refuse
Parish	Churchill Parish Council
Grid Reference	428282 E 224256 N
Committee Date	2nd September 2019

Location Map



Application Details:

Removal of existing stables and erection of new single storey two-bed annex and detached garage/workshop.

Applicant Details:

Mr Peter Dunncliffe, Corner House, Church Road, Churchill, Chipping Norton, Oxfordshire, OX7 6NJ

I CONSULTATIONS

- I.1 OCC Highways The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network.
- I.2 Biodiversity Officer No Comment Received.
- I.3 Parish Council No Comment Received.
- I.4 Conservation Officer Context: A Grade II listed building, prominently located on a main route through the Conservation Area, and also set on a nodal corner.

Opinion: The two proposed buildings would have a combined footprint of some size, and whilst they are both of relatively low-lying form, they would both sit very near to the north boundary of the site, adjacent to the main northern approach to the settlement - and it is notable that the annex would also sit very near to the south-east boundary of the site. With respect to the impact on the northern approach, it seems that this development would be transformative - because at present the character of the corner on both sides is largely one of undeveloped greenery, giving a relatively soft transition from countryside to more urban forms. It is also notable that the site is raised somewhat above road level, increasing the prominence of the new buildings. And neither would we wish to rely on green screening to mask the development in perpetuity - particularly where the greenery is in such close proximity to the buildings. With respect to the impact on the land to the south-east of the site, I note that this is a peaceful and undeveloped tract, forming the setting of the fine Grade II* listed church, and with an important footpath running close to the site boundary. I also note that there are mature trees adjacent to the south-east site boundary, further contributing to the rural feel, and which would be very close indeed to the proposed annex building. Again, the development close to the south east boundary would be transformative, and again we would not wish to rely on green screening to mask the development. And in addition, it seems unlikely that the trees in such close proximity to the proposed annex would have a very secure future - even if they survived the building process - because trees and buildings make uneasy bedfellows. So, in summary, the principle of this is problematic, from our point of view. It seems that any new development on this site would have to be very low-lying, and set in the very centre of the site, well away from the boundaries; it also seems likely that there isn't room for buildings of the footprint that is currently proposed.

Recommendations: Advise withdrawal and resubmission with revised proposals, as above, and re-consult.

Reasons: Appears incompliant with policies OS4, EH10 and EH11.

1.5 WODC Landscape And Forestry Officer No Comment Received.

2 REPRESENTATIONS

No third party representations received.

3 APPLICANT'S CASE

- 3.1 The applicants Design and Access Statement and Use and Business Statement is available to view online. A summary of these are below.
- 3.2 The proposal is to remove the existing stables and construct a new L-shaped, single storey, two-bed annex and separate garaging for the main house. The proposed new buildings have been design to a scale to replicate traditional outbuildings typical of the Cotswold vernacular with low eaves, traditional natural slate roof pitch and natural stone walling. No works are proposed for the listed main house. Both the new buildings will be located in the rear garden of the listed building.
- 3.3 The proposal will involve demolition of an existing timber stables, three concrete bases, a run down tree house and the removal of assorted small trees and hedges outlined in the accompanying tree report.
- 3.4 The new annex has been orientated to reduce its impact when viewed from either Church road or the playing field. To further reduce the impact of the new building it has been kept to a single storey with a new dry stone-wall located along the open boundary with the playing field. The new wall will give a more solid boundary to the fields and, as is traditional, has been incorporated within the rear wall of the proposed new annex.
- 3.5 The new garage will replace the existing single storey timber stables. The garage tallat steps access a roof storage area (only).
- 3.6 The new two-bed annex will be used as ancillary accommodation for the main house in the short term, primarily as accommodation for the owners elderly parents (see separate business statement provided by the owners) and as a holiday let in the future.
- 3.7 The new garage will serve the main house and will have three bays. Two of the bays will be open for vehicles and the third will be closed for use as a stable. Above the stables on the first floor will be a storage area accessed via stone tallet steps.
- 3.8 The new annex will have an internal floor area of approximately 95sqm spread over a single storey. The new garage will have an internal floor area of 56sqm.
- 3.9 Both the new annex and garage roofs will be slate to compliment the later rear extension to the main house. It should then be clear to read that stages of development from the original house through to the subsequent later extensions and annex. The walls will be a constructed of natural random coursed Cotswold stone and Waney edge timber board. For the doors and windows we propose aluminium for the annex and timber for garage doors. Gutters and downpipes on both the annex and garage will be galvanised steel. These final details will give a modern twist to

the annex and garage and aid legibility of the development. The new boundary wall will be made up of drystone walling from Brockhill Quarry grey and cream walling stone.

- 3.10 There is currently enough space to park 4 cars. The proposal is for two parking spaces in the garage and two spaces externally. There will be no loss or additional parking spaces required.
- 3.11 Wheelchair access will be provided via a level threshold to the front door of the annex. It is anticipated that wheelchair users would need a car to access local facilities.

4 PLANNING POLICIES

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

5 PLANNING ASSESSMENT

Background Information

- 5.1 This application seeks consent for the removal of existing stables and erection of new single storey two-bed annex and detached garage/workshop.
- 5.2 The application relates to the domestic curtilage of a Grade II listed detached dwelling located on Church Road, Churchill. It is located within Churchill Conservation Area and the Cotswold AONB.
- 5.3 This application has been called in for consideration by Members of the Uplands Planning Subcommittee by Councillor Neil Owen.
- 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:

Design, scale and siting and impact on the Heritage Assets

Principle

- 5.5 In terms of the principle of development, a proposed annexe building and outbuilding within the existing domestic curtilage in this location would be acceptable subject to compliance with relevant policies of the Local Plan including OS2, OS4, EH9, EH10, EH11 and H6.
- 5.6 Officers note the 2015 permission for an oak-framed garage on the site of a previous corrugated garage (ref: 15/01395/HHD). The previous garage has been demolished with the concrete base remaining. No other development has taken place in relation to this scheme.

Siting, Design and Form and Impact on the Heritage Assets

- 5.7 The proposed development, comprising two substantial stone and slate single storey buildings, would be of a substantial scale in an elevated and prominent location on the northern boundary. To the south east the site lies adjacent to a recreation area and is characterised by vegetation and an undeveloped character. Officers consider that the siting, scale and form close to the boundaries would result in an overly urbanised transformative development which would be

contrary to Local Plan Policies OS2 and OS4. Officers have engaged with the applicants in pre-application discussions when officers gave both verbal advice and written advice. It is unfortunate this has been over a period of time and with different officers, however the documented written advice in discussion with the Conservation Officer, has been consistent. The applicants have been advised to move the development in from the boundaries, reconfiguring the development to give a similar amount of accommodation in a less harmful form and siting. The proposed sketches provided by the Conservation Officer have been declined and the applicants wish to pursue the current scheme without further amendments.

- 5.8 In accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, when considering whether to grant planning permission, special regard should be given to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Paragraph 193 and 194 of the National Planning Policy Framework (the Framework) states that when considering the impact of new development on the significance of a listed building, great weight should be given to its conservation. It continues that significance can be harmed or lost through alteration. It draws a distinction between substantial harm and less than substantial harm to such an asset. In this case the proposed buildings in their current form and siting, would result in less than substantial harm to the setting of the listed building failing to preserve the historic significance of the setting of Grade II listed Corner House or the Grade II* listed church without public benefit which would be considered to outweigh the harm, contrary to policies OS2, OS4, EH9, EH11 of the adopted Local Plan 2031, Design Guide 2016 and relevant paragraphs of the NPPF.
- 5.9 Within the Conservation Area the Council must have regard to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of any development proposal either preserving or enhancing the character of Conservation Area. Further the paragraphs of section 16 'Conserving and enhancing the historic environment' of the NPPF are relevant to the consideration of the application. In terms of the advice in the National Planning Policy Framework paragraph 196, the harm to Churchill Conservation Area would be 'less than substantial' affecting the settings of the host dwelling and setting of the listed church. However, that would still represent a harmful impact, adversely affecting the conservation area's significance as a whole. The application has not demonstrated public benefit that would outweigh the harm.

Impact on the AONB

- 5.10 The property is within the Cotswold AONB. Paragraph 172 of the NPPF has regard to the weight to be given to conserving the landscape and scenic beauty of the AONB. In this instance the proposal is an addition to a dwelling in a residential area and therefore it is not considered it would be harmful to the AONB.

Highways

- 5.11 Officers do not consider that the proposed development will have a detrimental impact on highways safety or the local road network due to the available off street parking provision on the site.

Residential Amenities

- 5.12 In terms of residential amenity officer consider the proposed buildings and use as an annexe would not have an unacceptable impact on neighbouring amenity.

Conclusion

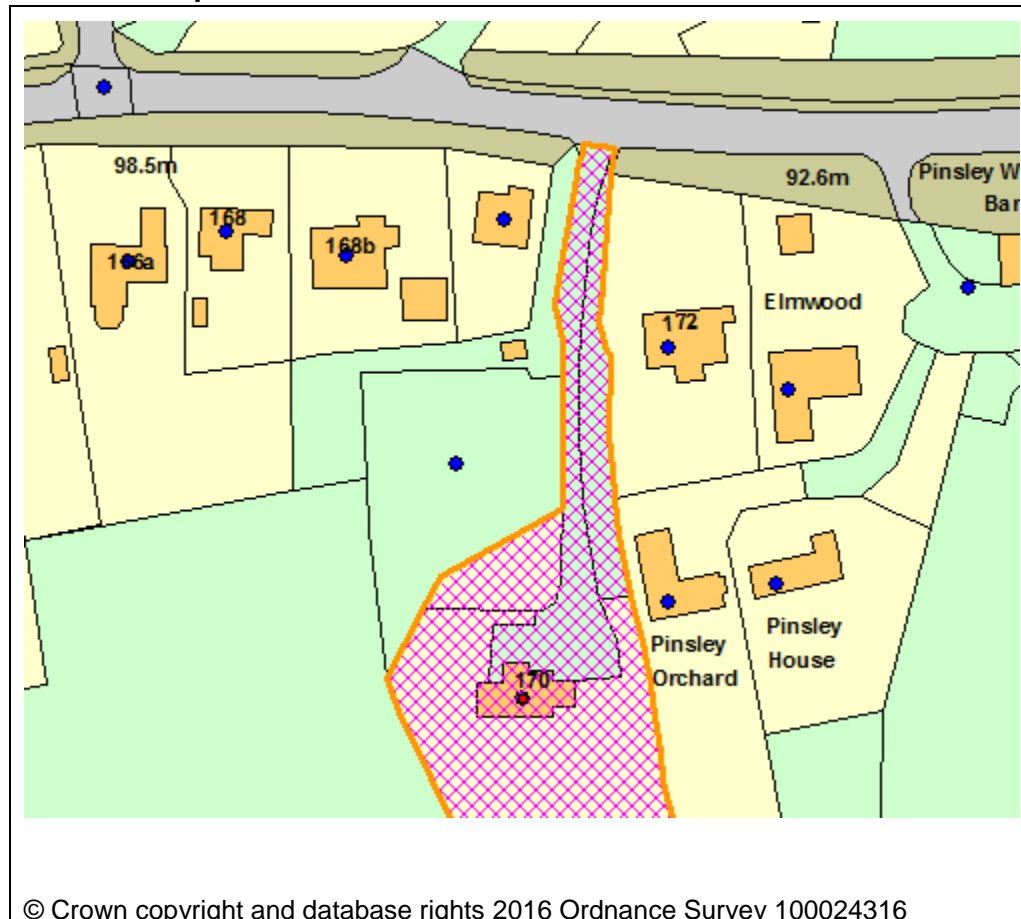
- 5.13 In light of the above assessment, the application is recommended for refusal being considered contrary to the provisions of policies OS2, OS4 EH9, EH10, EH11 and H6 of the adopted Local Plan; WODC Design Guide 2016 and the relevant paragraphs of the NPPF 2019.

6 REASON FOR REFUSAL

- 1 By reason of their siting, scale and form, the detached annexe and separate garage and workshop, located in an elevated position adjacent to the highway on the northern boundary and within the setting of the Grade II* listed church to the south east, will visually extend built development into an area of the village characterised largely by undeveloped greenery. As a result, the proposed buildings would have a transformative and urbanising impact on the rural character and appearance of the area, which fails to preserve or enhance the character of the Conservation Area, fails to conserve and enhance the natural beauty of the Cotswold Area of Outstanding Natural Beauty and adversely affects the rural setting of the adjacent public footpath. As such, the development is considered contrary to policies BE2, BE5, NE4 and TLC1 of the West Oxfordshire Local Plan 2011 and relevant paragraphs of the NPPF.

Application Number	I9/00927/HHD
Site Address	Pinsley Farmhouse 170 Main Road Long Hanborough Witney Oxfordshire OX29 8JZ
Date	21st August 2019
Officer	Sarah Hegerty
Officer Recommendations	Refuse
Parish	Hanborough Parish Council
Grid Reference	442831 E 214209 N
Committee Date	2nd September 2019

Location Map



Application Details:

Erection of two storey front extension and single storey rear extension, creating balcony to first floor.
Garage conversion.

Applicant Details:

Mr Nick Snell, Pinsley Farmhouse, 170 Main Road, Long Hanborough, Witney, Oxfordshire, OX29 8JZ

I CONSULTATIONS

- 1.1 Parish Council Hanborough Parish Council does not have any comments on the above application.
- 1.2 OCC Highways Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they do not object to the granting of planning permission.

2 REPRESENTATIONS

- 2.1 I letter of support from neighbour received as summarised below:

- Owner has maintained property
- Extensive development in the area in recent years
- Don't want to see this site developed into multi dwelling site
- Proposal enriches the property and safeguards the site

- 2.2 I Comment from neighbour received summarised as follows:

This is a large site and since the proposals are well set back from our own property we have no objections.

3 APPLICANT'S CASE

No supporting statement was required for this application.

4 PLANNING POLICIES

OS2NEW Locating development in the right places
OS4NEW High quality design
H6NEW Existing housing
T4NEW Parking provision
NPPF 2019
DESGUI West Oxfordshire Design Guide
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application seeks permission for erection of two storey front extension and single storey rear extension, creating balcony to first floor and garage conversion.
- 5.2 This application has been brought before Members of the Uplands Planning Sub-Committee for consideration as a member disagrees with officer's assessment of the scheme.
- 5.3 The property is a 3 bedroom detached dwelling set back from the main road through Long Hanborough. The site as a whole is set at a higher level than the main road and is therefore visible within the street scene. The dwelling has a linear form and character with the

accommodation both at ground floor and first floor level set to the rear of the property with an attached garage on the east side of the property. The site is not within a designated area however does form part of the southern edge of Long Hanborough, with open countryside beyond the southern boundary. The property is constructed of render with a plain tile roof with bay windows to the rear which offer views to the open countryside beyond.

- 5.4 Officers attempted to negotiate amendments to the proposal, however these were unsuccessful and the applicant refused to amend the scheme as per officer recommendations.
- 5.5 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

Principle

- 5.6 The scheme is to be located within the residential curtilage of Pinsley Farmhouse, Long Hanborough and an extension in principle is considered to be acceptable subject to accordance with Local Plan policies, in particular those seeking to ensure a high quality of design.

Siting, Design and Form

- 5.7 As per Policy OS4 and OS2 of the West Oxfordshire Local Plan and the West Oxfordshire Design Guide (WODG), an overarching principle is that the scale, form and character of the original property should be sympathetically reflected in any proposed changes. In addition to that, any development should appear secondary and subservient to the host dwelling.
- 5.8 The proposals to the rear of the property including a ground floor extension which forms a balcony area at first floor level and conversion of the garage to snug are proportionate in scale and form a logical compliment for the property and its existing linear character. They appear secondary and subservient to the host dwelling. Officers therefore consider these elements acceptable.
- 5.9 The proposed two storey front extension includes a double garage, plant room, lobby and 2 WC's at ground floor level with guest bedroom, en-suite and dressing area at first floor level. This front element alone would more than double the size and massing of the existing property and therefore would rival the main dwelling and would not form a secondary or subservient addition to the property. Due to its scale and position to the front of the building, officers consider that this would not form a logical compliment or be proportionate in size, scale or massing to the existing dwelling and alters the linear form and character of the dwelling.
- 5.10 Therefore it is considered to be contrary to the general principles of Policies OS2 and OS4 of the West Oxfordshire Local Plan and section 14 of the WODG.

Residential Amenities

- 5.11 Due to the large site and the position of the property within the site, officers consider that there would be no negative impact on the amenity of either of the neighbouring properties and is therefore acceptable in this regard.

Conclusion

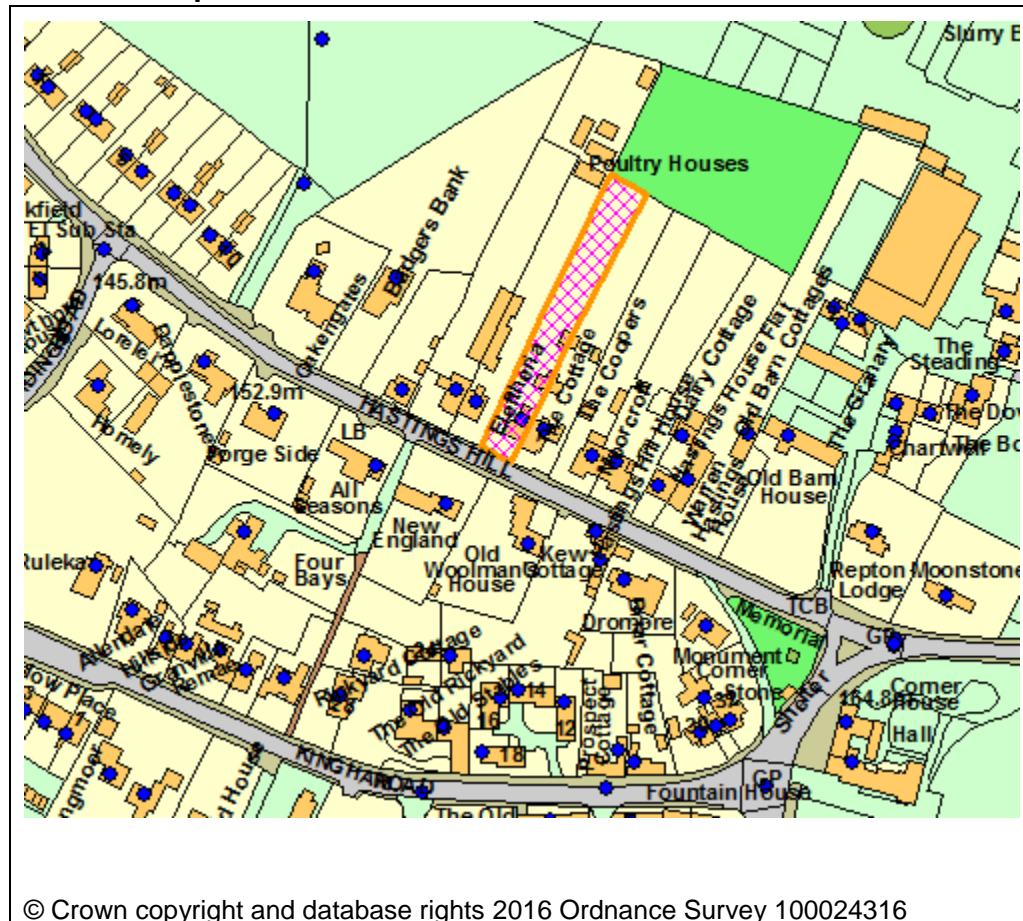
- 5.12 Taking into account the above, officers consider the proposal is not acceptable in design terms and is therefore recommended for refusal. The application is contrary with Policies OS2 and OS4 of the West Oxfordshire Local Plan 2031, the relevant paragraphs of the NPPF and the West Oxfordshire Design Guide 2016.

6 REASON FOR REFUSAL

- I The proposed scheme by reason of its siting, design, massing and scale would create an incongruous form that is not in keeping with the character and linear form of the host dwelling and would not form a secondary and subservient addition to the main dwellinghouse. The proposal is therefore considered contrary to Policies OS2 and OS4 of the West Oxfordshire Local Plan 2031, the relevant pages of the NPPF and the West Oxfordshire Design Guide.

Application Number	19/01067/HHD
Site Address	Eleftheria Hastings Hill Churchill Chipping Norton Oxfordshire OX7 6NA
Date	21st August 2019
Officer	Joanna Lishman
Officer Recommendations	Refuse
Parish	Churchill Parish Council
Grid Reference	428175 E 224356 N
Committee Date	2nd September 2019

Location Map



Application Details:

Erection of two storey side and rear and single storey rear extensions. Alterations to enlarge existing vehicular access and provide additional off-street parking (amended).

Applicant Details:

Mr Thomas Burdett, Eleftheria, Hastings Hill, Churchill, Oxfordshire, OX7 6NA

I CONSULTATIONS

- 1.1 Parish Council The only reservation which the Councillors have to this application is the removal of the front wall. The plan shows three parking spaces at the rear so is it necessary to create more at the front by removing the wall? It spoils the street scene. However, on a positive note, any move to encourage less car parking on Hastings Hill has to be a benefit.

2 REPRESENTATIONS

- 2.1 One neighbour objection as follows:

- I live in the adjoining property. It is semi-detached with the Applicant's property. Every one of the architect's drawings has omitted to show our dining room window which is positioned at the rear of our property, next to the Applicant's proposed kitchen wall. That proposed new kitchen wall would block out virtually all of the light into our dining room, which is already a dark room. The Applicant's new kitchen wall would extend above the height of our dining room window and continue beyond our conservatory. And so our dining room would become very dark indeed.
- My second concern is that of evening sunlight into our conservatory. The Applicant's proposed two storey extension would totally block out any evening sunlight we currently benefit from in the conservatory, making it redundant for its purpose at that time of the day

3 PLANNING POLICIES

OS2NEW Locating development in the right places

OS4NEW High quality design

H6NEW Existing housing

EH9 Historic environment

EH10 Conservation Areas

T4NEW Parking provision

DESGUI West Oxfordshire Design Guide

NPPF 2019

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

4 PLANNING ASSESSMENT

Background Information

- 4.1 This application seeks consent for the erection of a two storey side and rear and single storey rear extensions. Alterations to enlarge existing vehicular access and provide additional off-street parking.
- 4.2 The application relates to an unlisted semi-detached dwelling located on Hastings Hill, Churchill. It is located within Churchill Conservation Area.

4.3 This application has been called in for consideration by Members of the Uplands Planning Subcommittee by Councillor Neil Owen for consideration against policies OS2 and H6 of the West Oxfordshire Local Plan 2031.

4.4 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:

Design, scale and siting and impact on the Conservation Area
Residential Amenities

Principle

4.5 In terms of the principle of development, a proposed extension in this location would be acceptable subject to compliance with relevant policies of the Local Plan including OS2, OS4, EH10 and H6.

Siting, Design and Form and Impact on the Conservation Area

4.6 The proposed extension would be of a substantial scale in relation to the existing dwelling. Policy OS2 of the adopted West Oxfordshire Local Plan 2031 requires any development to be of a proportionate and appropriate scale to its context and the local area. Policy H6 states that extensions which unacceptably dominate the original dwelling which would be of detriment to the original character of the building will be refused. In this case, Officers consider that the proposed extension which projects to the rear and wraps around in a two storey form with single storey element up to the adjoining boundary, is of substantial scale which dominates the original dwelling. By reason of its siting, excessive scale and massing, the proposed extension would fail to appear as a secondary or subservient addition to the host dwelling. As such, the proposed extension will appear overly dominant and will form a contrived relationship with the existing dwelling.

4.7 Within the Conservation Area the Council must have regard to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of any development proposal either preserving or enhancing the character of Conservation Area. Further the paragraphs of section 16 'Conserving and enhancing the historic environment ' of the NPPF are relevant to the consideration of the application.

4.8 In terms of the advice in the National Planning Policy Framework paragraph 196, the harm to Churchill Conservation Area would be 'less than substantial' affecting only its immediate surroundings. However, that would still represent a harmful impact, adversely affecting the conservation area's significance as a whole. The application has not demonstrated public benefit that would outweigh the harm.

Highways

4.9 Officers do not consider that the extension will have a detrimental impact on highways safety or the local road network due to the existing available off street parking provision on the site.

Residential Amenities

- 4.10 In terms of residential amenity, the neighbouring property has raised concerns regarding loss of light and appearing overbearing. Officers agree that the ground floor windows are not shown on the plans. By reason of its siting and scale, Officers consider that the single storey extension will have an overbearing, oppressive and dominant impact on the neighbouring property, creating a tunnelling affect to the dining room window. As such, the application is considered to be unacceptable in terms of neighbouring amenity.

Conclusion

- 4.11 In light of the above assessment, the application is recommended for refusal being considered contrary to the provisions of policies OS2, OS4 EH9 and EH10 and H6 of the adopted Local Plan; WODC Design Guide 2016 and the relevant paragraphs of the NPPF 2019.

5 REASONS FOR REFUSAL

- 1 The proposed extension, by reason of its design, scale and form 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. In addition, the property is within the Churchill Conservation Area and would have a harmful impact on the significance of the heritage asset without public benefit to outweigh the harm. As such the proposed extension would fail to constitute good design and would be contrary to the provisions of policies OS2, OS4, EH9, EH10 and H6 of the adopted West Oxfordshire Local Plan 2031, the West Oxfordshire Residential Design Guide 2016; and relevant paragraphs of the NPPF 2019.
- 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 attached dwelling. Consequently the development as proposed would be contrary to the provisions policies OS2, OS4 and H6 of the adopted West Oxfordshire Local Plan 2031 and the provisions of the NPPF 2019.

I CONSULTATIONS

- 1.1 WODC Drainage Engineers No Comment Received.
- 1.2 Conservation Officer No Comment Received.
- 1.3 Parish Council No Comment Received.

2 REPRESENTATIONS

2.1 Four letters of representation have been received objecting to the application for the following reasons:

- Proposal doesn't respect the character and quality of the village of Fifield and Church Street.
- It affects the setting of Old Housing, a listed building which is opposite to Jasmine Cottage.
- The present proposal has many of the same features as the previous application that was refused on appeal, with the inspector noting that the proposal would materially harm local character and distinctiveness.
- The proposed rear ground floor extension is a large kitchen with full length windows overlooking the office and garden of Flora's Cottage (Number 1).
- The window in the rear facing wall would be only 4 metres from the boundary of our property, i.e. the width of the road between the two properties, and it would therefore impinge on our privacy and provide an angled view into one of our bedrooms.
- The proposal is over-development of the site.
- The changes would cause further harm to the local character and distinctiveness of the area and the enjoyment of my property.
- Contrary to policies H6 and OS4.
- The proposed south elevational drawing does not reflect the true nature of the site and the overlapping nature of the two vernacular cottages.

3 APPLICANT'S CASE

The applicant's case is supported by Plans and a Brief Hydrogeological Summary accessed online.

4 PLANNING POLICIES

OS2NEW Locating development in the right places

OS4NEW High quality design

EH9 Historic environment

EH11 Listed Buildings

DESGUI West Oxfordshire Design Guide

NPPF 2019

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

5 PLANNING ASSESSMENT

Background Information

- 5.1 The existing dwelling comprises an unlisted 17th Century semi-detached cottage. It is not located within a Conservation Area but there are a number of Listed Buildings within its setting.
- 5.2 This application seeks planning permission for the erection of a two storey and single storey rear extension and the insertion of two dormer windows within the rear of the existing roof. The proposal also includes the insertion of a rooflight in the front facing roofslope. The application now only requires planning permission for the rooflight as planning permission was granted for the majority of works proposed in this application in October 2018 (ref: 18.01582/HHD). The Conservation Officer objected to the removal of the chimney and insertion of new window to front elevation but these have now been removed from the application with the receipt of amended plans.
- 5.3 For reference an earlier scheme was refused at Committee and dismissed at Appeal (17/03775/HHD).
- 5.4 The following elements shown on this current proposed scheme are considered permitted development:
- removal of the existing rear lean-to and rebuilding larger with downstairs cloakroom.
 - relocated door to the existing outbuilding to the east facing gable.
 - rebuilding rear elevation in the same materials as existing.
- 5.5 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
Impact on Heritage Assets
Impact on Residential Amenity

Principle

- 5.6 The application site is a semi-detached period cottage on the main road through Fifield and within the Conservation Area.

Siting and Design and Impact on the Setting of the Listed Building

- 5.7 In accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, when considering whether to grant listed building consent, special regard should be given to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Paragraph 193 and 194 of the National Planning Policy Framework (the Framework) states that when considering the impact of new development on the significance of a listed building, great weight should be given to its conservation. It continues that significance can be harmed or lost through alteration. It draws a distinction between substantial harm and less than substantial harm to such an asset.

- 5.8 In this case the proposed addition of the small rooflight to the front roofslope would have minimal visibility in the streetscene and on balance maintain the setting of the listed building opposite. Officers consider that given the separation distances, the special interest and setting of the listed buildings, Old Housing opposite, and the listed Church, would be preserved and the development would comply with policies EH9, EH11 and OS4 of the adopted West Oxfordshire Local Plan 2031 and relevant paragraphs of the NPPF.

Residential Amenities

- 5.9 Due to the positioning of the proposed extension which is set away from neighbouring properties, officers do not consider that the proposed rooflight serving the en-suite bathroom will result in harm to the neighbouring dwellings in terms of overlooking.

Conclusion

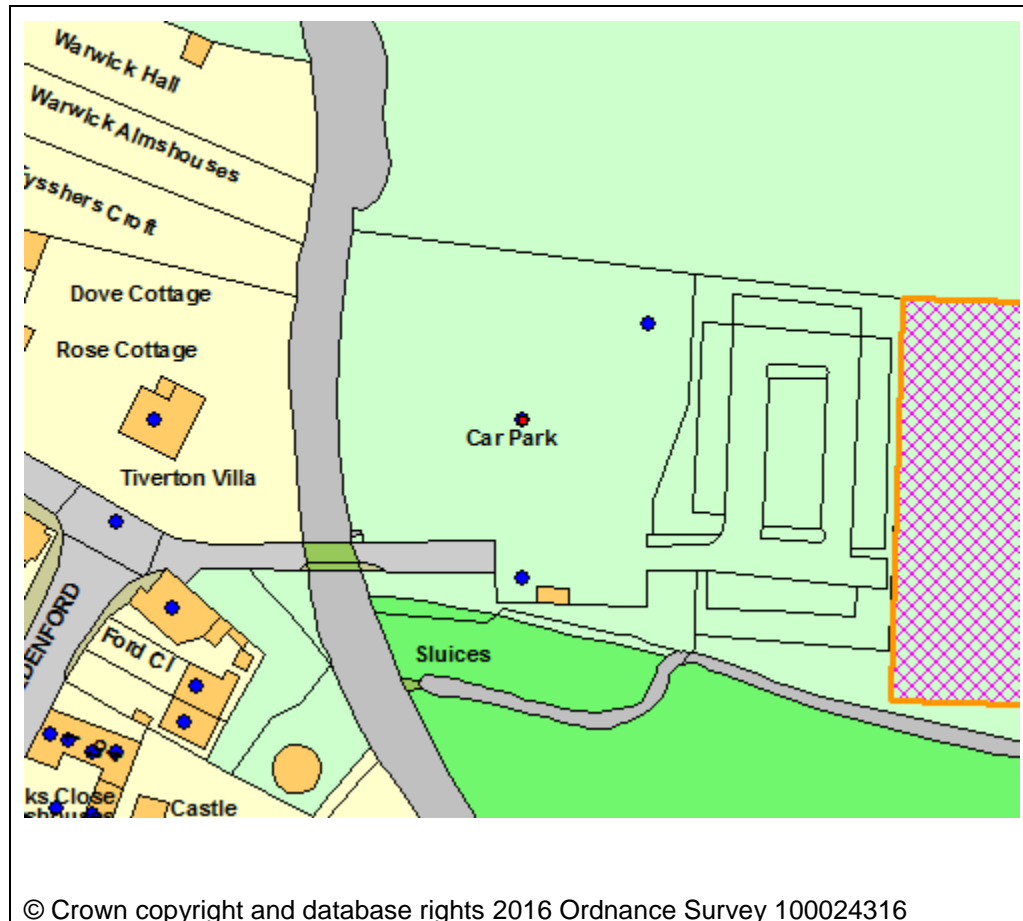
- 5.10 In conclusion, the application is recommended for approval in accordance with the adopted West Oxfordshire Local Plan policies OS2, OS4, EH9, EH11 and H6.

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 Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 The development shall be carried out in accordance with the plan(s) accompanying the application as modified by the revised plan(s) deposited on 19th August 2019.
REASON: The application details have been amended by the submission of revised details.
- 3 The materials to be used for the external walls and roofs shall be of the same colour, type and texture as those used in the existing building.
REASON: To safeguard the character and appearance of the area.
- 4 The window and door frames shall be recessed from the face of the building to match windows and doors on the existing building.
REASON: To ensure the architectural detailing of the building reflects the established character of the existing building.
- 5 The scheme hereby permitted shall be carried out in accordance with the Construction Traffic Management Plan and details submitted 17-067-CPTMP-100 and 17-067-P-CPTMP-01 as approved under 19/00461/CND.
REASON: In the interests of Highway safety.

Application Number	19/01307/FUL
Site Address	Car Park Guildenford Burford Oxfordshire OX18 4SE
Date	21st August 2019
Officer	Chloe Jacobs
Officer Recommendations	Approve
Parish	Burford Town Council
Grid Reference	425399 E 212285 N
Committee Date	2nd September 2019

Location Map



Application Details:

Continuation of extant change of use permission allowing a section of field to be used as a temporary overflow car park to the existing Guildenford car park.

Applicant Details:

Councillor Derek Cotterill, Fortey's Close, Guildenford, Burford, Oxon, OX18 4SE

I CONSULTATIONS

- I.1 Conservation Officer A sensitive riparian site, in the Conservation Area, and in the setting of a range of listed structures - including the Grade I listed Church Of St John the Baptist.
- Whilst the proliferation of parking in such a context is always a concern, I note that the site of the overflow car park is set to the east of the existing permanent car park, partly screened by the planting to the existing car park and by vegetation to the other sides. As such, it makes a relatively minor additional impact upon the Conservation Area and upon the other historical assets. There are no huge objections from our point of view - pending the arrival of a more permanent solution to the parking issues in this locality
- I.2 Biodiversity Officer No Comment Received.
- I.3 WODC Drainage Engineers Do not have any objections to the extant permission being continued
- I.4 Environment Agency No Comment Received.
- I.5 WODC Planning Policy Manager No Comment Received.
- I.6 Historic England Do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisors.
- I.7 Major Planning Applications Team No Comment Received.
- I.8 Town Council No Comment Received.
- I.9 OCC Highways Objection.
- Further information was requested when the original application (17/02212/FUL) was submitted as well as the application for the adjacent site (19/00262/FUL).
- No further information has been submitted as to the additional vehicle movements and the impact these will have on the local highway network.
- Pedestrian links to the town centre are poor and are in need of improvement.
- No information has been submitted as to how people will be able to travel to Burford by alternative modes of transport.
- Comments:

The application to turn the land to a temporary car park (17/02212/FUL) was submitted in 2017. At this stage, Oxfordshire County Council did not raise an objection but stated that more information was needed to fully assess the impact the site would have on the local highway network, in particular the narrow bridge into the car park and the constrained roads which lead to the site without pedestrian segregation.

No information was submitted at that time or subsequently, a further application to extend the car park by 170 spaces (19/00262/FUL) was then submitted earlier this year (2019) but was withdrawn following the county councils objections for the same reasons.

The applicant has submitted information following WODC's car parking survey. This states in Paragraphs 9.5.4 & 9.5.5 that despite the need for car parking in Burford, the existing car park may not be feasible due to a number of reasons, including the narrow access bridge and the increase in traffic along Church Lane and Guildenford.

As can be seen above, the evidence used to support the application states that an increase in bays to the existing car park could cause more congestion and make it difficult for drivers. It then states that a comprehensive study should be carried out.

No comprehensive study has been carried out regarding the impact of this car-park on the single lane bridge, the narrow streets of Church Lane and Guildenford or on the impact of this on the signalised bridge coming in to Burford from the North.

Whilst understanding that there is a need for car parking in Burford it would also be irresponsible for the highway authority to state the proposals are acceptable without having adequate data to fully assess the impact.

As stated in the response for application 19/00262/FUL, one of the considerations with increasing traffic growth along Church Lane is the lack of pedestrian infrastructure leading to highway safety concerns. Church Lane acts as the only route into the town centre from the car park, with no pedestrian segregation along lengths of the street and significant alignment concerns, this could lead to safety issues.

The applicant mentions a new footbridge into the church yard which would be beneficial to pedestrian movements, but it is not clear if that is actually proposed as part of this application. Along with acknowledging that additional car parking may be needed in Burford, it is also county council policy that sustainable methods of transport should be improved where possible. The applicant has not provided any information as to how people can travel to Burford in alternative ways to private car.

For the above reasons, Oxfordshire County Council recommend refusal of this application until further information is submitted.

2 REPRESENTATIONS

No third party representations have been received at the time of writing.

3 APPLICANT'S CASE

- 3.1 As part of the application, the applicant has submitted a document outlining the requirement for the extended use of the field for car parking.
- 3.2 For the past two years Burford Town Council has had permission to expand car park capacity by opening the field at the rear, eastern side, of the WODC owned 166 space car park. This has proved invaluable in relieving traffic congestion throughout the town, enhancing the economy, and calming frustration for residents and motorists. Without the facility in peak times the town becomes grid locked in the Guildenford/Church Lane area as motorists enter and leave the car park in a vain attempt to find a space, on street parking blocks entrances and reduces streets to single lane thoroughfares, and extends parking into the open countryside along the Upton Road and Witney Street on dangerous bends.

The Requirement

The continuation of the present "dry weather" use is required:

- Until the Town Council can obtain permission for a permanent solution as required by the WODC Local Plan 2031;
- To relieve congestion throughout the town as motorists circle looking for spaces. Particularly when guests are attending weddings, etc;
- As 2019 is Festival year in Burford, occurring after expiry of the present permission, a continuation is requested;
- As a permanent solution is proving more difficult to achieve than anticipated a further two year extension of the extant permission, 17/02212/FUL, is required.

The Details

No engineering work is required and the papers submitted for the original application are resubmitted together with an updated drawing showing the final scheme subject to a current planning application, 19/00262/FUL.

- 3.3 The WODC Parking Survey-Final is also submitted to substantiate the requirement for extra capacity.

4 PLANNING POLICIES

T4NEW Parking provision
OS2NEW Locating development in the right places
OS4NEW High quality design
T1NEW Sustainable transport

EH1 Cotswolds AONB
EH9 Historic environment
EH10 Conservation Areas
NPPF 2019
DESGUI West Oxfordshire Design Guide

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

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application seeks planning permission for the continuation of the extant change of use permission (REF:17/02212/FUL) allowing a section of field to be used as a temporary overflow car park to the existing Guildenford car park. The change of use of an open area of land to be used temporarily for car parking for up to 73 days per annum was granted permission in 2017.
- 5.2 The site is presently used as an area of overflow parking at times of heavy use of the adjacent parking area. The application site is within the Burford Conservation Area and the Cotswolds Area of Outstanding Natural Beauty.

Planning History

Planning permission was granted in September 2017 for the change of use for a temporary period (REF:17/02212/FUL).

Application to extend the car park from the existing northwards for an area 72 metres by 70 metres was WITHDRAWN (REF:19/00262/FUL)

Application to extend the car park was WITHDRAWN (REF:19/00975/FUL)

The application has been brought before Members of the Uplands Planning Sub-Committee for consideration as the applicant is Councillor Derek Cotterill.

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
Impact on the Conservation Area
Impact on the AONB
Residential Amenity

Principle

- 5.3 The change of use of the land adjacent to the Guildenford Car Park to provide a temporary car park for more than 28 days per annum was previously granted consent in 2017 and therefore, the principle of the development has already been established.

Siting, Design and Form

- 5.4 The application site relates to a part of the field which lies adjacent to the existing car park at Guildenford. The site is presently as an area of overflow parking at times of heavy use of the adjacent parking area. The site comprises of an agricultural field and is unsurfaced. The proposal to allow for the continuation of the car park would not involve any additional development such as the laying of hardstanding or any other alterations. Given this, the application for the continuation of the change of use is considered acceptable in terms of visual amenity.

Highways

- 5.5 Officers note that at present, there are a number of issues relating to parking capacity in Burford and the adjacent site at Guildenford, exists as the only dedicated parking of any significant size serving the town. At peak times during events and particularly during the summer, the adjacent parking area is frequently at capacity, which causes significant issues in regards to the displacement of vehicles elsewhere in the town and on-street parking. It is also acknowledged that a lack of dedicated off-street parking could actively discourage visitors to the town, affecting the local economy. Officers consider that the provision of additional parking capacity at busy time would be on balance beneficial to highway safety and amenity, as well as being beneficial to the local economy.
- 5.6 The approach access to the parking area comprises of a narrow single carriageway and is generally poor. It is noted that use of the proposed area of parking may result in an increase in the use of this access, however it is also acknowledged that at times where the existing parking is at capacity and where there is no overflow capacity, there is a strong likelihood that vehicles would enter the car park and subsequently then exit shortly after upon realising that there are no available spaces, whilst subsequently parking elsewhere in the Town.
- 5.7 Oxfordshire County Council has been consulted on this application and has recommend that the application be refused until further information is submitted in regards to alternative sustainable methods, accident statistics and travel/vehicular data. After extensive discussions, OCC Highways have stated that whilst they cannot support this as the long term plan for parking, it understands the issues associated with the refusal of the temporary consent and have agreed that in this instance, the scheme is a sensible way forward whilst proper evaluation is undertaken.
- 5.8 Given that there are identified issues associated with the suitability of the access approach to the existing parking area from Guildenford, officers consider that it would be necessary to restrict use of the temporary car park to a total of 73 days, as suggested by the Town Council as well as limiting the permission for a period of 2 years in order to limit any pollution which may arise from increased vehicular use of the land and to assess any impacts.

Impact on the Conservation Area

- 5.9 The application site falls within the Burford Conservation Area wherein the Council must have regard to section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Further the paragraphs of section 16 'Conserving and enhancing the historic environment ' of the NPPF are relevant to consideration of the application.

- 5.10 In this regard, given that the proposed change of use would not involve any additional development such as the laying of hardstanding and given that the proposed use would be for a temporary period of time, officers consider that the impact on the character and appearance of the Conservation Area would be minimal and the development would consequently not result in harm or less than substantial harm. The proposed change of use would be temporary and the short term impacts of the development would be reversible. The proposed temporary use of the field for car parking is considered to respect the special qualities and historic context of the Conservation Area and would maintain the appearance of the heritage asset given the nature of what is proposed and its location. Furthermore there would be demonstrable benefits arising in terms of highway safety and amenity.

Impact on the AONB

- 5.11 Paragraph 172 of the NPPF 2018 requires great weight to be given to conserving and enhancing landscape beauty in Areas of Outstanding Natural Beauty. It is considered that given its siting, the car park would only be viewed in its immediate context whereby there are similar types of development including the existing car park at Guildenford. Therefore, the proposed is not considered to have a detrimental impact on the wider Cotswold AONB.

Residential Amenities

- 5.12 Given the nature of the proposed temporary car park and its location, adjacent to the existing car park at Guildenford, officers are of the opinion that the proposed temporary consent would not cause any adverse impacts in regards to neighbouring amenity.

Conclusion

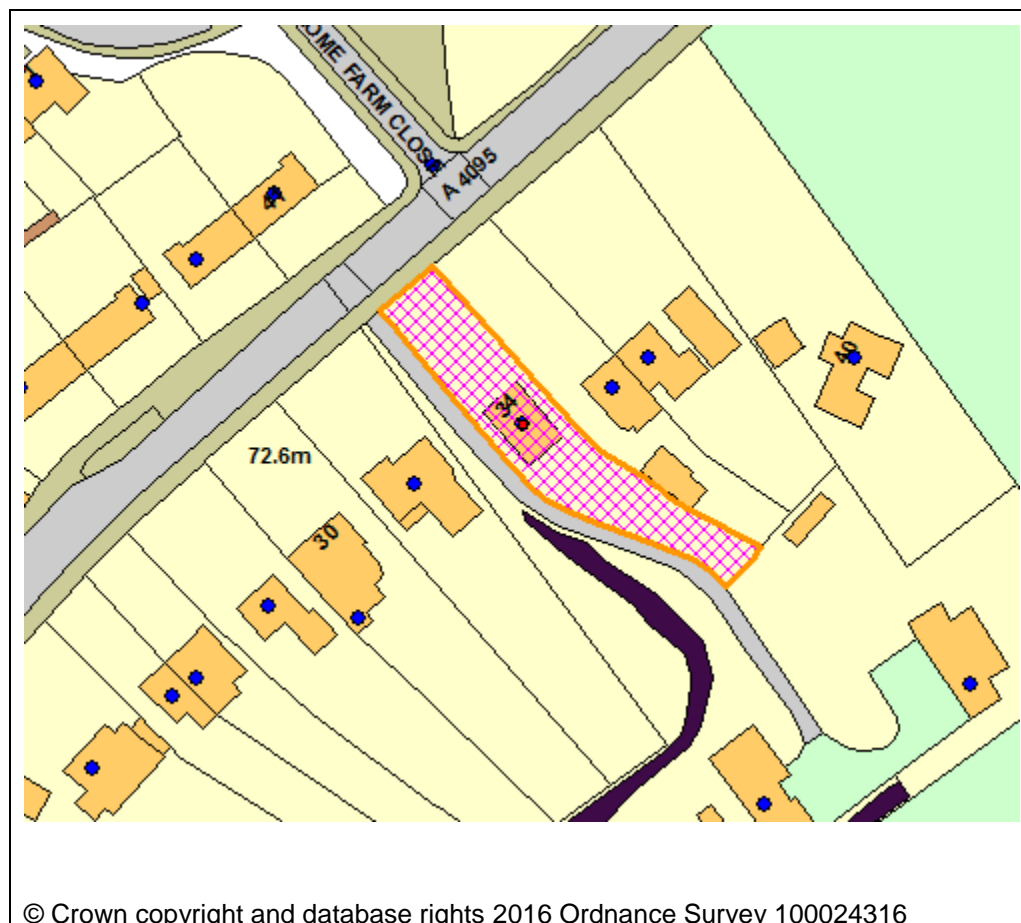
- 5.13 Taking into account the above matters the proposal is considered acceptable on balance and is therefore recommended for approval. Officers consider that the proposed change of use for a temporary period would be acceptable and compliant with the provisions of policies OS2, OS4, T1, T4, EH1, EH9 and EH10 of the West Oxfordshire Local Plan 2031, the relevant paragraphs of the NPPF and the West Oxfordshire Design Guide 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 Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of 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 use hereby permitted shall be discontinued and the land restored to its former condition on or before 3 years from the decision notice.
REASON: The use is only justified by the special and temporary need for the development.

Application Number	19/02012/FUL
Site Address	34 Grove Road Bladon Woodstock Oxfordshire OX20 1RD
Date	21st August 2019
Officer	Declan Jermy
Officer Recommendations	Approve
Parish	Bladon Parish Council
Grid Reference	445014 E 215111 N
Committee Date	2nd September 2019

Location Map



Application Details:

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

Applicant Details:

Mr Peter Barrett, c/o agent.

I CONSULTATIONS

- I.1 Parish Council
- Whilst Bladon Parish Council has no objection in principle to the construction of a new dwelling on the site it does have concerns as to 1. the adequacy of the drainage system and 2. the lack of an approved landscape management plan.
1. The currently approved drainage scheme was designed for the original site layout which has since been significantly altered particularly at the rear of the dwelling where a substantial volume of soil has been removed, a retaining wall built next to the adjoining driveway and significant associated engineering works undertaken. The Parish Council is concerned that this may create a risk of flooding to nearby properties especially those below the site in the old quarry, and of possible landslip, and would wish a new expert drainage report to be obtained and all recommendations and requirements therein implemented as a condition precedent in the event of any planning permission being granted.
2. There is currently no approved landscape plan, and given the site lies within the Conservation Area the Parish Council would similarly wish to seek a condition precedent that a full and detailed landscaping scheme be submitted and approved in writing by the Local Planning Authority, together with a requirement for ongoing landscape management for the next 5 years including the replacement of any failed, damaged or removed plants, in the interest of amenity, ecology and the environment.
- I.2 Conservation Officer No Comment Received.
- I.3 WODC Drainage Engineers No Objection.
- I.4 OCC Highways No Objection.
- I.5 Biodiversity Officer No Comment Received.
- I.6 WODC Landscape And Forestry Officer
- Hedgerow details to form part of planning permission;
- To be planted approximately half a metre in from the top of the retaining structure. Double staggered rows, 400mm between rows, 400mm between plants. 5-7 plants per metre. Stock size - not less than 60cm tall at planting. Larger sizes are available if necessary.
- Species - could be evergreen or deciduous.
- Evergreen - could be yew or privet.
- Deciduous - hornbeam or mixed natives. Mixed native could include for example - 60% Hawthorn, 15% Field Maple, 15% Hazel, 5% Dog

Rose, 5% Guelder Rose.

Mention was also made regarding trailing plants over the retaining structure to soften its appearance.

Simple ivy would be an option.

2 REPRESENTATIONS

The application has received 5 objections, these can be viewed in full on public viewing at the WODC website. The objections summarised are as follows:

- The works are not in accordance with the 18/00967/FUL planning application
- Harm to the Character and Appearance of the Bladon Conservation Area
- False reason for undertaking work in design and access statement
- Impact on neighbouring amenity
- Visibility along private driveway reduced
- Safety
- Landscaping is needed
- Conversion of the rear window to a doorway and the modifications that are proposed to external staircase are harmful
- Overlooking and perceived overlooking
- Development is against local planning policy and national guidelines
- Drainage scheme
- Contrary to Bladon's Conservation appraisal
- The retrospective drawings are strewn with errors

3 PLANNING POLICIES

OS2NEW Locating development in the right places

OS4NEW High quality design

H2NEW Delivery of new homes

EHI Cotswolds AONB

EHI0 Conservation Areas

T4NEW Parking provision

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

4 PLANNING ASSESSMENT

- 4.1 The application seeks part- retrospective planning permission for alterations and amendments to planning permission 18/00967/FUL for a replacement dwelling and associated works.
- 4.2 The application site is located within the built up limits of Bladon, within Bladon Conservation Area and within the Oxford Green Belt.
- 4.3 The amendments subject to this application are as follows:
 - Updates to landscaping (including the removal of embankment, raising of land and 2 x retaining walls).

- Revision to the rear external staircase (now with a larger landing area which corresponds to the opening of the living room doors);
- Insertion of three high-level (1.7m from internal floor level) windows on the north-eastern ground floor elevation;
- Rear window, to become a doorway;
- Internal wall location and door position changes;
- The updated plans show bargeboards to the gables in PVCu to match the windows (this will be a mid-tine grey);
- Increase of width of front door to 1200mm; and
- Different driveway material.

4.4 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

Impact on the Conservation Area

Residential amenity

Siting Design and Form

Drainage

Impact on the Green Belt

Highways

Principle

4.5 The principle of development on this site has already been established through the granting of planning reference: 18/00967/FUL. The amendments as outlined above are considered acceptable subject to design and amenity issues being carefully considered against the adopted West Oxfordshire Local Plan 2031, NPPF and Design Guide.

Impact on the Conservation Area

4.6 The site is within Bladon Conservation area. Within a Conservation Area, decision makers are required to take account of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Further the paragraphs of section 16 'Conserving and enhancing the historic environment' of the NPPF are relevant to consideration of the application.

4.7 In this regard given the prevailing consent and what has previously been approved, the proposed amendments to the external fenestration of the dwellinghouse are considered minor amendments in the grand scheme of proposed development. As such the proposed amendments to the dwellinghouse are considered to respect the special qualities and historic context of the Conservation Area and would maintain the appearance of the heritage asset given the nature of what is proposed and it's context and location.

4.8 Dealing with the changes to the rear amenity space, it is considered when comparing the bank in its previous un-kept condition and because it is largely screened from the public/ residential street scene of Grove Road, that with appropriately conditioned planting, officers consider the

retrospective works to conserve the Bladon conservation area, in comply with policy EH10 of the West Oxfordshire Local Plan (2031).

Siting, Design and Form

- 4.9 The principle elevation is located in a visible location on the street scene. Officers are of the opinion that the amended details as part of this application are considered to form an appropriate relationship with the street scene and neighbouring properties.
- 4.10 As part of this application the development of a raised rear garden, retained with railway sleepers at a height of 1.3 meters from the roadside with an upper-terrace adjacent to no. 36 Grove Road is sought.
- 4.11 Works undertaken to create the rear amenity space involved the removal of a soil and concrete embankment, levelled to create a garden 1.3 meters high from the private lane adjacent. The retrospective garden is situated to the rear of the property and is considered not to be readily visible from the road or public pavement.
- 4.12 Although not readily visible from the street scene officers note that the garden will be visible from the private lane providing access to the two property's to the rear of the dwellinghouse. However, as the retrospective proposal follows the pattern of development of Grove Road in a residential context, officers do not consider the works an incongruous feature.

Residential Amenities

- 4.13 The nearest neighbours are 32 and 36 Grove Road. No.32 is separated by the private road and benefits from screening on the boundary. The proposed dwelling was considered to be sufficiently separated to not be considered overbearing or impact the light available to the property. No. 36 is closer to the development site and is separated by a boundary fence.
- 4.14 Concerns have been raised regarding the potential of overlooking and perceived overlooking by way of the alteration of the rear 1st floor window to a doorway. Officers have assessed these concerns from both the development and neighbouring property and have determined due to the positioning of the garage and location of the dwelling house that no undue level of overlooking will arise through the implementation of this application. This is likely to be a hedge to reduce the visual impact from the lane. Officers are seeking amended drawings ensuring the implementation of a boundary hedge at an acceptable height and species prior to uplands committee.
- 4.15 Additionally, concerns have been raised regarding the safety implications of the raised rear garden and the potential of falling into the private drive way. If approved, the application will be conditioned to ensure suitable measures are taken to ensure safety and screening along the boundary to mitigate the potential of harm.
- 4.16 The dwelling remains set back in the site allowing for parking at the front, following the pattern of development in the street scene. Officers are of the opinion that the proposed amendments to the scheme do not affect the residential amenities of the surrounding properties in a materially different way to that already approved.

- 4.17 The relationship between the properties has been considered acceptable in the granted application 18/00967/FUL. Given that No.36 doesn't benefit from habitable rooms on the closest elevation, the amended fenestration's and rear garden to the dwellinghouse is therefore not considered overbearing or considered to adversely impact the neighbouring property given the distance between the properties and the circulation space around the dwellings and room layout.

Drainage

- 4.18 Concerns have been raised via consultation regarding potential drainage implications of the proposed amended scheme. The drainage consultee originally opposed the scheme due to the non-porous material proposed in regards to the driveway; the applicant has since reverted back to the originally approved material as identified in revised drawing: AL21A.
- 4.19 Subsequently, drainage has raised no objection to the overall scheme. No concern has been raised with regards to the amended amenity area at the rear of the dwellinghouse. Given the drainage consultee has raised no objections; refusal on the grounds of drainage cannot be justified.

Impact on the Green Belt

- 4.20 In terms of the impact of the development on the Oxford Green Belt, Officers must take into consideration Policy OS2 of the West Oxfordshire Local Plan 2031 which allows for limited extension of existing dwellings within the Green Belt. In this case, as the principle of a replacement dwelling has already been established and by virtue of its scale and the design, Officers consider that the proposed external alterations do not materially impact on the openness, rural character or visual amenity of the Oxford Green Belt.

Highways

- 4.21 Concerns have been raised regarding the reduced visibility along the private driveway South West of the property. Notwithstanding this, OCC Highways have been consulted on the application and have raised no objections in regards to highways safety and convenience. In addition, parking arrangements have not changed since the previously approved application and are therefore considered acceptable. On this basis, the scheme is considered acceptable and complies with policy T4 of the West Oxfordshire Local Plan. As such, given the no objection, a refusal on highway grounds cannot be warranted.

Conclusion

- 4.22 Taking into account the above matters the proposal whilst different is considered acceptable on its merits and is therefore recommended for approval. The application complies with Policies OS2, OS4, H2, EHI, and EH10 and T4 of the West Oxfordshire Local Plan 2031, the relevant paragraphs of the NPPF and the West Oxfordshire Design Guide 2016. The dwelling would not have an adverse impact on neighbouring amenity and therefore are recommending that the application is approved.

5 CONDITIONS

- 1 The development shall be carried out in accordance with the plan(s) accompanying the application as modified by the revised plan(s) deposited on 05.08.2019.
REASON: The application details have been amended by the submission of revised details.
- 2 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.
- 3 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.
- 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 Prior to occupation, details of external lighting shall be submitted to and approved in writing by the local planning authority. The details shall show how and where external lighting will be installed (including the type of lighting), so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bat species using their territory or having access to any roosts.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved details, and these shall be maintained thereafter in accordance with these details. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.
REASON: To protect foraging/commuting bats in accordance with the Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, the National Planning Policy Framework (in particular section 15), policy NE15 of the West Oxfordshire District Local Plan 2011, policy EH2 of the emerging Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.
- 6 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 fences, gates or walls shall be erected.
REASON: To safeguard the open plan character of the development/ to safeguard the character and appearance of the area.
- 7 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 development permitted under Schedule 2, Part 1, Classes A, B, C, D, E, G and H shall be carried out other than that expressly authorised by this permission.
REASON: Control is needed to ensure overdevelopment does not occur on the site.

- 8 That a scheme for the landscaping of the site, including the retention of any existing trees and shrubs and planting of additional trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority within 1 month of the approval. The scheme shall be implemented as approved within 3 months of the commencement of the approved development or as otherwise agreed in writing by the Local Planning Authority and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub of equivalent number and species, shall be planted as a replacement and thereafter properly maintained.

REASON: To ensure the safeguarding of the character and landscape of the area during and post development.