

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 2 SEPTEMBER 2019

Additional Representations



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

Item	Application Number	Address
	19/01180/HHD	2 Church Street Fifield
	19/02012/FUL	34 Grove Road Bladon

Report of Additional Representations

Application Number	19/01180/HHD
Site Address	2 Church Street Fifield Chipping Norton Oxfordshire
Date	30 th August 2019
Officer	Joanna Lishman
Officer Recommendations	Approve
Parish	Fifield
Committee Date	2 nd September 2019

Application Details: Erection of two storey and single storey rear extension and insertion of two dormer windows in existing rear roof. Insertion of first floor window and rooflight in North elevation, remove existing and rebuild new larger rear lean-to and relocate door to outbuilding (amended).

Applicant Details: Miss Ana Morales

I Additional Representations

I.1 Conservation Officer

Objection to original plans but comments on the amended plans that because this building is not listed the applicant could actually undertake the addition of window and roof-light under PD, so therefore, in this case, these minor changes are unlikely to be refusable on heritage grounds. Therefore, I retract my objection.

I.2 Officer Comment

This application raises the importance of the fall- back position in decision making. Because the rebuilding works will be undertaken alongside the works that need planning permission then they themselves come under control. However, in deciding upon the merits of those works over and above what has already been consented by way of the extension already granted it needs to be taken into account that works of repair and maintenance (e.g. rebuilding or minor alterations) do not generally come under control. Similarly were new works undertaken separately i.e. before or after the extension was implemented (e.g. insertion of the front rooflight) then this would be 'permitted development' and as such exempt from planning control. Thus, whilst permission is technically required for some elements as they are intended to be undertaken as one operation there is no purpose in refusal as the works could be undertaken separately without the need for consent were permission to be refused based on those elements. All other elements already have consent.

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

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 Additional Representations

I.1 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.

I.2 Applicant Response

A Yew Species (Evergreen so all year round visual cover) – this appears to be Taxus Baccata, which is provided as an instant continuous hedge product rather than plants dotted along the boundary and waiting for gaps to close. This would be a single continuous run rather than double width.

Suggestion is planting height of 700mm, located 300mm in from the edge. It could be let to grow to 5ft (as previously suggested with you).

On the retaining walls simple ivy would be used

1.3 **Officer Comment**

The above information forms part of the landscaping condition – Condition 8. The Landscape and Forestry Officer is satisfied with the details provided by the applicant/agent and is to send over a detailed drawing illustrating the planting height, species and form. This might not be received by Monday 2nd though and so I will advise members at the meeting.