

Friday, 9 April 2021

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LOWLANDS AREA PLANNING SUB-COMMITTEE

You are summoned a meeting of the Lowlands Area Planning Sub-Committee will be held remotely, via Cisco Webex on **Monday, 19 April 2021 at 2.00 pm.**



Giles Hughes
Chief Executive

To: Members of the Lowlands Area Planning Sub-Committee

Councillors: Councillor Ted Fenton (Chairman), Councillor Carl Rylett (Vice-Chair), Councillor Owen Collins, Councillor Maxine Crossland, Councillor Harry Eaglestone, Councillor Duncan Enright, Councillor Hilary Fenton, Councillor Steve Good, Councillor Jeff Haine, Councillor Richard Langridge, Councillor Nick Leverton, Councillor Kieran Mullins and Councillor Harry St John

Due to the current social distancing requirements and guidance relating to Coronavirus Regulations 2020 – Part 3 – Modification of meetings and public access requirements this meeting will be conducted remotely using Cisco Webex.

Members of the public will be able to follow the proceedings through a broadcast on [West Oxfordshire District Council Facebook account](#) (You do not need a Facebook account for this).

Recording of Proceedings – The law allows the public proceedings of Council, Cabinet, and Committee Meetings to be recorded, which includes filming as well as audio-recording. Photography is also permitted. By participating in this meeting, you are consenting to be filmed.

As a matter of courtesy, if you intend to record any part of the proceedings please let the Committee Administrator know prior to the start of the meeting.

AGENDA

1. **Minutes of Previous Meeting (Pages 3 - 8)**
To approve the minutes of the meeting held on 15 March 2021.
2. **Apologies for Absence and Temporary Appointments**
3. **Declarations of Interest**
To receive any declarations from Members of the Committee on any items to be considered at the meeting.
4. **Applications for Development (Pages 9 - 26)**
Purpose:
To consider applications for development, details of which are set out in the attached schedule.
Recommendation:
That the applications be determined in accordance with the recommendations of the Business Manager – Development Management.
5. **Applications Determined under Delegated Powers (Pages 27 - 40)**
Purpose:
To inform the Sub-Committee of applications either determined under delegated powers.
Recommendation:
That the report be noted.

(END)

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the
Lowlands Area Planning Sub-Committee
held via video conferencing at 2.00pm on **Monday 15 March 2021**

PRESENT

Councillors: Ted Fenton (Chairman), Carl Rylett (Vice Chairman), Owen Collins, Maxine Crossland, Harry Eaglestone, Duncan Enright, Steve Good, Jeff Haine, Richard Langridge, Nick Leverton, Kieran Mullins, Alex Postan, Harry St John, Jill Bull and Dan Levy.

Officers Abby Fettes (Interim Locality Lead Officer Development Management), Miranda Clark, (Senior Planner Development Management), Esther Hill (Planner); Chloe Jacobs (Career Grade Planner); James Nelson (Trainee Planner); Kim Smith (Principal Planner – Enforcement); Adrienne Frazer and Ben Amor (Strategic Support Officers).

55. MINUTES

RESOLVED: That, subject to an amendment to the deletion of the words ‘existing listed building had been neglected over time and’ on page 4 in respect of minute (ii), the minutes of the meeting of the Sub-Committee held on 8 February 2021, copies of which had been circulated, be approved as a correct record and signed by the Chairman.

56. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

Apologies for absence were received from Councillor Hilary Fenton.

Councillor Postan substituted for Councillor Fenton.

57. DECLARATIONS OF INTEREST

Councillor St John disclosed that he had previously acted for the applicants in respect of application 20/03306/FUL, but as this had been over 20 years previously, did not consider he had an interest to declare.

Councillor Leverton reported that in relation to application 20/03242/FUL, he had attended the meeting of Filkins Parish Council but had not commented on the application at that meeting.

58. APPLICATIONS FOR DEVELOPMENT

The Sub-Committee received the report of the Business Manager – Development Management, giving details of an application for development, copies of which had been circulated.

RESOLVED: That the decisions on the following applications be as indicated, the reasons for refusal or conditions related to a permission to be as recommended in the report of the Business Manager – Development Management, subject to any amendments as detailed below:-

(i) **20/02422/FUL – Land East of Swinbrook Road**

The Interim Locality Lead Officer Development Management introduced the application and advised of additional representations received since publication of the report.

The Agent Mr. Paul Slater was then invited to address the Committee. He advised that the site was allocated in the Local Plan for around 70 dwellings and that the design of the proposed development responded to the requirements of the Local Plan allocation and site constraints, integrated with adjoining developments while delivering rural and green edges to the north and Swinbrook Road and included attractive streets and vistas within the site. Mr. Slater thanked Officers for their assistance with the application and added that concerns from the Town Council and local residents regarding access and drainage and the roads and service infrastructure connecting to the site had been implemented by David Wilson Homes to enable the development to proceed as envisaged in the Local Plan. Mr. Slater highlighted that there were now also no objections from the highway and drainage consultees subject to conditions. He continued that a comprehensive package of contributions would be made available following approval of the application and concluded that the proposal accorded with the Local Plan requirements and would create a sustainable and attractive new development, which integrated with its surroundings, boosted housing supply and addressed associated infrastructure needs.

Officers then highlighted to the Committee that the now amended plans confirmed 72 dwellings would be proposed for the site and that Officers were satisfied that the proposals would meet the required needs for the site and that there had been no technical objection from Oxfordshire County Council. The application was therefore recommended for approval subject to additional conditions and S106 recommendations.

In response to various questions from Members, Officers reported that there was one connection to the main sewerage and another for surface water drainage, details of which had been included in a condition and the County Council had commented on the proposed surface water drainage. Officers also responded to Councillor Crossland's concern that the site was beyond walking distance from the town centre by explaining that the County Council considered the number of parking spaces included at the site for residents and visitors was sufficient.

Councillor St John expressed concern that no play areas had been included within the proposals and that the construction management plan did not include access for construction through residential roads included within any conditions. In response, Officers advised that a play area was considered unnecessary owing to the site's proximity to the neighbouring country park. Officers also advised that the site would be constructed in accordance with the plan, which would include a construction route, and temporary gates would be used at the site to ensure vehicles would not cause blockage when accessing the site.

Councillor Leverton highlighted the objection that had been made by Thames Valley Police and the issue of possible water pressure problems and if this could be conditioned to ensure no negative impact on neighbouring sites. Officers responded that the issue of water pressure had been included within a condition and in informatives.

Councillor Haine commented upon the existing issue of complaints due to workers' cars being parked on residential streets and causing damage and questioned if it could be conditioned that workers' vehicles were parked on site and were required to wheel wash before leaving the site. Officers responded that this would be dealt with by information included with by construction management plan.

Councillor Haine then proposed that the application be approved.

The proposal was then seconded by Councillor Langridge who commented that the development would complement the area and that the proposition was on the understanding that various outstanding matters would be addressed by Officers in consultation with the applicants.

The Officer recommendation of approval was then put to the vote and was carried.

Approved, subject to additional conditions, in relation to drainage and the application being built in accordance with the applicant's construction traffic management plan, with access road cleaning to be carried out regardless of the time of year and the CTMP negotiations be completed.

Councillors St John and Postan did not support the proposition.

(ii) 20/02342/FUL – Lane End House, Cross Tree Lane

The Case Officer introduced the application and advised of a required amendment to Condition 6 of the application in that the landscape management plan be changed for a period of five to ten years to ensure that the landscape scheme was retained for a longer period.

Councillor Goode commented that he was against the application and that he supported the concerns of the parish council.

In response to a Members' question, the Case Officer advised that the plans had been amended numerous times and that following amended plans, Officers had sought to improve the biodiversity at the site, following the applicant levelling the site.

Councillor Haine expressed that he considered that officers had undertaken good progress in ensuring increased biodiversity at the site and proposed that the application be approved.

Councillor Langridge seconded the proposal.

In response to a concern from a Member regarding external lighting and potential light spill, Councillors Haine and Langridge proposed an amendment to the proposal, that external lighting be excluded from the property.

Councillor St John questioned if the Applicant could be conditioned to change the colour of the summerhouse and if it could be conditioned that the building be tied to the existing property as an ancillary building. The Chairman responded that the application needed to be considered on its merits as it was currently presented.

The Officer recommendation of approval was then put to the vote and was carried.

Approved, subject to the inclusion of additional conditions in relation to the landscape management plan being extended to a period of 10 years and an additional condition regarding external lighting at the site.

Councillor Langridge abstained from voting.

(iii) 20/03306/FUL – Church Farm, Church End

The Case Officer introduced the application and advised of additional representations received since publication of the report.

An objector, Mr. Dick Pears then addressed the Committee. He advised that he supported the Parish Council's view, which was in support of what the application was seeking to achieve in principle, but explained that the application needed to comply with planning

requirements. Mr. Pears drew attention to the village's Neighborhood Plan referendum undertaken in 2018, which had resulted in a 92.4% vote supporting adoption of the Plan, and this he considered therefore gave the Council clear guidance on what village residents' views were for development in the village. He concluded by drawing attention to the Parish Council's comments which clearly indicated which way the Council should proceed with the application.

The Chair of the Parish Council, Nicky Brooks then addressed the Committee. She reported that the village's Neighbourhood Development Plan had given permission for the site so long as any development would not increase the traffic volumes on the neighbouring rural roads. She added that the issue of traffic was a huge unknown with the application and that this had been the reason for the Parish Council recommending permission be granted for a temporary period of four years. She continued that before the current partnership, the site had been largely derelict and that the temporary permission sought would enable the application to recoup any costs and to allay residents' fears.

The Agent, Mr. Sam Eachus then addressed the Committee. He advised that in policy terms, the proposals were acceptable in principle and drew support from the NPPF, local planning policy and the Neighbourhood Plan, which specifically allowed for B8 storage use. He advised that additional information was submitted to address residents' and the Parish Council's concerns and confirmed that the controls that were proposed could be put in place to limit negative impacts and that the main issues raised by local residents related to impact on highways, hours of use and lighting. He continued that the proposed access and turning area was small and would limit the type of vehicles that could access the site to a mid-sized van and that daily access was not expected to be required due to the storage use, to which highway officers had raised no concern. Mr. Eachus confirmed that the proposed hours of use had been revised since the original submission and that the site would be open to the public from 8am to 6pm during the week, 10am to 4pm on Saturdays and 12 noon to 4pm on Sundays. The site would also be closed on major public holidays such as Christmas and Easter. Mr. Eachus concluded that the Applicants had actively responded to local concerns where possible and were confident that the scheme, as proposed, would result in little harm to the residents of Church End.

Councillor Rylett commented that the area surrounding the application was sensitive and that whilst the opening hours proposed by the applicant lined-up with the Parish Council's wishes, he considered further clarification was required in relation to lighting and vegetation. He commented that he also considered a site visit should be undertaken to consider the impact of potential traffic issues.

Councillor St John commented that once the units were in use, visits would not be daily occurrences. He questioned the fact that B8 use also permitted distribution in addition to storage and if this could raise possible issues. In response, the Case Officer confirmed that Condition 4 restricted the use to B8 storage use only.

Councillor Postan commented that the site clearly had a permitted use and proposed that the application be approved.

Councillor Haine requested that Condition 8 be amended to include internal lighting and that the hedgerow covering the site entrance was retained. On this basis, he then seconded the proposal to approve the application.

Members expressed support for the proposal and highlighted that given the amended opening hours; external lighting would only be a small concern during winter hours in the

afternoon. Members expressed support for the conditions to close on Boxing Day and Good Friday in addition to the other days already identified and to condition the preservation of the hedge line.

The Officer recommendation of approval was then put to the vote and was carried.

Approved, for a temporary period of four years, subject to an additional condition regarding external lighting at the site and the exiting hedgerow to the northern boundary of the site being retained.

(iv) 21/00092/HHD – Stone Cottage, East End

The Case Officer introduced the application and advised that the application was presented to the Committee owing to the applicant being employed by the Council.

In response to a question from Councillor Enright, the Case Officer confirmed the application would not have been referred to the Committee had the applicant not been a Council employee.

Councillor Enright proposed that the application be approved. This proposal was seconded by Councillor Langridge.

The Officer recommendation of approval was then put to the vote and was carried.

Approved.

(v) 21/00185/FUL – 79 Milestone Road, Carterton

The Senior Planner Development Management introduced the application and advised that the application had previously been presented to the Committee in December 2020 and was now being presented again following revised plans being submitted.

Councillor Leverton as the local Member then addressed the Committee. He explained that Milestone Road was a notable historic part of Carterton and that he considered the proposals would destroy the existing street scene. He added that he considered the application should be refused to enable Officers to seek a single or two semi-detached properties for the site and therefore concluded that he would not be supporting the application.

Councillor Postan then proposed approval of the application.

Councillor Crossland commented that she agreed with Councillor Leverton's view and that two semi-detached properties would be more appropriate than the current proposals.

Councillor Haine highlighted that the approval of the application would result in the demolition of the existing nursing home, which was currently derelict. He then seconded the proposal made by Councillor Postan to approve the application.

The Officer recommendation of approval was then put to the vote and was carried.

Approved, subject to the inclusion of an additional condition that the side windows be obscured glaze.

Councillors Crossland and Leverton did not support the proposition.

59. PROGRESS ON ENFORCEMENT CASES

The report giving details of current situation and progress in respect of enforcement investigations, was received and noted.

60. APPLICATIONS DETERMINED UNDER DELEGATED POWERS AND APPLICATIONS WITHDRAWN

The report giving details of applications determined under delegated powers, or withdrawn, was received and noted.

The meeting closed at 4:38 pm.

CHAIRMAN

WEST OXFORDSHIRE DISTRICT COUNCIL LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 19th April 2021

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 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.

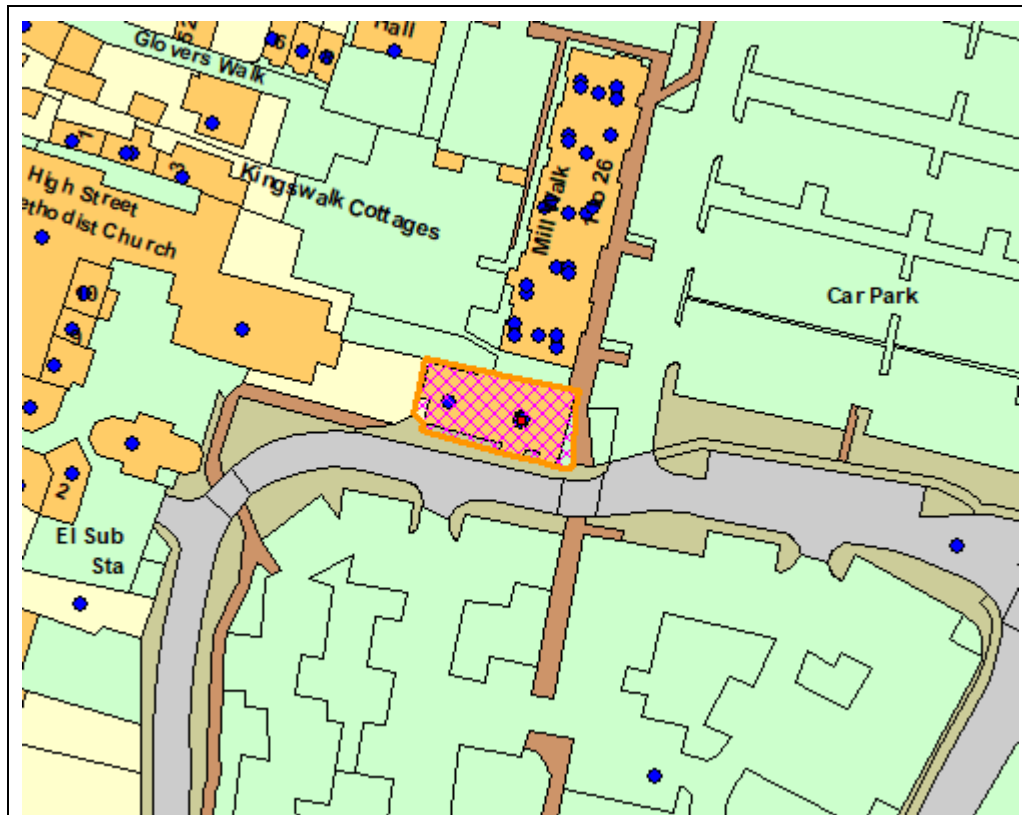
Please note that:

- I. 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
	20/03185/FUL	Hacketts Wesley Walk
	21/00028/FUL	2 Springfield Park Witney
	21/00322/HHD	38 Park Road Ducklington

Application Number	20/03185/FUL
Site Address	Hacketts Wesley Walk Witney Oxfordshire OX28 6ZJ
Date	7th April 2021
Officer	Miranda Clark
Officer Recommendations	Refuse
Parish	Witney Parish Council
Grid Reference	435755 E 209860 N
Committee Date	19th April 2021

Location Map



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Application Details:

Demolition of existing single storey side & rear extensions. Erection of new two storey side extension. Change of use for ground floor from A3 to A1 & to C3 on first & second floors with alteration to existing roof to allow creation of 8 flats (amended plans).

Applicant Details:

Mr Somaiya
97 Cogges Hill Rd
Witney
OX283XU

I CONSULTATIONS

Parish Council	Witney Town Council has no objection to the application in principle but would like clarification that the storage area and cycle store is accessible for the flats and not just the retail unit on the ground floor. Additionally the Town Council does not object subject to a favourable biodiversity report.
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
WODC Drainage Engineers	No Comment Received.
Conservation Officer	No objection
Biodiversity Officer	No objection subject to conditions and informatives
WODC Env Health - Lowlands	I have No Objection in principle.
WODC Planning Policy Manager	No Comment Received.

2 REPRESENTATIONS

2.1 No third party comments have been received.

3 APPLICANT'S CASE

A Design and Access Statement has been submitted with the application. It has been summarised as; Permission was granted earlier in 2020 to permit the creation of six flats under 20/01083/FUL. The owners now wish to apply for permission to increase the height of the roof by altering the pitch of the roof and to then create two additional 1-bed flats in the roof space. Retain the ground floor as a retail/commercial unit and increasing the overall height of the building by 700mm.

The proposed layout will provide:

On the ground floor

162 sqm of commercial space.

Entrance lobby & staircase to the upper levels within the new side extension.

Bin & Cycle stores

On the first floor

Flat 1 - 65sqm

Flat 2 - 40sqm

Flat 3 - 64sqm.

Internal staircase to the second floor

On the second floor

Flat 4 - 55sqm

Flat 5 - 38sqm

Flat 6 - 53sqm

On the third floor

Flat 7 - 45sqm

Flat 8 - 36sqm

The original building is constructed of brick under a slate roof. The 2004 extension introduced cladding to the exterior. The new building will be constructed in blockwork that is rendered using a through colour render that will provide a contrast to the existing building and add a sympathetic contemporary element.

The new oriel windows will match the existing. New windows inserted at second floor will match the existing style.

The existing roof will be removed and rebuilt at a different pitch and then recovered with the reclaimed slates or new to match if required.

The existing building is not listed but lies within the Witney TC Conservation area.

Witney has a vibrant commercial scene with a successful mixture of the main High St brands and independent retail units integrated with residential uses.

Adjacent properties are a mixture of commercial and residential.

The proposal is to retain the commercial use on the ground floor and introduce new residential flats into the mix.

The general appearance of the existing building will be maintained, and the materials used in the new side extension are sympathetic in their selection.

4 PLANNING POLICIES

OS1NEW Presumption in favour of sustainable development

OS2NEW Locating development in the right places

OS4NEW High quality design

T4NEW Parking provision

EH10 Conservation Areas

EH3 Biodiversity and Geodiversity
E6NEW Town centres

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

5 PLANNING ASSESSMENT

Background Information

The application site is located within Witney Town Centre, and is part of the secondary shopping frontage of the town centre. It is also within the Conservation Area. The existing building is located within a prominent corner location within the Witan Way car park and sits within a small parade of existing commercial uses. The ground floor part of the building was formerly in a cafe/restaurant use.

Permission was granted in 2020 to permit the creation of six flats under planning application 20/01083/FUL. The applicants now propose to increase the height of the roof by altering the pitch of the roof and to create two additional one bed flats in the roof space.

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

Whilst your officers consider that the principle of residential use is acceptable in this location under Policy OS2 and E6, your officers do not consider that the proposal will comply with all the general principle stated within Policy OS2. In particular your officers are of the view that the proposal is not of a proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality and does not conserve and enhance the natural, historic and built environment.

The application proposal does not seek to change the use of the ground floor of the existing building. As such officers consider that the retention of the commercial use will support the existing other uses in close proximity of the application site.

Siting, Design and Form

The proposal seeks to increase the height of the existing roof of the building to get an extra two flats in the roof space. Given that the second floor extension, when approved in 2004 was considered to be of a standalone architectural form, your officers consider that by extending the height, albeit by 700mm, and adding windows and rooflights will adversely affect the proportions of the existing building.

Floor plans of the top floor flats were requested as they had not been submitted with the application. The layout of the additional flats in the roof space results in very small units with minimal natural light and the sloping ceilings means that head height is restricted. There is only one window that can be looked out of, the southern one which faces straight into a tree in the car park, and the north facing one which looks onto the Methodist Church so they will feel claustrophobic. On these grounds it is not considered that there is sufficient space to create acceptable living spaces within the roof space.

Conservation Area

Since the application site is within a Conservation Area, officers 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. Furthermore, the paragraphs of Section 16 'Conserving and enhancing the historic environment' of the NPPF are relevant to consideration of the application. Proposals are supported in Conservation Areas where they can be shown to preserve or enhance the special interest, character, appearance or setting of the area. In particular, the location, form and scale of development should be sympathetic to its surrounding context, not be detrimental to views within, into, or out of the area and should not harm the original curtilage or pattern of development within the area.

Your officers consider that the proposed increase in height of the building and additional openings will not enhance or preserve this part of the Conservation Area, and will be detrimental to the views within this part of the Conservation Area.

Highways

OCC Highways were consulted as part of the application process and have no objection in terms of parking, due to the Town Centre location, or highway safety issues.

However, your officers are concerned that given no on site parking is provided, that the additional flats will use the adjacent West Oxfordshire District Council car parks which will put extra pressure on town centre car parking, to the detriment of the vitality and viability of town centre which is contrary to the provisions of policy WIT5.

With regards to the Town Council's comments, the storage and cycle area will be for the use of the proposed occupiers of the flats.

Residential Amenities

Your officers do not consider that existing adjacent properties will be adversely affected by the proposal. However, due to the roof form, your officers are of the opinion that by creating two flats within the new roof space would still not provide sufficient amenity or usable space due to the severely restricted headroom because of the sloping ceilings, and . The applicant amended the plans along with officers' advice to create one space. However your officers are still not of the opinion that the proposed accommodation is of a standard to be acceptable.

Ecology

After further photographs were submitted of the roof space, your ecology officer has no objections to the proposal.

Conclusion

In view of the above, your officers consider that by increasing the height of the existing building, to accommodate further residential accommodation, will adversely affect the visual appearance of the existing modern architectural design building. In addition the proposal will not enhance or preserve this part of the Conservation Area. As such the proposal is considered to be contrary to Policies OS2, OS4,

WIT5, WIT6 and EH10 of the adopted West Oxfordshire Local Plan, the West Oxfordshire Design Guide and the relevant paragraphs of the NPPF.

6 CONDITIONS/REASONS FOR REFUSAL

1 By reason of the increased roof height to accommodate further residential accommodation, the proposal will adversely affect the visual appearance of the architect designed building. Furthermore, the introduction of multiple roof lights will be overbearing and unduly harmful to the character of the conservation area, failing to preserve or enhance it. As such the proposal is considered to be contrary to Policies OS2, OS4, and EH10 and WIT6 of the adopted West Oxfordshire Local Plan, the West Oxfordshire Design Guide and the relevant paragraphs of the NPPF.

2 The proposal will result in unacceptable living accommodation in the roof space, with minimal floor to ceiling heights, lack of natural light and outlook and no amenity space. Furthermore there are no private parking spaces, which in turn will put extra pressure on town centre car parking, to the detriment of the vitality and viability of town centre. The proposal is therefore contrary to local plan policies WIT5, EH10, OS2, OS4, The National Design Guide and the relevant paragraphs of the NPPF.

INFORMATIVES :-

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Notes to applicant

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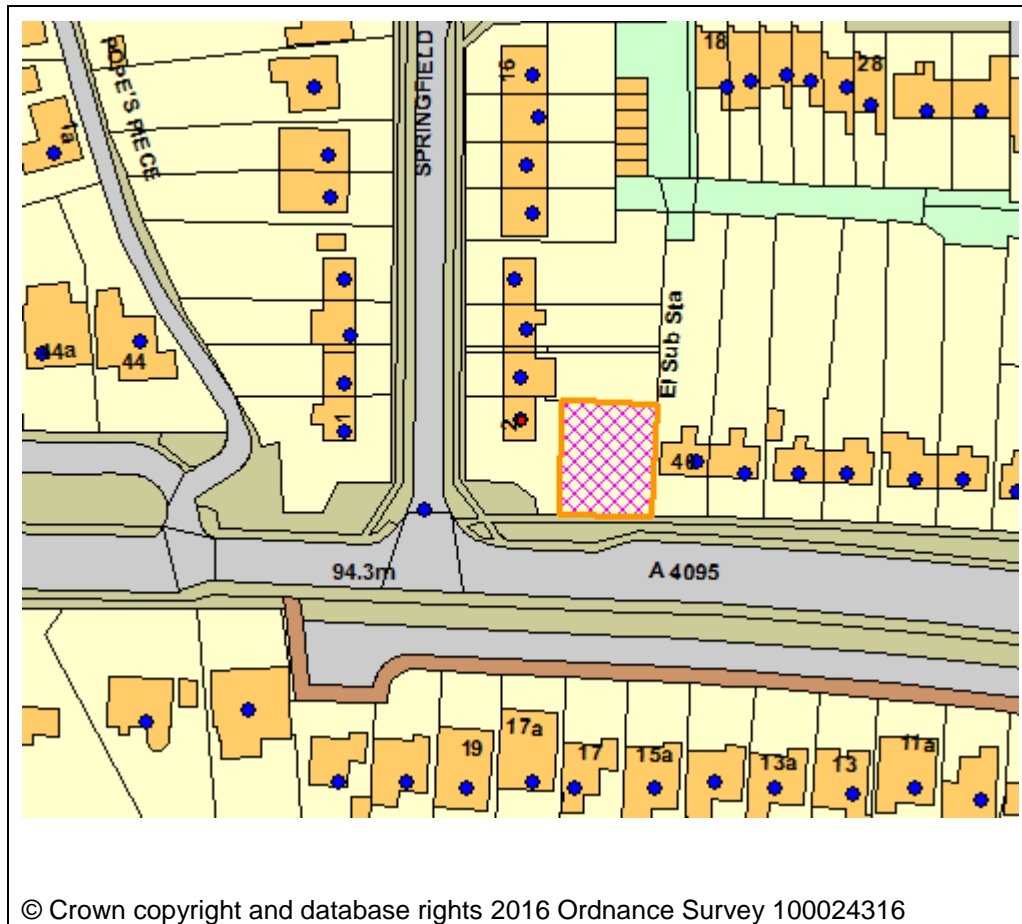
Contact Officer: Miranda Clark

Telephone Number: 01993 861660

Date: 7th April 2021

Application Number	21/00028/FUL
Site Address	2 Springfield Park Witney Oxfordshire OX28 6EF
Date	7th April 2021
Officer	Miranda Clark
Officer Recommendations	Refuse
Parish	Witney Parish Council
Grid Reference	434981 E 210331 N
Committee Date	19th April 2021

Location Map



Application Details:

Construction of detached dwelling and formation of new access onto Burford Road.

Applicant Details:

Mr Chris Durici
2 Springfield Park
Witney
Oxon
OX28 6EF

I CONSULTATIONS

Parish Council	Witney Town Council does not object to this planning application in terms of material concerns, however it supports the condition of the District Council's Drainage Engineer, and would ask that mitigating measures are considered to help decrease the possibility of surface water flooding in this area, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031. Witney Town Council also has safety concerns with the access onto the main road - and would request that comments are sought from Oxfordshire County Council Highways.
OCC Highways	No objection subject to conditions and informative.
ERS Env. Consultation Sites	It is understood that the application site is currently a residential garden. There are a number of former quarries which have potentially been infilled in the past. These are located approximately 180m to the North West, 220m to the south and 240m to the North East of the site. Given the age of the potential infill, the distance to the areas and the nature of the areas I have no major concerns in relation to the proposed development. I no objection to the development and will not be requesting a condition.
WODC Env Health - Lowlands	I have no objection in principle to the development here.
WODC Drainage Engineers	No objection subject to condition.

2 REPRESENTATIONS

2.1 No comments had been received at the time of agenda preparation.

3 APPLICANT'S CASE

3.1 A Design and Access Statement has been submitted with the application. The conclusion has been summarised as;

The proposed development makes effective use of an existing long garden by providing a new home in a sustainable location. The scheme has been carefully designed to ensure the new dwelling will not harm the amenity of neighbouring dwellings, the character of the local area or highway safety.

4 PLANNING POLICIES

OS2NEW Locating development in the right places

OS4NEW High quality design

T4NEW Parking provision

EH3 Biodiversity and Geodiversity

H2NEW Delivery of new homes

WIT6NE Witney sub-area strategy

DESGUI West Oxfordshire Design Guide

NPPF 2019

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

5 PLANNING ASSESSMENT

Background Information

The application site is located adjacent to Burford Road in Witney. The site is a residential garden associated with 2 Springfield Park. There is a footpath immediately to the south. It is not within any areas of special designation and there is no relevant planning history.

The application is before committee as the Town Council have supported the 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

Siting and Design

Highways

Residential amenities

Principle

Your officers consider that, given the location being within a main Service Centre, residential development is acceptable in principle. However all development is subject to general development principles which include;

- Form a logical complement to the existing scale and pattern of development and/or the character of the area;
- Be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants.

Your officers consider that given the location of the proposed detached dwelling, that it would not form a logical complement to the existing pattern of development. The existing pattern of development is a strong pattern of terraced dwellings. Your officers are of the opinion that the detached dwelling would

form an incongruous and dominant feature within this part of the streetscene, which does not relate well to the existing development pattern.

Siting, Design and Form

The site is at the end of a run of semi detached hipped roofed rendered properties. The proposed detached dwelling is two storey with a hipped roof. In general design terms, the property could be perceived as being in character, but given the strong linear form of the adjacent properties with their balances symmetrical frontages, their porches and chimneys, this property will look incongruous as it does not have a chimney, its front elevation is broken by a drain pipe, and it only has two windows not three.

The siting of the proposed dwelling, set away from the existing terraced dwellings is considered to result in a dominant feature which does not respect the visual character of the streetscene.

Furthermore, the new access is out of character with the streetscene as all the other properties fronting Burford Road do not have individual vehicular access drives and are served by the parking layby.

Highways

The proposal includes vehicular access from Burford Road and a drive and parking area to the side of the property. OCC Highways were consulted as part of the formal consultation process. No objections have been received.

Residential Amenities

Given the siting of the proposed dwelling, your officers consider that the proposed dwelling will result in overlooking and perceived overlooking to the existing adjacent properties both within Springfield Park and along Burford Road.

The division of the existing plot at No 2 Springfield Park will leave that existing property with a much smaller rear amenity area. Whilst there will be amenity space to the side, your officers do not consider that this will be adequately private due to its open nature and the proximity to Burford Road and Springfield Park and the footpaths that run immediately adjacent to it.

Other matters

Drainage have been consulted and have raised no objection to the proposal subject to a surface water condition being attached to any permission.

Conclusion

In view of the above your officers consider that the proposed development is sited in such a position that will not respect the existing pattern of development, resulting in an adverse impact to the visual character and appearance of the streetscene. In addition, due to the proposed first floor bedroom window, your officers consider that there will be a loss of privacy to the existing adjacent neighbouring properties. As such the proposal is considered to be contrary to Policies OS2, OS4 and H2 and and the relevant paragraphs of the NPPF.

6 CONDITIONS/REASONS FOR REFUSAL

I The proposed development by reason of its positioning and design, is considered to form an incongruous feature within the established character of terraced dwellings along this part of Burford Road. In addition due to the siting of the dwelling, the proposed development will result in perceived overlooking and a direct loss of privacy to adjacent neighbouring properties at Burford Road and Springfield Oval. As such the proposal is considered to be contrary to Policies OS2 and OS4 of the adopted West Oxfordshire Local Plan and relevant paragraphs of the NPPF.

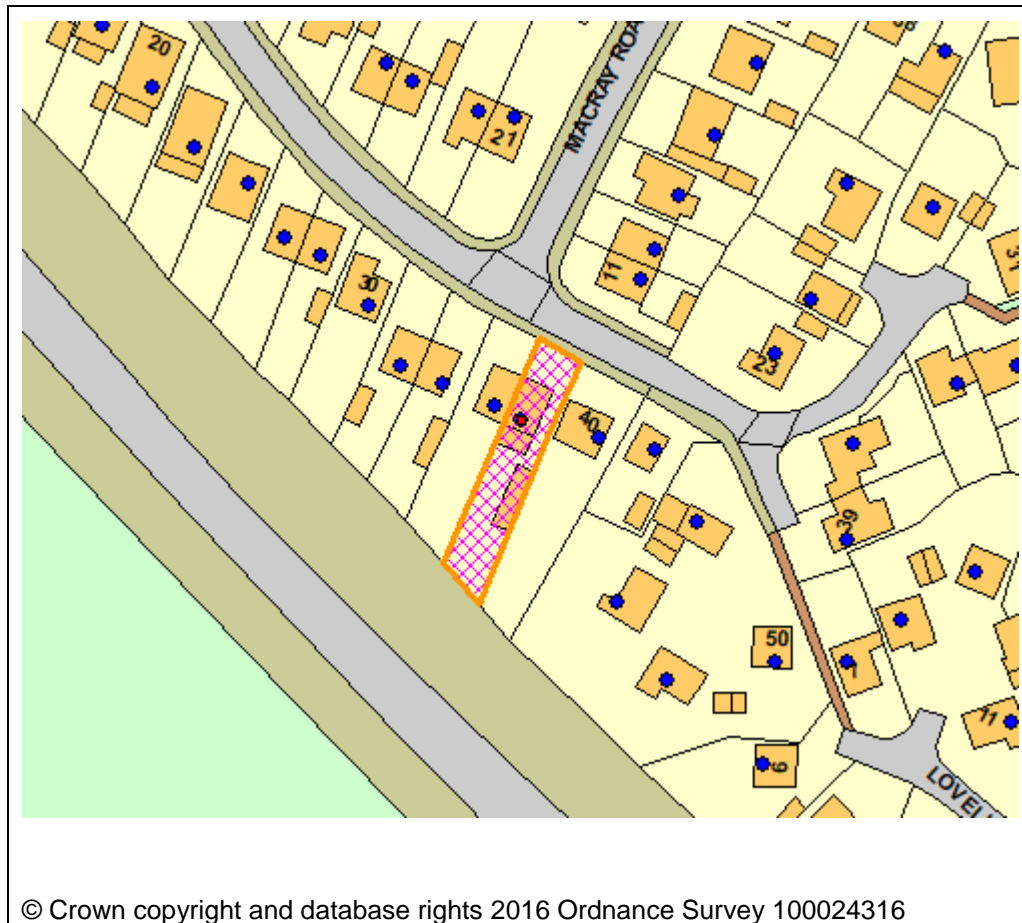
Contact Officer: Miranda Clark

Telephone Number: 01993 861660

Date: 7th April 2021

Application Number	21/00322/HHD
Site Address	38 Park Road Ducklington Witney Oxfordshire OX29 7YE
Date	7th April 2021
Officer	Chloe Jacobs
Officer Recommendations	Approve
Parish	Ducklington Parish Council
Grid Reference	435508 E 207611 N
Committee Date	19th April 2021

Location Map



Application Details:

Erection of first floor front and side extension (amended plans)

Applicant Details:

Mr Paul Lishman
38 Park Road
Ducklington
Oxon
OX29 7YE

I CONSULTATIONS

Parish Council

No Comment Received.

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

Recommendation:

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

3 APPLICANT'S CASE

No supporting statement was required with 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

5.1 The application seeks planning permission for the erection of a first floor front and side extension at 38 Park Road in Ducklington. The application site relates to a modern detached dwelling house constructed using facing brick under a concrete tile roof with white UPVC windows. The dwelling is set back from the main road with an area of hardstanding, used for parking located to the front of the dwelling.

5.2 The application site does not fall within any areas of special designated control.

5.3 This application is to be heard before Members of the Sub-committee for transparency, as the applicant is a former member of staff.

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:

Principle

Siting, Design and Form

Residential Amenities

Highways

Principle

5.5 The proposed extensions are to be located within the residential curtilage of 38 Park Road and therefore, the principle of development is considered acceptable subject to design and amenity issues being carefully considered against the adopted West Oxfordshire Local Plan 2031.

Siting, Design and Form

5.6 The proposed front extension would sit above the existing lean to extension and would consist of a gable fronted addition. The front extension would be set down from the ridge and is considered to be subservient to the existing dwelling house. The materials proposed are matching to the existing dwelling and the built form is considered to be in keeping with this property and within the street scene. The proposed development would be visible within the streetscene however given the use of appropriate matching materials; your officers are of the opinion that the proposed would not give rise to any adverse impacts in regards to visual amenity.

Residential Amenities

5.7 In terms of the impact on neighbouring amenity, this has been carefully assessed. The proposed development seeks to increase the height of the single storey side and front extension to accommodate a first floor. The extension would be located close to no. 40 whilst still retaining a gap between the properties.

5.8 Your officers note that the proposed extension would sit slightly forward from the neighbouring property at number 40 Park Road. The potential impact the development could have in terms of being overbearing and resulting in a loss of light has been fully assessed. Your officers are satisfied that the proposed first floor front and side extension would not result in any significant loss of light to the neighbouring property's residential amenity. In addition to this, it is not considered that the proposal would be overbearing to the neighbouring property given the staggered build line along Park Road.

5.9 The extension would not feature any side windows but would allow for the addition of one additional first floor window to the rear. Your officers consider that the proposed window will not have an unacceptable impact on neighbouring privacy or cause unacceptable levels of overlooking.

5.10 As such your officers are of the opinion that the proposed would not give rise to any adverse impacts in regards to neighbouring residential amenity.

Highways

5.11 The proposed extensions would not be harmful to highway or pedestrian safety as sufficient off-street car parking is retained. OCC Highways have been consulted on the application and have raised no objections in regards to highways safety and convenience. On this basis, the scheme is considered acceptable and complies with policy T4 of the West Oxfordshire Local Plan.

Conclusion

5.12 Taking into account the above matters your officers consider the proposed development is acceptable in terms of the planning merits and is therefore recommended for approval. The application is considered to comply with Policies OS2, OS4, H6 and T4 of the West Oxfordshire Local Plan 2031, the relevant paragraphs of the NPPF and the West Oxfordshire Design Guide 2016.

6 CONDITIONS/REASONS FOR REFUSAL

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 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.

Contact Officer: Chloe Jacobs

Telephone Number: 01993 861697

Date: 7th April 2021

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West Oxfordshire District Council – DELEGATED ITEMS

Application Types Key

<u>Suffix</u>		<u>Suffix</u>	
ADV	Advertisement Consent	LBC	Listed Building Consent
CC3REG	County Council Regulation 3	LBD	Listed Building Consent - Demolition
CC4REG	County Council Regulation 4	OUT	Outline Application
CM	County Matters	RES	Reserved Matters Application
FUL	Full Application	S73	Removal or Variation of Condition/s
HHD	Householder Application	POB	Discharge of Planning Obligation/s
CLP	Certificate of Lawfulness Proposed	CLE	Certificate of Lawfulness Existing
CLASSM	Change of Use – Agriculture to Commercial	CND	Discharge of Conditions
HAZ	Hazardous Substances Application	PDET28	Agricultural Prior Approval
PN42	Householder Application under Permitted Development legislation.	PN56	Change of Use Agriculture to Dwelling
PNT	Telecoms Prior Approval	POROW	Creation or Diversion of Right of Way
NMA	Non Material Amendment	TCA	Works to Trees in a Conservation Area
WDN	Withdrawn	TPO	Works to Trees subject of a Tree Preservation Order
		FDO	Finally Disposed Of

<u>Decision Code</u>	<u>Description</u>	<u>Decision Code</u>	<u>Description</u>
APP	Approve	RNO	Raise no objection
REF	Refuse	ROB	Raise Objection
PIREQ	Prior Approval Required	P2NRQ	Prior Approval Not Required
P3APP	Prior Approval Approved	P3REF	Prior Approval Refused
P4APP	Prior Approval Approved	P4REF	Prior Approval Refused

West Oxfordshire District Council – DELEGATED ITEMS Week Ending 10th March 2021

Application Number.	Ward.	Decision.
I. 20/01480/CLE	Alvescot and Filkins	APP

Use of the site for leisure and recreation comprising short-stay holiday camping (both on and off the lake), fishing and recreational purposes ancillary to camping (year round); waterskiing (April to October) and shooting (October to March). Use of clubhouse ancillary to the recreational use in breach of conditions 4 and 5 of W2000/1927.

Clubhouse At Waterski Lake Little Faringdon Oxfordshire
Lord De Mauley And Mr G Ponsonby

2. **20/02017/RES** Brize Norton and Shilton APP
 Reserved Matters application for Phase 2 comprising of 282 dwelling with associated landscaping, highway, drainage and infrastructure (amended plans and description).
Land East Of Monahan Way Carterton
 Mr Andrew Winstone
3. **20/02321/CND** Carterton North West APP
 Discharge condition 7 (Contamination desk top study) of planning permission 20/00072/FUL
Rear Of 9 - 11 Burford Road Carterton
 Dan McCarthy
4. **20/02391/FUL** Witney West S106
 Development of a new purpose-built facility comprising B1, B2 and B8 class uses together with landscaping, access road, car parking and other associated works (amended plan)
Land South Of Burford Road Witney
 Owen Mumford Ltd
5. **20/02929/FUL** Standlake, Aston and Stanton REF
 Harcourt
 Erection of a detached dwelling
Land North West Of 15 Park Farm Place Northmoor
 Mr Jason Hale
6. **20/03166/HHD** North Leigh APP
 First floor extension to main cottage and the construction of a detached double garage with additional living space above.
New Inn Cottage East End North Leigh
 Mr Mark Horne
7. **20/03005/ADV** Bampton and Clanfield REF
 Installation of replacement hanging sign externally illuminated together with an internally illuminated menu case affixed to the main entrance. (Part Retrospective)
Plough Inn Black Bourton Road Clanfield
 Agius Kenyon Ltd

8. **20/03030/HHD** Eynsham and Cassington APP
Affecting a Conservation Area
- Removal of existing porch and construction of new gabled porch.
3 Lords Row Oxford Road Eynsham
Ms Felicity Burnell
9. **20/03031/LBC** Eynsham and Cassington APP
Affecting a Conservation Area
- External alterations to remove existing porch and the construction of a new gabled porch
3 Lords Row Oxford Road Eynsham
Ms Felicity Burnell
10. **20/03132/LBC** Bampton and Clanfield APP
- Installation of flue serving 33kW biomass boiler and pellet storage in ground floor front room of former bakehouse building.
The Bakery Pond House Bampton Road
Mr Joe Pillman
11. **20/03006/LBC** Bampton and Clanfield REF
- External alterations to install replacement externally illuminated hanging sign and an internally illuminated menu case together with a non-illuminated name sign both affixed to the main entrance. (Part Retrospective)
Plough Inn Black Bourton Road Clanfield
Agius Kenyon Ltd
12. **20/03241/HHD** Eynsham and Cassington APP
- Erection of single storey side and rear extensions along with the construction of a pitched roof front porch.
White Cottage Station Road South Leigh
Mr Richard Martin
13. **20/03316/FUL** Ducklington WDN
- Conversion of existing redundant farm outbuilding to create four self contained living units.
Peashell Farm Downs Road Curbridge
C R Strainge

- | | | | |
|-----|---|--|-----|
| 14. | 20/03385/CND | Eynsham and Cassington | APP |
| | Discharge of condition 6 (Tree Report; Tree Protection Plan) of planning permission 19/01785/S73
Land South Of Eynsham Nursery And Plant Centre Old Witney Road Eynsham
Mr Chris Brotherton | | |
| 15. | 20/03392/FUL | Standlake, Aston and Stanton
Harcourt | REF |
| | Affecting a Conservation Area

Erection of four semi-detached dwellings with garages and associated landscaping
Greensleeves Blackditch Stanton Harcourt
Mrs A James | | |
| 16. | 20/03393/FUL | Standlake, Aston and Stanton
Harcourt | REF |
| | Affecting a Conservation Area

Erection of a single detached dwelling and garage with associated landscaping
Greensleeves Blackditch Stanton Harcourt
Mrs A James | | |
| 17. | 20/03430/HHD | Brize Norton and Shilton | APP |
| | Affecting a Conservation Area

Erection of a first floor extension
Bridge House Bridge Street Shilton
Mr And Mrs Smith | | |
| 18. | 20/03431/LBC | Brize Norton and Shilton | APP |
| | Affecting a Conservation Area

Internal and external alterations to include the erection of a first floor extension above existing kitchen to form a new dressing room
Bridge House Bridge Street Shilton
Mr And Mrs Smith | | |
| 19. | 20/03445/FUL | Brize Norton and Shilton | REF |
| | Proposed Conversion and Extension of Detached Garage to form New 2 Bedroom Dwelling.
Quarry Dene Burford Road Brize Norton
Mr Terry Hinchly | | |

- | | | | |
|-----|---|--------------------------|-------|
| 20. | 20/03491/FUL | Eynsham and Cassington | APP |
| | Conversion of existing stable building to offices (Use Class E).
Livery Yard Worton Park Worton
Mr Adam Hulewicz | | |
| 21. | 20/03518/PN56 | Brize Norton and Shilton | P2NRQ |
| | Conversion of part of barn complex to create dwelling.
Shilton Downs House Shilton Burford
Mr H Metcalfe | | |
| 22. | 20/03541/FUL | North Leigh | APP |
| | Construction of replacement 4 bedroom dwelling (amended plans)
Lyndhill East End North Leigh
Mr And Mrs Wheeler | | |
| 23. | 20/03544/CLE | Brize Norton and Shilton | APP |
| | Lawful development certificate for a biomass boiler.
Foxbury Farm Burford Road Brize Norton
C/O Agent | | |
| 24. | 21/00001/HHD | Bampton and Clanfield | APP |
| | Removal of the existing conservatory, erection of a single storey rear extension and alterations to fenestration (Amended)
The Old Pound 20 Pound Lane Clanfield
Mrs Charlotte Martins | | |
| 25. | 21/00002/LBC | Bampton and Clanfield | APP |
| | Internal and external works to include the removal of existing conservatory, erection of a single storey rear extension and alterations to fenestration.
The Old Pound 20 Pound Lane Clanfield
Mrs Charlotte Martins | | |
| 26. | 21/00003/HHD | Witney East | APP |
| | Erection of a single storey side extension
34 Champion Way Witney Oxfordshire
James Clark | | |

27. **21/00007/HHD** Carterton North West APP
 Replacement of three ground floor windows, one to the front, one to the side and one to the rear elevation together with new rear door.
Flat 1 Manor Court 45 Lawton Avenue
 Mr Joe Gibson
28. **21/00008/LBC** Carterton North West APP
 Internal and external alterations to replace three ground floor windows, one to the front, one to the side and one to the rear elevation together with new rear door.
Flat 1 Manor Court 45 Lawton Avenue
 Mr Joe Gibson
29. **21/00012/HHD** Alvescot and Filkins WDN
 Conversion and extension of double garage into self-contained annex.
9 Leys View Langford Lechlade
 Mr Ian White
30. **21/00278/FUL** Alvescot and Filkins WDN
 Affecting a Conservation Area
 Conversion of existing detached storage building to create two ensuite hotel bedrooms
Swan Hotel Radcot Bampton
 Mr Watkins
31. **21/00286/HHD** Standlake, Aston and Stanton APP
 Harcourt
 Affecting a Conservation Area
 Erection of single storey rear and first floor front extensions
29 Woodbridge Close Aston Bampton
 Mr Tim Owers
32. **21/00056/HHD** Bampton and Clanfield APP
 Conversion of existing garage and erection of a single storey extension and to create extra living space and workshop.
Saxon Lodge 8 Mill Lane Clanfield
 Mr Adrian Noble

33. **21/00075/HHD** Ducklington APP
 Alterations to include the erection of a single storey extension and increase in height of part of the existing roof to create additional living space.
Firdales Course Hill Lane Ducklington
 Mr Rob Demain
34. **21/00085/HHD** Carterton North West WDN
 Erection of an outbuilding
38A Alvescot Road Carterton Oxfordshire
 Mr Luke Foster
35. **21/00112/FUL** Ducklington APP
 Erection of a detached dwelling and two bay car port, along with alterations to access for use by both the existing and proposed new house together with associated works.
110 Witney Road Ducklington Witney
 Mr Max Everett
36. **21/00113/HHD** Ducklington APP
 Erection of a single storey side extension to approved annex. Alterations to the approved wood cladding at the front and chimney side elevation to natural stone of the main annex.
 (Part Retrospective)
Willow House Lew Road Curbridge
 Mr Mathew Timms
37. **21/00114/HHD** Ducklington APP
 Replacement gate access (Retrospective)
Willow House Lew Road Curbridge
 Mathew Timms
38. **21/00120/HHD** Ducklington APP
 Erection of rear single storey rear extension
21 Mill Meadow Ducklington Witney
 Mr G Shephard

39. **21/00376/LBC** Eynsham and Cassington APP
Affecting a Conservation Area
- Internal and external works to replace the existing glazed roof at rear of dwelling with a new insulated flat roof with lantern light
4 - 6 Newland Street Eynsham Witney
Mr Jon Dennington
40. **21/00377/FUL** Carterton North East APP
- The application of external wall insulation with a smooth render finish to MOD family accommodation at Abingdon Road, Feltwell Close, Gaydon Close, Innsworth Road, Kenley Avenue, Lyneham Close, Northolt Road and Stanmore Crescent
1 Abingdon Road Carterton Oxfordshire
Mr Andrew Martin
41. **21/00130/HHD** Witney South APP
- Conversion of loft space to create extra living space with the addition of a dormer window to the front and rear.
21 Curbridge Road Witney Oxfordshire
Mr Simon Gates
42. **21/00138/HHD** Standlake, Aston and Stanton APP
Harcourt
- Affecting a Conservation Area
- Convert garage into therapy room with lift for wheelchair access with suitable lobby to access the house from outside and first floor.
- Removing Condition no. 5 of planning application no. 07/1505/P/FP.
Kenway Sutton Lane Sutton
Ania Ready
43. **21/00150/HHD** Standlake, Aston and Stanton APP
Harcourt
- Alterations to include the erection of a single storey rear extension, conversion of loft space with insertion of a boxed dormer window to rear to create extra living space and the addition of a solar panel and roof lights to front elevation (Amended plans).
83 Abingdon Road Standlake Witney
Mr And Mrs Owens

44. **21/00167/HHD** Bampton and Clanfield APP
Demolition of existing conservatory, garage and single storey rear and side structure. Erection of two storey side and single and two storey rear extensions.
4 Fox Close Bampton Oxfordshire
Mr Paul Liddiard
45. **21/00180/HHD** Bampton and Clanfield APP
Erection of two storey side and single storey rear extensions.
52 Calais Dene Bampton Oxfordshire
Mr Colin Hooper
46. **21/00193/FUL** Witney Central APP
Siting of a temporary modular building (retrospective)
Witney Community Hospital Welch Way Witney
Mr Gemma Davis
47. **21/00405/HHD** North Leigh APP
Erection of a two storey side extension and the construction of a single storey detached garden studio
Littlecott Church Road North Leigh
Ms Rebecca Baxter
48. **21/00223/FUL** Hailey, Minster Lovell and Leafield APP
Temporary siting of caravan for owner occupation, while improvement works to dwelling carried out.
1 Yorke Cottages New Yatt Road Witney
Mr Daniel Beasley
49. **21/00236/HHD** Witney West APP
Replace existing conservatory with new single storey rear extension, construction of new front entrance porch and conversion of loft to provide additional bedrooms and shower room.
14 Tetbury Drive Witney Oxfordshire
Mr And Mrs Smith

50. **21/00415/HHD** Standlake, Aston and Stanton APP
Harcourt
Affecting a Conservation Area
Erection of rear and side extensions
3 Home Farm Cottages Back Lane Aston
Mr And Mrs G And S Washington
51. **21/00263/HHD** Standlake, Aston and Stanton APP
Harcourt
Affecting a Conservation Area
Erection of single storey rear extension to replace existing conservatory.
2 Kingsway Cottages Bampton Road Aston
Mr And Mrs Kennerly
52. **21/00281/HHD** Witney South APP
Affecting a Conservation Area
Erection of a single storey rear extension.
55 The Crofts Witney Oxfordshire
Mrs Jacqueline Kenyon
53. **21/00293/S73** Ducklington APP
Variation of condition 3 of Planning Permission 20/01907/FUL to allow an extension in time to complete rendering works to porch elevations to 1 and 2 Peashell Cottages
1 Peashell Cottage Downs Road Curbridge
Mr Chris Strainge
54. **21/00294/CLP** Witney West APP
Certificate of lawfulness (conversion of loft space with construction of dormer to rear and insertion of Velux rooflight along with Insertion of new fixed shut obscure glass window in side elevation).
26 Painswick Close Witney Oxfordshire
Mr C Parker
55. **21/00299/FUL** Ducklington APP
Conversion of ground floor of existing double garage to create dental practice.
The Cottage Main Road Curbridge
Mrs Maureen E Banks

56. **21/00319/CLP** Carterton North West APP
 Certificate of Lawfulness (removal of existing conservatory and erection of a single storey extension)
14 Lovatt Close Carterton Oxfordshire
 Mr Russell Hutchinson
57. **21/00327/LBC** Bampton and Clanfield APP
 Affecting a Conservation Area
 Alteration to front door (south elevation) to reinstate glazed panels
Manor House Station Road Bampton
 Mr and Mrs Jones
58. **21/00342/HHD** Witney West APP
 Removal of existing conservatory, erection of single storey rear extension
53 Snowhill Drive Witney Oxfordshire
 Mr And Mrs A Smith
59. **21/00615/HHD** Hailey, Minster Lovell and Leafield APP
 Part conversion of garage to habitable space with erection of a first floor extension above
27 Ripley Avenue Minster Lovell Witney
 Miss Bradley
60. **21/00644/PN42** Witney East P2NRQ
 Erection of single storey extension to replace existing conservatory (4m x 2.4m height to eaves/3m max height).
147 Wadards Meadow Witney Oxfordshire
 Mrs Clare Stone
61. **21/00367/S73** Standlake, Aston and Stanton APP
 Harcourt
 Application for variation of conditions 2 and 3 of planning permission 20/01120/FUL to allow amendments to siting of new dwellings and changes to the schedule of materials
Land East Of 90 High Street Standlake

62. **21/00387/HHD** Witney East APP
 Erection of an enclosed porch
59 Cogges Hill Road Witney Oxfordshire
 Mr Adam Manson
63. **21/00419/HHD** Carterton North East APP
 Erection of a single storey side extension
12 Humphries Close Carterton Oxfordshire
 Mr And Mrs Williams
64. **21/00630/NMA** Hailey, Minster Lovell and Leafield APP
 Construction of detached double garage with room above (non-material amendment to allow 2 no velux cabrio rooflights in place of the 2 rooflights as approved).
Ivy House Foxburrow Lane Crawley
 Mr Richard Kerr
65. **21/00631/PDET28** Hailey, Minster Lovell and Leafield P2NRQ
 Steel framed timber clad barn to replace demolished barn.
Lower Farm Lower End Ramsden
 Mr And Mrs R Lord
66. **21/00653/PDET28** Alvescot and Filkins P2NRQ
 Provision of new agricultural access track.
Cuckoo Pen Farm Westwell Burford
 Mr Marcus Wilden
67. **21/00654/NMA** Alvescot and Filkins APP
 Erection of detached dwelling and Artist's studio together with associated works and landscaping (non material amendment to allow removal of basement from scheme, the use of zinc cladding to reduce area of approved glazing and changes to landscaping).
Cuckoo Pen Farm Westwell Burford
 Mr K Tyson

68. **21/00666/NMA** Witney South APP
 Erection of single storey rear extension (non-material amendment to allow repositioning of rear wall of approved extension, the use of zinc cladding on rear elevation and changes to fenestration).
11 Applegarth Court Witney Oxfordshire
 Mr Tony James
69. **21/00714/PDET28** Eynsham and Cassington P2NRQ
 Erection of extension to an agricultural building for storage of equipment and machinery
Lindsey Farm High Cogges Witney
 Mr Roger Walker
70. **21/00798/NMA** Alvescot and Filkins APP
 Construction of log cabin for staff accomodation (Non-material amendment to allow change of size and design of proposed cabin)
Bazeland Farm Calcroft Lane Clanfield
 Mr and Mrs C Miles
71. **21/00852/NMA** Bampton and Clanfield APP
 Affecting a Conservation Area
 Part conversion of existing integral double garage to enlarge existing kitchen and utility (non-material amendment to allow the retention rear door into garage, the replacement of rear kitchen door with a window and repositioning of new utility window).
Bushey Lodge Bushey Row Bampton
 Mr And Mrs Williams
72. **21/00917/NMA** Eynsham and Cassington APP
 Affecting a Conservation Area
 Single storey rear infill extension (Non material amendment to allow change of size to the rooflights of the east elevation of the rear range)
58 - 60 Acre End Street Eynsham Witney
 Mr And Mrs Levy
73. **21/00931/NMA** Alvescot and Filkins APP
 Erection of detached dwelling and Artist's studio together with associated works and landscaping (non material amendment to allow a new chimney to SW Internal elevation, new chimney design to NE elevation, raised wall SE elevation, cills and jambs added to NE internal elevation, a new door to SW internal elevation and changes to fenestration)
Cuckoo Pen Farm Westwell Burford
 Mr K Tyson

74. **21/01057/PDET28**

Alvescot and Filkins

P2NRQ

Erection of an agricultural grain store
Lower Church Farm Little Faringdon Oxfordshire
Feldon Herbs Ltd