

Friday, 17 June 2022

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UPLANDS AREA PLANNING SUB-COMMITTEE

You are summoned to a meeting of the Uplands Area Planning Sub-Committee which will be held in the Council Chamber, Woodgreen, Witney OX28 1NB on **Monday, 27 June 2022 at 2.00 pm.**



Giles Hughes
Chief Executive

To: Members of the Uplands Area Planning Sub-Committee

Councillors: Elizabeth Poskitt (Chair), Rizvana Poole (Vice-Chair), Alaa Al-Yousuf, Lidia Arciszewska, Hugo Ashton, Andrew Beaney, Mike Cahill, Jeff Haine, David Jackson, Geoff Saul, Dean Temple and Alex Wilson

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 Democratic Services officers 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 30 May 2022.
- 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.

Page	Application Number	Address	Officer
11-19	22/00524/HHD	High Ridge, 46 High Street, Milton Under Wychwood, Chipping Norton	Alex Clarke
20-26	22/00722/HHD	10 Blackberry Way, Woodstock	Sarah Hegerty

- 5. Applications Determined under Delegated Powers and Appeal Decisions (Pages 27 - 42)**
Purpose:
To inform the Sub-Committee of applications determined under delegated powers and any appeal decisions.
Recommendation:
That the reports be noted.

(END)

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the
Uplands Area Planning Sub-Committee
Held in the Council Chamber at 2.00 pm on **Monday, 30 May 2022**

PRESENT

Councillors: Elizabeth Poskitt (Chair), Rizvana Poole (Vice-Chair), Alaa Al-Yousuf, Lidia Arciszewska, Hugo Ashton, Andrew Beaney, Mike Cahill, Jeff Haine, David Jackson, Geoff Saul, Dean Temple and Alex Wilson

Officers: Joan Desmond (Principal Planner), James Nelson (Planning Officer), Alex Clarke (Planning Officer), Sarah Hegerty (Planning Officer), Anne Learmonth (Strategic Support Officer) and Michelle Ouzman (Strategic Support Officer).

I Minutes of Previous Meeting

The minutes of the meeting held on 25 April 2022 were approved and signed by the Chair as a correct record, subject to amendments agreed by the committee from Councillor Beaney:

1. Applications for development - 21/02024/FUL - Netherby Farm Banbury Road, Swerford, Chipping Norton Last three paragraphs to be amended to

Councillor Beaney advised that he had recently looked after animals which had smart technology to support them. He thought this could be used when not in the lambing season.

The Chairman asked if there were any more points to be raised, as there were none, The proposal from Councillor Saul that the application be approved, seconded by Councillor Postan was put to the vote and resulted in a tie. The chairman used his casting vote to vote against - the proposal was lost.

It was proposed that the application be refused as he felt it was contrary to Policies EH2, H2, OS2 and EH13. Councillor Cooper seconded the proposal and on being put to the vote the motion was passed on the Chairman's casting vote.

2. Following Appeal decisions enter the following sentence:

Councillor Beaney also queried if there were also checks carried out on enforcements. Some of the applications being passed were for agricultural sites and these had not been checked for 4 years.

2 Apologies for Absence and Temporary Appointments

There were no apologies for absence received.

The Chair thanked Councillor Jeff Haine for all the years of grace and wisdom he had led the Committee.

The Chair also welcomed everyone to the committee and asked for all members and officers present, to introduce themselves.

3 Declarations of Interest

Declarations of Interest were received as follows:

Councillor Beaney advised the Committee that he lived in Milton Under Wychwood and knew some of the objectors of the High Ridge, 46 High Street application, but not well enough to exclude him from having an objective view of the site.

30/May2022

Councillor Al-Yousuf informed the Committee that he planned to speak on application 21/02627/OUT, after he had submitted his statement he would leave the Council Chambers until the application had been decided upon.

Councillor Arciszewska informed the Committee that she planned to speak on application 21/02627/OUT, after she had submitted her statement she would leave the Council Chambers until the application had been decided upon.

4 Applications for Development

21/02627/OUT Land Of The West Side Of Wroslyn Road, Freeland

The Senior Planning Officer Joan Desmond introduced the application for outline planning for the erection of a retirement community of up to 160 extra care units (C2 use class), with associated communal facilities and open space, with access from Wroslyn Road, (all matters reserved except access) and retention of veterinary practice in the coach house.

The following addressed the Committee:

Councillor Al-Yousuf spoke against the application, a copy of the submission is attached to the original copy of the minutes.

Councillor Arciszewska spoke against the application, a copy of the submission is attached to the original copy of the minutes.

Dawn Brodie of Savills spoke in support of the application, a copy of the submission is attached to the original copy of the minutes.

Amy Jackson spoke as an objector against the application.

Councillor Al-Yousuf and Councillor Arciszewska left the Council Chambers.

Joan Desmond continued with her presentation, referring members to the late representations report, and concluding that planners were recommending refusal of the application, in accordance with the local plan.

Councillor Temple agreed with officers recommendations, adding we need to follow the rules laid out in the local plan, there is no affordable housing planned, and Thames Water comments are concerning.

Councillor Jackson also agreed with officers recommendations, although he did agree there was a need for this particular type of accommodation, and thought the facilities were grand, but had to note the Parish Councils comments were well thought out.

The extra traffic, clinical demands and sewage were all issues that could not be ignored. Councillor Saul thought the application was contrary to provisions of the local plan, and also supported officers recommendations. This was echoed by Councillor Haine who thought officers reports were spot on. Councillor Beaney agreed too.

Councillor Temple proposed refusal as per officers recommendation, this was seconded by Councillor Jackson. The proposal was put to the vote which was unanimous, and therefore **Resolved** the application was refused as per officers recommendation in the original report.

The Chair announced that the second application 21/03290/FUL will be heard last as there were no speakers registered, allowing the public to leave if they wished after the applications with speakers.

30/May2022

22/00524/HHD - High Ridge, 46 High Street, Milton Under Wychwood,

Chipping Norton

The planning officer Alex Clarke introduced the planning application to repair and rebuild an outbuilding to provide a home working and recreational space (amended plans).

Natasha Early addressed the committee in support of the application, a copy of the submission is attached to the original copy of these minutes.

Charles Hugill addressed the committee as an objector to the application, a copy of the submission is attached to the original copy of these minutes.

The planning officer continued with the presentation, stating that the Air Bed and Breakfast side of the business was not part of this application and that members need to ensure that the application before them today were for minor changes, which would improve the visual look of the site.

Following the planners presentation the Councillors entered into a discussion about the site overlooking neighbours and were concerned about parking in the area. Councillor Cahill had tried to visit the site but could not find any parking, and Councillor Beaney was concerned about additional noise. Councillor Haine was familiar with the site and the history, he then moved a motion to refuse the application. Councillor Temple was also concerned and proposed a site visit, this was seconded by Councillor Saul.

It was put to the vote where there were 9 votes in favour of a site visit and 3 abstentions, therefore the application was

Deferred for a site visit, which was set for Thursday 23 June 2022, time to be confirmed.

22/00571/FUL - 49 Lower End, Leaffield, Witney

The planning officer James Nelson introduced the application for alterations to existing property, to include erection of single storey front extension and two storey and first floor rear extensions. Construction of a new dwelling together with associated works and provision of new vehicular accesses to serve existing and new houses.

Mr David Law spoke in support of the application.

The planning officer continued with the presentation, and summarising that the site was in a poor state of repair and that planners recommended approval with conditions as laid out in the original report.

Councillor Haine thought that the planners report was absolutely right and proposed the application to be approved, this was seconded by Councillor Jackson. Councillor Temple agreed and Councillor Beaney noted condition 3 was apt and acceptable.

The application was put to the vote, which was unanimously carried and therefore

Approved as per officers recommendations in the original report.

22/00722/HHD- 10 Blackberry Way, Woodstock

The planning officer Sarah Hegerty introduced the application for the erection of a first floor side extension above existing garage and parking space and single storey rear extension.

Vanessa Phillipson addressed the committee in objection to the application.

The planning officer continued with the presentation and drew Councillors attention to the late representation report, concluding that planners were recommending approval.

Councillor Beaney and Councillor Ashton asked the planner to clearly define which dwellings were the neighbours, number 9 and number 10. The planning officer was able to present a slide that showed the plan of the plot and pointed out the neighbours dwellings.

Councillor Haine proposed a site visit, this was seconded by the Chair, Councillor Poskitt. The proposal was duly put to the vote and was unanimous that the application be

Deferred for a site visit, which was set for 23 June 2022, time to be confirmed.

The Chair then thanked the members of the public for attending and gave them the opportunity to leave if they wished to do so. The Chair then directed the planners to go back to the second application 21/03290/FUL.

21/03290/FUL - St James Close, Churchfields, Stonesfield, Witney.

The planning officer James Nelson introduced the application for the erection of a replacement two storey dwelling with detached outbuilding along with the formation of a new access and associated landscaping works to include the replacement of existing front stone boundary wall.

The planning officer informed the committee that since the agenda had been published the Parish Council had withdrawn their objection with the amended plans submitted. He then concluded that the planning officers were recommending approval of the application.

Councillor Temple noted that now the Parish Council had no objections he would now propose that the application be approved as per officers recommendation in the original report. Councillor Saul seconded the proposal.

Councillor Beaney referred to condition 3 in the report and asked if the samples could be displayed on site clearly so residents close by could see what materials would be used. The planning officer confirmed that the condition could be updated to include the councillors suggestion.

The application was then put to the vote and carried unanimously, therefore it was

Approved subject to an addition to proposed Condition 3 requiring that a sample panel is erected on site during construction.

5 Applications Determined under Delegated Powers and Appeal Decisions

Members received a report outlining the decisions taken under delegated authority and officers responded to questions.

Councillor Beaney asked what “FDO” meant on number one on page 87.

Planning officers confirmed that this application refers to a retrospective 2019 application which has not progressed and therefore unless there was further movement it would be filed, and would not remain open on the planners current workload list (i.e. Finally disposed of).

Councillor Ashton stated that the planners reports were very helpful.

6 Public Path Diversion Land at Harcomb Farm Chastleton

The planning officer introduced the application to divert a public way.

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Planner had consulted with the Councils legal department and had come up with a diversion solution for the path to ensure public continued to have safe access.

Planners were asking the committee to approve the diversion.

Councillor Beaney proposed that the committee approved the diversion as per recommendation from planning. This was seconded by councillor Wilson. The application was duly put to the vote and was carried unanimously, therefore the diversion application was

Approved as per officers recommendation.

The Meeting closed at 4.00 pm

CHAIR

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WEST OXFORDSHIRE DISTRICT COUNCIL UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 27th June 2022

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.

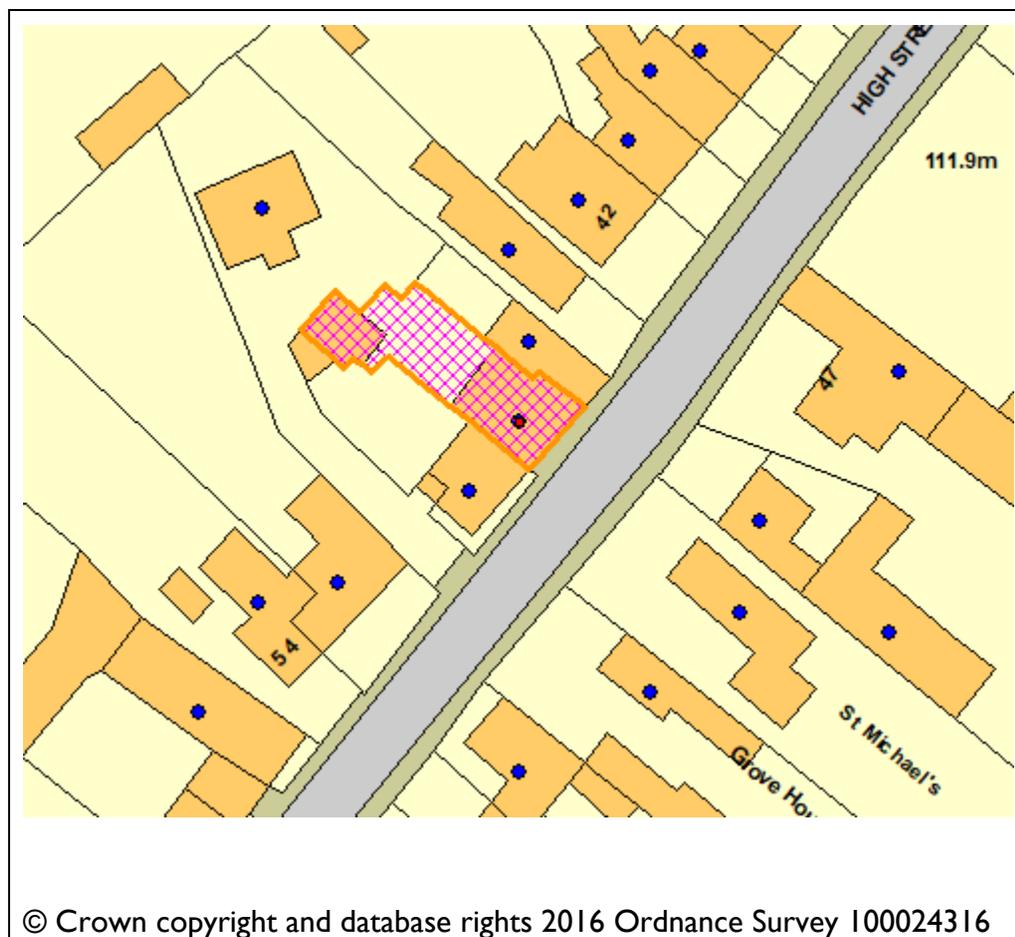
Please note that:

- 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	Officer
11 - 19	22/00524/HHD	High Ridge 46 High Street	Alex Clarke
20 - 26	22/00722/HHD	10 Blackberry Way Woodstock	Sarah Hegerty

Application Number	22/00524/HHD
Site Address	High Ridge 46 High Street Milton Under Wychwood Chipping Norton Oxfordshire OX7 6LE
Date	15th June 2022
Officer	Alex Clarke
Officer Recommendations	Approve
Parish	Milton Under Wychwood Parish Council
Grid Reference	426316 E 218131 N
Committee Date	27th June 2022

Location Map



Application Details:

Repair and rebuild of outbuilding to provide a home working and recreational space (amended plans)

Applicant Details:

Mr and Mrs Duncan Earley
24 Stanbridge Road
Putney
London
SW15 1DX
England

I CONSULTATIONS

Parish Council

OBJECTION - This application is similar to the application for an additional bedroom /garden room and is now called a home working and recreational space. The height is still the same/ As the property is a holiday let it is questionable why a home working space would be necessary.

OCC Highways

no comment received

2 REPRESENTATIONS

Several representations have been made raising strong objections to the proposed scheme. These objections are summarised as follows:

- There is little need for direct access from the rear for an ancillary outbuilding at No.46.
- The installation of a bathroom in the building creates a feel more similar to a separate self-contained dwelling, rather than a home working space.
- The inclusion of a new garden shed increases the overall size and footprint of the building.
- Due to the properties use as an Airbnb, there are significant parking issues arising on the high street, an issue compounded by other holiday lets in the area.
- There are concerns that an additional building would leave to overdevelopment and increase the noise and disturbance for neighbouring residents.
- The proposed scheme includes windows which will overlook neighbouring properties and lead to a loss of privacy.
- There are concerns about the ownership of the land in which the building is situated, with the outbuilding sitting between and on several different deeds. It is a separate title and is not part of the original deed of No.46.
- The property is used as a holiday let and there are concerns that the proposal will increase the impact on neighbouring residents. This puts into question the use described in the application as a home-working space.

- Comparative to previous applications the proposal may represent a relative reduction to the scheme but does not address previous concerns that have been raised. Neighbours have concerns that due to the separate title and this lack of fundamental change in the proposal compared to a scheme for a renovated garden shed, for example, means it could still be used as suggested as separate self-contained property.
- There are several issues and inaccuracies with the submission of the application itself, involving the ownership as well as the conflation of the applicant and agent and a failure to acknowledge parking increases.

3 APPLICANT'S CASE

A Design and Access Statement formed part of the application submitted. It raised several points which are summarised as follows:

The existing building is in poor structural condition and in need of significant repair to prevent further dilapidation. The proposal would maintain much of the existing structure. The previous appeal referred to a replacement building as opposed to this application. This deals with many of the comments raised by the inspector in their report.

4 PLANNING POLICIES

OS2NEW Locating development in the right places

OS4NEW High quality design

H6NEW Existing housing

T4NEW Parking provision

EHI Cotswolds AONB

NATDES National Design Guide

DESGUI West Oxfordshire Design Guide

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

5 PLANNING ASSESSMENT

- 5.1 The application was deferred from the last committee meeting in order for Members to carry out a site visit prior to making a decision.
- 5.2 This application seeks planning permission for the renovation of an existing outbuilding to provide ancillary home working and recreational space at High Ridge, 46 High Street in Milton under Wychwood. The proposal is not within a Conservation Area but is located within the Cotswold Area of Outstanding Natural Beauty.
- 5.3 Amended plans have been submitted removing a number of windows from the proposal following your officers concerns about overlooking arising from the original scheme.

Relevant Planning History

- 5.4 20/01116/HHD: This application was for the replacement of the existing outbuilding with a single-storey garden room. It would have involved the demolition of the building and the addition of a structure with metal cladding at a greater height and massing than the existing one. It was recommended for approval by your Officers but overturned and refused by Members of this committee.
- 5.5 An appeal was lodged against this decision and the Planning Inspectorate dismissed the appeal. The key points raised in the appeal decision are as follows:
- Lengthy submissions have been made by the Council with regards to the use of the property and, in particular, questioning whether a change of use has occurred. However, the purpose of this appeal is to consider the application as refused by the Council, which in this instance was solely for the removal of the existing workshop and its replacement with a garden room. I have therefore determined the appeal on this basis.
 - The proposals would result in a development that would be of a greater scale, bulk and height than the existing building. The changes would be especially harmful to the residents of No 50, whose main entrance and front patio face directly towards the appeal site, along with the residents of No 48, where part of the appeal site lies at the end of their garden. As a result of its relationship with neighbouring properties, the proposed development would therefore represent a visually intrusive, overbearing and overshadowing form of development.
 - Whilst the proposal would be likely to increase the level of activity within the garden, I do not consider that this would increase to such a level that it would generate significant additional noise or disturbance to nearby residents, to justify withholding planning permission on this ground alone.
 - Whilst the proposal would create additional residential accommodation in the form of a garden room, it would not increase the overall number of bedrooms at the property and therefore would not generate the need for any additional parking spaces. Furthermore, the existing parking space on site would be retained. As a result, the proposal would not lead to an unacceptable impact on highway safety.'
- 5.6 Your officer's note that a number of the concerns raised relate to the alleged use of the property as a holiday let. This is the subject of a separate enforcement investigation and cannot form part of the decision making process in relation to this application. The Planning Inspector took the same view when considering the previous application stating that a decision should be made based on the proposal as submitted within the application. In this case, the application is seeking consent for the repair and alterations to an existing outbuilding to provide a home working and recreational space to serve the host dwelling (Use Class C3).

Principle

- 5.7 The principle of providing additional ancillary accommodation within an already established residential property is considered acceptable subject to consideration against the provisions of the adopted West Oxfordshire Local Plan 2031, the National Planning Policy Framework and other relevant material considerations such as design amenity and highways safety.

Siting, Design and Scale

- 5.8 The outbuilding, the subject of this application, is located at the rear of the garden of High Ridge. The present building is subservient and secondary in its relationship with the primary building, however, it is evidently in a poor condition and a state of disrepair.
- 5.9 The proposals seek to retain the existing structure with repair works and the addition of a modest lean-to extension which will replace an existing shed. It has a width of 6m, a maximum height of 3m and a length of 9.5m when including the proposed cedar clad lean-to extension which will form a wood store and new entrance from the rear garden. This additional cedar addition is slightly bigger than the existing shed. Given that the scale, massing and form of the outbuilding will remain unchanged, other than the new lean-to addition, which is only 2m x 1.5m in footprint, your officers consider that the development will retain a similar relationship as existing appearing an appropriate, secondary outbuilding serving the main dwelling.
- 5.10 There are a number of roof lights and windows proposed to be introduced on the outbuilding but these are considered to be appropriate in design terms and will ensure that the secondary character of the outbuilding is retained.
- 5.11 Indeed, your officers consider these proposals would respect the character and appearance of the existing site and would repair and improve the existing structure which is currently dilapidated and fails to positively contribute to the visual amenity of the area.

Visual Amenity

- 5.12 The proposal is located to the rear of High Ridge, 46 High Street. The site sits between several other residential properties, most notably number 50, but also numbers 44 and 48. All of these properties have a clear view of the current building but it will not be visible from the main High Street.
- 5.13 In light of its siting to the rear, and given that the development will not be significantly different to that which already exists, other than the addition of the small lean-to within the rear garden of the site and some fenestration, your officers are of the opinion that the development will respect the character and appearance of the area and will not detrimentally impact the visual amenity of the wider street scene, in accordance with

policies OS2 and OS4 of the West Oxfordshire Local Plan 2031 and the West Oxfordshire Design Guide.

AONB Impact

- 5.14 The proposal falls within the Cotswold AONB, a nationally designated location due to its Landscape character. For sites located within the AONB, great weight should be given to conserving and enhancing the landscape and scenic beauty per the provisions of paragraph 176 of the NPPF, which is duly reflected in Policy EHI of the Local Plan.
- 5.15 In this case, given its siting within the built up residential area in Milton under Wychwood, the development would not have any visual impact beyond its immediate setting and will therefore not result in any harm to the landscape and scenic beauty of the Cotswold AONB. The Planning Inspector came to the same conclusion when considering the previously refused application on this site. As such, the application is considered to be acceptable in these terms.

Residential Amenity

- 5.16 Your officers are of the opinion that the impact on residential amenities is one of the key considerations of this case. Several objections have been raised with regard to the overlooking that would arise from the proposal, especially to neighbouring properties at 44, 48, 50 and 50a.
- 5.17 Your officers note that the Planning Inspector raised concerns about the impact on neighbours in the consideration of the previous scheme. However, these issues mainly related to the increase in height and massing and the overbearing impact this would have and potential for windows overlooking into the neighbour's gardens.
- 5.18 In this case, given that the proposed development will not result in any increase in the height of the building, and the only additional massing is the proposed lean-to extension, which replaces an existing shed, has a modest footprint and is single storey, your officers do not consider that the development will be overbearing, nor will it result in any undue loss of light to the detriment of neighbours over and above that which already exists.
- 5.19 Further, following a meeting on site with some of the neighbours, your officers secured the submission of amended plans which has removed one of the side windows which would have resulted in direct overlooking into some of the adjacent rear gardens. The proposed North Eastern elevation is now proposed to just retain one existing high level window so there will be no additional opportunity for overlooking over and above that which already exists. The windows in the front and rear elevations are proposed to be fitted with obscure glazing apart from a single, high level section at the top of them. Your officers consider that this will enable light into the outbuilding but will ensure there is no direct overlooking into the neighbours gardens or homes. Further, the Velux

roof lights proposed would not in themselves lead to any additional overlooking due to their nature and position in the roof.

- 5.20 Overall, in light of the above assessment, your officers are satisfied that this development meets the requirements laid out in policies OS2 and H6 of the Local Plan and will not result in any adverse impacts on the amenity of neighbouring residents.

Noise and Disturbance

- 5.21 There have been several objections to this application, many focused on the noise that the development would generate and the impact that this would have on neighbouring residents. Officers note the conclusion made by the Planning Inspector in the consideration of application 20/01116/HHD which states:

"Whilst the proposal would be likely to increase the level of activity within the garden, I do not consider that this would increase to such a level that it would generate significant additional noise or disturbance to nearby residents, to justify withholding planning permissions on this ground alone".

- 5.22 Given that a similar ancillary use is proposed in this application, and that the building already exists and can be used for ancillary purposes without the need for planning permission, officers agree with the Planning Inspector and are of the opinion that the provision of ancillary accommodation within an existing residential garden, within a built up residential area, will not result in any adverse levels of noise and disturbance to the detriment of neighbours.
- 5.23 As such, the application is considered to be acceptable in these terms in accordance with policies OS2 and H6 of the West Oxfordshire Local Plan 2031.

Highways Impacts

- 5.24 Residents have raised a number of concerns about parking in relation to this proposal. No comments have been received from the Local Highway Authority. However, similar to the previous scheme, the proposal does not increase the number of bedrooms on the property and would not result in the need for any additional parking. Indeed, the Planning Inspector found the previous proposal acceptable in these terms. Therefore these proposals meet the requirements of policy T4 of the Local Plan.
- 5.25 Your officer's note the concerns regarding parking provision mainly relate to the use of the property as a holiday let. As advised above, the alleged unauthorised use of the property as a holiday is being investigated separately.

Other Matters

- 5.26 Another matter raised by local residents relates to the ownership of the outbuilding and the potential for a separate title to be sold independently. Matters of land ownership

and rights of access are considered to be a civil matter and are not material planning considerations. In this application, the outbuilding is considered to form one planning unit alongside the primary dwelling, and this has been represented as part of the conditions of the development which ensure that outbuilding is only used as accommodation ancillary to the occupation of High Ridge.

Conclusion

- 5.27 Taking into account the above matters, the proposal is considered acceptable on its merits and complies with the West Oxfordshire Local Plan policies OS2, OS4, EH1, H6 & T4, The West Oxfordshire Design Guide 2014, the relevant provisions of the NPPF and other relevant material considerations. Therefore, it is recommended for approval subject to the conditions listed below.

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 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.

- 4 The outbuilding hereby permitted shall be used as accommodation ancillary to the existing dwelling on the site and shall not be occupied as a separate dwelling.

REASON: A separate dwelling in this location would be unacceptable in principle and on visual, amenity and highways safety grounds failing to comply with policies OS2, OS4, H2, H6 and T4 of the West Oxfordshire Local Plan 2031, the West Oxfordshire Design Guide and the relevant provisions of the NPPF.

INFORMATIVES :-

1. Please note that this consent does not override the statutory protection afforded to species protected under the terms of the Wildlife and Countryside Act 1981 (as

amended) and the Conservation of Habitats and Species Regulations 2017 (as amended), or any other relevant legislation such as the Wild Mammals Act 1996 and Protection of Badgers Act 1992.

All British bat species are protected under The Conservation of Habitats and Species Regulations 2017 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). This protection extends to individuals of the species and their roost features, whether occupied or not. A derogation licence from Natural England would be required before any works affecting bats or their roosts are carried out.

All British birds (while nesting, building nests, sitting on eggs and feeding chicks), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. Works that will impact upon active birds' nests should be undertaken outside the breeding season to ensure their protection, i.e. works should only be undertaken between August and February, or only after the chicks have fledged from the nest.

In the event that your proposals could potentially affect a protected species, or if evidence of protected species is found during works, then you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works (with regard to bats).

2. Applicants are strongly encouraged to minimise energy demand, and take climate action, through fitting:
 - Electricity-fed heating systems and renewable energy, for example solar panels and heat pumps; thus avoiding fossil fuel based systems, for example gas boilers
 - Wall, ceiling, roof, and floor insulation, and ventilation
 - High performing triple glazed windows and airtight frames
 - Energy and water efficient appliances and fittings
 - Water recycling measures
 - Sustainably and locally sourced materials

For further guidance, please visit:

<https://www.westoxon.gov.uk/planning-and-building/planning-permission/make-a-planning-application/sustainability-standards-checklist/>
<https://www.westoxon.gov.uk/environment/climate-action/how-to-achieve-net-zero-carbon-homes/>

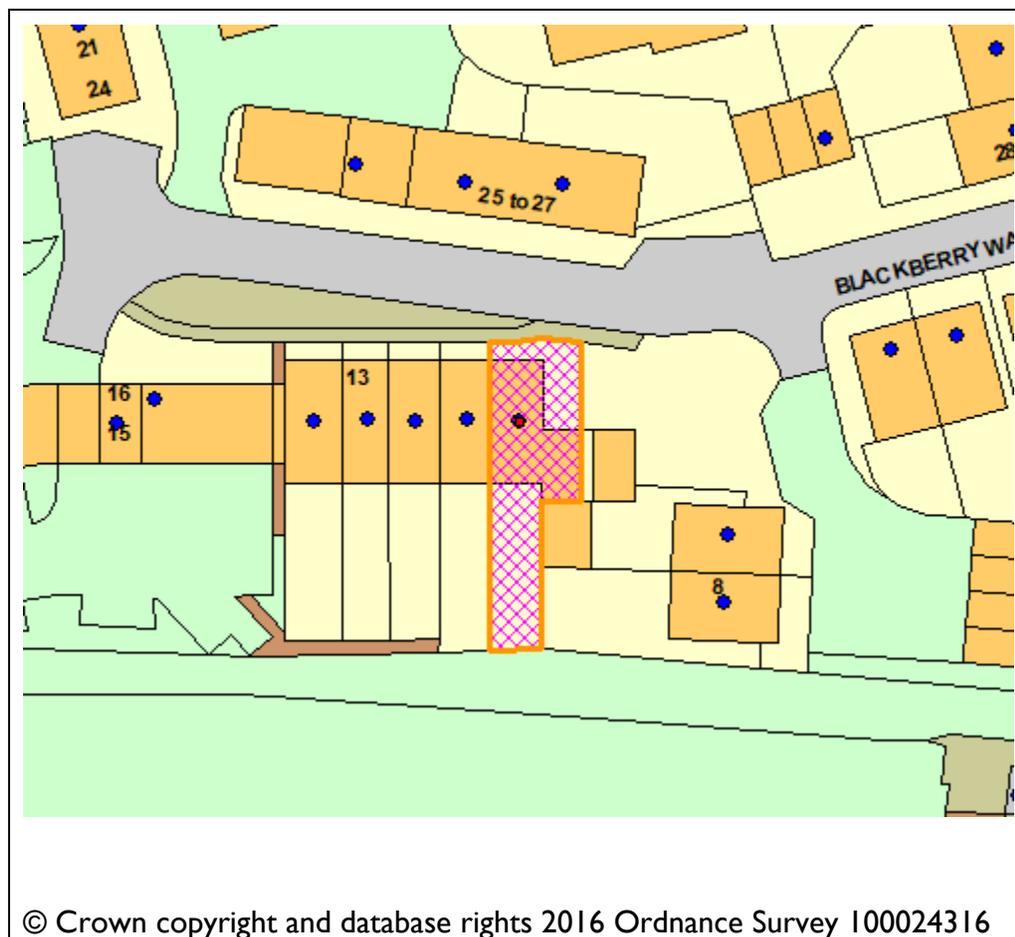
Contact Officer: Alex Clarke

Telephone Number: alex.clarke@westoxon.gov.uk

Date: 15th June 2022

Application Number	22/00722/HHD
Site Address	10 Blackberry Way Woodstock Oxfordshire OX20 1FQ
Date	15th June 2022
Officer	Sarah Hegerty
Officer Recommendations	Approve
Parish	Woodstock Parish Council
Grid Reference	445601 E 217048 N
Committee Date	27th June 2022

Location Map



Application Details:

Erection of a first floor side extension above existing garage and parking space and single storey rear extension.

Applicant Details:

Mr Robert Gosling
10 Blackberry Way
Woodstock
Oxfordshire
OX20 1FQ

I CONSULTATIONS

Parish Council

Objection due to loss of light to neighbouring property, overdevelopment of the site, overbearing nature of the development. Council also recommends that WODC Planning Committee undertakes a site visit and reports the notification of absence of neighbour consultation be investigated by WODC.

2 REPRESENTATIONS

- 2.1 Two objection comments have been received from the neighbouring property No 9 Blackberry way:

VISUAL IMPACT

The visual impact of the proposed structure: firstly the garage extension, most particularly from the rear of our property, will be completely overbearing and intrusive. The significant size and height of the additional storey to the garage from our rear windows and especially in our small garden will substantially, and in our view, completely dominate. It will be noticeably prominent with a solid red brick wall to the full height of the house. It will be less than 5 meters from the rear wall of our house. Our property is very small at approx 80 sq.m. with 3 adults and fully grown teenager, making our outside space all the more important to us all. The side and rear walls of the existing garage are completely within our small garden space. The front of the building will be on our immediate boundary, adjoining our driveway in its entire length. It will immediately stand out and impose at the front of property facing the road and the properties opposite.

The surrounding dwellings are high density, with small spaces between and around buildings. They are very tight plots with very small gardens/outside space. These extensions would be out of scale and proportion to that of adjacent buildings and properties. The design and layout of the garage extension will look noticeably different to everything surrounding it.

In addition I would like it taken into account that No 8 Blackberry Way has had a significant rear extension passed by WODC - 21/0010/HHD - which is now constructed. Due to its height it has had a negative visual impact on our small garden space and reduced natural daylight and sunlight

in our living room and garden. This is in complete contradiction to the government drive, and indeed globally, to achieve a reduction in the need for artificial lighting. We now get less sunlight in the garden to help dry clothes outside and increased energy usage, along with the associated costs! The right to light does ruling does NOT account for this. This extension is also overbearing in its nature, being immediately on our boundary to the height of the first floor windows. This could and should have been given much more consideration when the planning application was submitted. Architects are well practiced in all manner of strategies to get plans approved. We have had that point highlighted to us on hindsight.

OTHER

The addition of actual photographs from all angles, including neighbouring properties, should be a prerequisite to planning applications. This would assist planners immensely in understanding the impact a building is likely to have on its surroundings and neighbours. Three weeks to object, comment is not sufficient time, it is common knowledge this is often abused to get applications through.

The impact/value of outlook and space ought to be taken into consideration for people's mental health, particularly in the current climate and working from home. The system should consider those people, who for a number of reasons, are not able to respond to applications as quickly or ably and as a result are railroaded into living with the end result. People move out and on - buildings don't.

I am not against new development or extensions to existing properties where it is appropriate and not detrimental in any way.

AMENITY VALUE

There is a risk of creating a precedent with this type of garage extension for the entire estate which would completely alter the look and feel of the area. This is important when considering all applications.

POLICY /PRINCIPLE

We have not received any official communication from WODC Planning Dept of this or the original planning application (21/02469/HHD). Nor of the planning application 21/0010/HHD to No 8 Blackberry Way. As a direct neighbour to No 8 (semi-detached) and No 10 Blackberry Way with adjoining immediate boundaries WODC Planning Dept has a legal obligation to notify us directly in writing. We were not provided with this notice either in writing or email. It did not give us adequate notice, highlight the urgency or opportunity to object to any of the applications.

NEIGHBOURLINESS

There is no mention within the planning applications of the need for extensive access to our property in order to facilitate the proposed construction. This should be an additional consideration. Access to the front, side and rear of the property for building these proposed works

will be on our land/garden. It will be hugely intrusive, especially in such a small garden such as ours. There is no other access. This needs to be taken into account when decisions are made. It would help prevent bad feelings amongst neighbours and breakdown of the smaller community relations.

I invite you to visit our property to fully understand the issues and implications. I would like to include photographs which will help illustrate our serious concerns and objections. As I am unable to do so here I will email these under separate cover to WODC Planning Dept and Woodstock Town Council.

2. It is my opinion that the proposed build at number 10 would be obtrusive and overbearing. We have recently seen an extension built to the rear of number 8 that has had an effect on the amount of sunshine that we receive and the view that we used to enjoy. Our property is relatively small and our outdoor space is important to me as i suffer with depression and i feel that the proposed size of the new build will just add to the feeling of being hemmed in. It has been brought to my attention that when the original plans were submitted that there was no mention of requiring access to our property and i would find this extremely intrusive. I am also lead to believe that we have received no official communication from WODC Planning Dept regarding this application. My partner vanessa Phillipson has submitted a more detailed complaint, but I endorse everything that Vanessa has stated.

3 APPLICANT'S CASE

No applicant case has been submitted.

4 PLANNING POLICIES

OS2NEW Locating development in the right places

OS4NEW High quality design

H6NEW Existing housing

T4NEW Parking provision

DESGUI West Oxfordshire Design Guide

NPPF 2021

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

5 PLANNING ASSESSMENT

Background Information

The application seeks consent for erection of a first floor side extension above existing garage and parking space and single storey rear extension.

The site is located in a residential area of Woodstock and it not in an area of special designated control. The property semi-detached dwelling and is constructed of reconstituted stone under

a tile roof with a red brick garage to the side (east) of the dwelling. The dwelling is orientated facing north with the properties to the east facing east meaning that the side elevation of the host dwelling is widely visible within the streetscene. General Permitted development rights allowing extensions, windows and roof lights have been removed for the whole estate.

The application is before Planning Sub-Committee for consideration as Councillor Cooper called the application in making reference to policy H6 of the Local Plan.

The application was deferred from the previous Planning sub-committee to allow a site visit by Members.

Officers would like to note at this point the comment made by the Town Council and an objector that the application was possibly not publicised correctly. Applications are advertised by a yellow site notice which has to remain available for viewing by the public for 21 days as dictated within the regulations. Officers completed a site visit on the 7th April and it was noted on that date that the yellow site notice was visible and at no point was the Council made aware that the notice had been removed before the end of the consultation period. Officers have therefore concluded that the application was publicised in a correct and proper manner.

Planning History

21/02469/HHD - Approved - Erection of a first floor side extension above existing garage and parking space. (EXTANT PERMISSION)

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, neighbourly amenity and highways impacts.

Siting, Design and Form

As noted above the site has an extant permission for the erection of a side extension which is broadly the same as detailed within this application. The main differences between the extant permission and this application is the addition of a single storey rear extension and the rear wall of the first floor addition is inline with the main dwelling rather than the garage. Whilst officers acknowledge that the principle of a side extension remains acceptable, the application has still been fully assessed in a holistic manner.

In regards to the siting, the property would retain a 12m garden to the rear and the garage and parking space to the side remain as existing. Both elements of the proposal are not considered to negatively impact on the streetscene given that they remain within the outline of the host dwelling and to the rear of the property which is not visible within the streetscene. Due to the orientation and distances between the properties, the neighbouring property is not significantly impacted by the proposal and officers do not consider the proposals would result in overdevelopment of the site as a whole. Neighbouring properties in close proximity have also extended to the rear or have garden rooms in the rear amenity spaces. Whilst these do not set

a precedent, as each site is considered on its own merits, rear development is considered to form part of the character of the area.

In regards to the design, the first floor extension of the existing garage is traditional in design with a dual pitched roof and dormer window on the front elevation. The pitch of the roof is consistent with the existing garage of the host dwelling and that of the neighbouring property and the outline of the additions lies within the outline of the existing gable end of the property. The ridge line is approx. 1m lower than the host dwelling and the front wall is stepped back approx. 1.5m with a brick pier to the front left corner allowing the ground floor parking space to be open-sided. The proposed materials are reconstituted Cotswold Stone, red brick and roof tiles to match the host dwelling. Officers consider the proposed design and materials are in keeping with the host dwelling and the wider character of the area. The proposed rear lean-to style extension extends beyond the rear wall 1.7m, bringing it out in line with the rear build line of the existing garage and is proposed to be red brick and roof tiles to match that of the existing garage.

Officers conclude that the lower ridge and stepped front build line and modest 1.7m extension to the rear is overall, considered to be in keeping with the existing character and appearance of the property and represents a subordinate addition to the property. This is therefore considered to be compliant with local plan policies OS2, OS4 and H6 of the West Oxfordshire Local Plan and Chapter 14 of the West Oxfordshire Design guide.

Highways

County Highways were not consulted as part of this application given that the off street parking availability of the site remains unchanged (with the garage and parking space remaining). The proposal is therefore considered acceptable in this regard.

Residential Amenities

Officers have had regard to the two objection comments received from No 9 Blackberry Way. Some of the information within the comments is factually incorrect, not related to this site and application, and/or is a civil matter and therefore does not form part of the planning assessment, however careful consideration has been given to the remainder of the comments.

Firstly considering the first floor side extension. This is set within the outline of the existing house and maintains the rear build line of the property. This is broadly in line with the side elevation of the neighbouring property to the East (No 9 Blackberry Way) and also the garage serving this property. At the closest point (the corner of No 9) there is approx 7.5m between the proposed development of the closest dwelling (corner to corner).

Whilst the development will be visible from the rear windows of the property, given that the proposed remains within the outline of the existing dwelling and the existing development (Garage and Garden Room serving No 9), officers do not consider that the development will negatively impact on the neighbouring property (No 9) by way of loss of light or overbearing impact. The proposed Juliette balcony faces out on the street and would not allow views into

the neighbouring properties windows or rear amenity space and therefore will not give rise to any loss of privacy or overlooking. Given the orientation of the properties there is not considered to be any overshadowing to the rear amenity space of No 9.

Considering the rear extension, the single storey lean-to design extends only 1.7m to the rear and is infill development from the rear wall of the existing garage to the boundary with the adjoining neighbour (no 11). Officers do not consider the proposed would negatively impact amenity on either of the neighbouring properties (No 9 and No 11) given the single storey nature, lean-to design and position of the existing garage.

Officers are therefore satisfied that the proposed does not give rise to any negative neighbouring amenity impacts and is acceptable in this regard.

Conclusion

The overall appearance, design and form of the extensions are considered to be in-keeping with the existing character and appearance of the property and represent a subordinate addition, with the design and materials complementing the existing. The proposed is not considered to negatively impact on the streetscene or that of the amenity of neighbouring properties.

In light of this assessment, taking in consideration the design, neighbouring amenity and highways implications, this proposal is acceptable in accordance with policies OS2, OS4, H6 and T4 of the adopted Local Plan 2031, relevant sections from the NPPF and 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 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: Sarah Hegerty

Telephone Number: 01993 861713

Date: 15th June 2022

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 9th June 2022

Application Number.	Ward.	Decision.
1. 21/03258/FUL	Freeland and Hanborough	APP
Erection of detached building for the garaging of heavy goods vehicles. 3 Cuckoo Wood Caravan Park Eynsham Road Freeland Mr Perry Hatwell		
2. 21/03486/HHD	Burford	APP
Affecting a Conservation Area Rear extension, external and internal alterations (amended description and plans). 158 The Hill Burford Oxfordshire Mr And Mrs Walker		

3. **21/03487/LBC** Burford APP
Affecting a Conservation Area
- Rear Extension, External and Internal Alterations (amended description).
158 The Hill Burford Oxfordshire
Mr And Mrs Walker
4. **21/03783/S73** Burford REF
Affecting a Conservation Area
- Removal of condition 2 of planning permission 07/0987/P/FP to remove the restrictions on trading hours
136 - 142 High Street Burford Oxfordshire
Cirencester Estates Limited
5. **21/03870/CND** Stonesfield and Tackley APP
- Discharge of conditions 13 (full surface water drainage scheme) and 14 (site investigation of the nature and extent of contamination) of planning permission 21/00738/FUL
19 Combe Road Stonesfield Witney
Mr Terry Barlow
6. **21/03994/HHD** Kingham, Rollright and Enstone REF
- Replace thatch roof with Slates
The Nordibank Lidstone Chipping Norton
Mr James Moore
7. **21/04012/HHD** Ascott and Shipton WDN
Affecting a Conservation Area
- Garden room extension, fenestration alterations to boot room and outdoor swimming pool with pump room.
Salus House Milton Road Shipton Under Wychwood
Mr Craig Satchwell
8. **21/04013/LBC** Ascott and Shipton WDN
Affecting a Conservation Area
- Garden room extension, fenestration alterations to boot room and outdoor swimming pool with pump room.
Salus House Milton Road Shipton Under Wychwood
Mr Craig Satchwell

9. **21/04048/LBC** The Bartons APP
Affecting a Conservation Area
- Flood and rising groundwater prevention and flood protection works to ground floor areas to Brook House.
Brook House 12 Fox Lane Middle Barton
Ms N Shirley
10. **21/04107/HHD** Kingham, Rollright and REF
Enstone
- Single storey orangery extension
Chapel House Farm Chipping Norton Oxfordshire
Adalta Real
11. **21/04119/CND** Woodstock and Bladon SPL
- APPROVED:-REFUSED:-
Land East Of Woodstock Oxford Road Woodstock
Mr A Maltman
12. **22/00118/CLP** Chadlington and Churchill APP
Affecting a Conservation Area
- Certificate of Lawfulness (erection of single storey extension) (amended).
Ridge Cottage Cote Lane Taston
Butler And Korycmska
13. **22/00134/FUL** Kingham, Rollright and APP
Enstone
- Conversion of two dwellings to form a single dwellinghouse, works to include erection of single storey extensions and new front entrance porch. Construction of greenhouse and pool house along with the formation of an outdoor swimming pool. Landscaping works.
(Amended).
Chastleton Glebe Chastleton Moreton-In-Marsh
Mr And Mrs Fiskin
14. **22/00135/FUL** Burford REF
Affecting a Conservation Area
- Demolition of the existing garage outbuildings. Erection of a detached dwelling with the provision of parking for both the new and existing dwellings together with associated works.
Vicks Garage Guildenford Burford
Mr M Strutt

15. **22/00245/FUL** Kingham, Rollright and REF
Enstone
Affecting a Conservation Area
- Erection of a two storey side and rear extension to Laburnham Cottage, with subdivision (with associated internal alterations) to form a separate dwelling, together with works of demolition and the erection of a two-storey and single storey rear extension to IA The Green, with provision of parking.
Laburnham Cottage The Green Over Norton
Little Rollright Estate Ltd
16. **22/00336/HHD** Chipping Norton APP
- Erection of extension to rear elevation (amended).
33 Parkers Circus Chipping Norton Oxfordshire
Mr Lane
17. **22/00338/FUL** Milton Under Wychwood REF
- Erection of a detached fitness studio building.
Owls View Shipton Road Milton Under Wychwood
Mr Calum Taylor
18. **22/00340/LBC** Burford WDN
Affecting a Conservation Area
- Internal and external alterations to include erection of first floor and replacement single storey rear extensions, changes to fenestration and change of use of second floor to occasional staff living accommodation, together with excavation works to allow changes to floor levels and repositioning of fascia signage.
81 High Street Burford Oxfordshire
Mr Samad Ali
19. **22/00351/FUL** Kingham, Rollright and APP
Enstone
- Construction of a below ground reinforced concrete and stone lined grave (retrospective)
The Farm Gagingwell Chipping Norton
C/o Agent
20. **22/00448/FUL** Burford WDN
Affecting a Conservation Area
- Erection of a first floor and replacement single storey rear extensions, changes to fenestration and change of use of second floor to occasional staff living accommodation.
81 High Street Burford Oxfordshire
Mr Samad Ali

21. **22/00371/HHD** Chadlington and Churchill APP
 Single and two storey rear extensions
2 Orchard Cottages Chipping Norton Road Chadlington
 Mr Richard Brookes
22. **22/00405/CND** The Bartons APP
 Affecting a Conservation Area
 Discharge of conditions 4 (full surface water drainage scheme) and condition 5 (site investigation of the nature and extend of contamination) of planning permission 21/02984/FUL
Manor Farm Barns North Street Middle Barton
 Mr David Cheyne
23. **22/00417/S73** Milton Under Wychwood REF
 Variation of condition 8 of planning permission 13/1451/P/FP to increase the hours of operation.
Owls View Shipton Road Milton Under Wychwood
 Mr Calum Taylor
24. **22/00461/HHD** Charlbury and Finstock WDN
 Affecting a Conservation Area
 Erection of ground floor and lower floor extensions (with undercroft area) and a detached garage with associated works (part retrospective)
18 Sandford Park Charlbury Chipping Norton
 Mr Patrick Stimpson
25. **22/00466/CND** Freeland and Hanborough APP
 Discharge of conditions 3 (schedule of materials) and condition 4 (full surface water drainage scheme) of planning permission 18/03314/FUL
3 Cuckoo Wood Caravan Park Eynsham Road Freeland
 Mr Perry Hatwell
26. **22/00493/CND** Chipping Norton APP
 Affecting a Conservation Area
 Discharge of condition 3 (details of methods used for the protection of the retained fabric) of planning permission 21/01205/LBC
29 - 30 High Street Chipping Norton Oxfordshire
 Mr Alex Giacchetti

27. **22/00507/HHD** Burford REF
 An annex extension to an existing house
Barley Lane Shilton Road Burford
 Mr Alan McKeckne
28. **22/00600/HHD** Hailey, Minster Lovell and REF
 Leaffield
 Affecting a Conservation Area
 Erection of a first floor extension and conversion and extension of loft to create additional living space (amended).
21 Chapel Close Leaffield Witney
 Mr Clinton Whitehouse
29. **22/00603/HHD** The Bartons APP
 Affecting a Conservation Area
 Replacement of an existing rear window with a half glazed timber stable door
Old Dairy Barn Manor Road Sandford St Martin
 Ms Jenny Kugler
30. **22/00614/FUL** Milton Under Wychwood APP
 Erection of a replacement detached garage ancillary to the main dwelling and construction of a replacement stable building along with all weather turnout area (part retrospective)
Cardale Lyneham Road Milton Under Wychwood
 Mr And Mrs R And C Harlow Stubbs
31. **22/00625/HHD** Charlbury and Finstock APP
 Affecting a Conservation Area
 Alterations and renovation works to include the erection of a replacement single storey rear extension and front porch, works to existing roof to include the insertion of two new rooflights on rear elevation, reinstatement of a chimney stack to West Gable and alterations to the existing chimney.
Sunnyside 7 High Street Finstock
 Mrs M Lindsay
32. **22/00678/LBC** APP
 Internal and external alterations to replace external doors/screen in SW facing elevation.
Heath Farm London Road Moreton In Marsh
 Mr And Mrs Lane

33. **22/00769/LBC** Charlbury and Finstock APP
Affecting a Conservation Area
- Internal and external alterations to renovate existing property to include the erection of a replacement single storey rear extension and front porch, works to existing roof to include the insertion of two new rooflights on rear elevation, reinstatement of a chimney stack to West gable and alterations to the existing chimney together with changes to fenestration and internal layout.
Sunnyside 7 High Street Finstock
Mrs M Lindsay
34. **22/00656/CND** Chipping Norton APP
- Discharge of conditions 8 (full surface water drainage scheme), 11 (details of all windows and doors) and 13 (schedule of materials) of planning permission 19/02946/FUL
Street Record Kennels Lane Chipping Norton
Nutbourne
35. **22/00661/HHD** Kingham, Rollright and Enstone APP
- Erection of a single storey extension to the existing storage barn
Black Knap House Priory Road Heythrop
Mr K Devine
36. **22/00688/FUL** Kingham, Rollright and Enstone APP
- Erection of single storey bakery building with associated car parking, service and delivery area
Land East Of Piggery Over Norton Park Over Norton
Marks Cotswold Bakery Ltd
37. **22/00689/HHD** Hailey, Minster Lovell and Leafield APP
- Affecting a Conservation Area
- Erection of single and two storey rear extensions.
6 Fairspear Road Leafield Witney
Ms Amy Brassington

38. **22/00740/CND** Milton Under Wychwood APP
 Discharge of conditions 3 (schedule of materials), 6 (surface water drainage scheme), 7 (scheme of landscaping), 9 (bat mitigation measures), 10 (lightning design strategy for biodiversity) and 11 (details of integrated bird nesting opportunities for birds) of planning permission 21/01229/FUL (amended plans and information received).
Lansdowne Bruern Road Milton Under Wychwood
 Mr And Mrs J Fox
39. **22/00759/HHD** Freeland and Hanborough APP
 Erection of single storey rear extension.
High Thatch Park Lane Long Hanborough
 Ms T Sheehan
40. **22/00749/FUL** Woodstock and Bladon APP
 Affecting a Conservation Area
 Demolition of the existing dwelling and erection of two replacement dwellings with associated parking and works
Shabbanoneuk Park Close Bladon
 Mr Brendan O'Brien
41. **22/00752/HHD** Woodstock and Bladon APP
 Affecting a Conservation Area
 Alterations to first floor terrace to include the installation of stepped decking, replacement balustrade and erection of close boarded screening along with the replacement of kitchen window with lowered cill.
Flat 42 High Street Woodstock
 Mr Kennedy
42. **22/00767/HHD** Stonesfield and Tackley APP
 Affecting a Conservation Area
 Alterations and extensions, new buildings and landscaping scheme.
Wootton Place Church Street Wootton
 Michaelis Boyd Associates
43. **22/00771/HHD** Kingham, Rollright and Enstone APP
 Erection of single storey front extension
The Studio Potato Town Banbury Road
 Mr John Callen

44. **22/00779/LBC** Stonesfield and Tackley APP
Affecting a Conservation Area
- Internal and external alterations comprising demolition works, extensions, new buildings and landscaping scheme.
Wootton Place Church Street Wootton
Michaelis Boyd Associates
45. **22/00897/FUL** Chipping Norton APP
Affecting a Conservation Area
- Replacement of existing stone walling to car park with timber close boarded fencing.
Car Park To The Rear Of 11 Burford Road Chipping Norton
Burford Road Management Co
46. **22/00800/HHD** Ascott and Shipton APP
Construction of pool house to serve existing swimming pool.
Fairgreen House Fairgreen Churchill
Ms Annabel Brooks
47. **22/00880/HHD** Stonesfield and Tackley REF
Affecting a Conservation Area
- Demolish garage and erect double storey rear and side extension
Dartorren Woodlands Rise Stonesfield
Mr Steve Wren
48. **22/00813/LBC** Burford APP
Affecting a Conservation Area
- Repairs to property so that it is returned to pre-subsidence condition
Lenthall House Church Lane Burford
Burford School
49. **22/00817/FUL** Kingham, Rollright and Enstone REF
- Change of use of the existing agricultural barn to serve as mixed-use office (Class Use E) and for storage and distribution (Class Use B8).
Barn At Churchill Road Kingham
Mr And Mrs Peachey

50. **22/00922/HHD** Stonesfield and Tackley APP
Proposed porch with mono-pitched roof
1 Lime Kiln Road Tackley Kidlington
Dr A Gwinnett
51. **22/00848/HHD** Freeland and Hanborough REF
Proposed single storey rear extension. Proposed gates, walling and new hard landscaping to front of the property (amended)
23 Oakland Close Freeland Witney
Mr & Mrs Clark
52. **22/00881/HHD** Freeland and Hanborough APP
Demolition of single storey side extension. Erection of a two storey side extension and single storey rear extension
44 The Green Freeland Witney
Mr and Mrs Calcutt
53. **22/00883/HHD** Ascott and Shipton APP
Extension and renovation
Langley Mill Cottage Shipton Road Ascott Under Wychwood
Mrs Lloyd
54. **22/00888/HHD** The Bartons APP
Affecting a Conservation Area
Proposed alterations and extension to South side of house, with associated new hard and soft landscaping
4 South Street Middle Barton Chipping Norton
C/O Agent
55. **22/00899/HHD** Ascott and Shipton APP
Affecting a Conservation Area
Single storey rear extension to replace existing conservatory
4 Court Close Shipton Under Wychwood Chipping Norton
Mr & Mrs E Henshaw

56. **22/00901/HHD** The Bartons APP
Affecting a Conservation Area
- Single storey extension to side to replace existing lean-to. Convert existing workshop to ancillary guest room
35 South Street Middle Barton Chipping Norton
Mr & Mrs Kevin McRobie
57. **22/00904/HHD** Brize Norton and Shilton APP
- Erection of single storey rear extension and detached garden room to bottom of rear garden
6 Hawthorne Drive Bradwell Village Burford
Mr Allan Pozzi
58. **22/00931/HHD** Woodstock and Bladon WDN
- Proposed detached double garage
29 Oxford Road Woodstock Oxfordshire
Mr Justin White
59. **22/00935/HHD** Stonesfield and Tackley APP
Affecting a Conservation Area
- Timber Orangery to rear
3 Clifford Terrace Wootton Woodstock
Ms Birt
60. **22/00936/HHD** Ascott and Shipton APP
Affecting a Conservation Area
- Insertion of new conservation rooflight to rear elevation (Retrospective)
Classrooms Church Path Station Road
Mr Mark Benfield
61. **22/00937/LBC** Ascott and Shipton APP
Affecting a Conservation Area
- Internal and external alterations to Insert new conservation rooflight to rear elevation (Retrospective).
Classrooms Church Path Station Road
Mr Mark Benfield

62. **22/00940/HHD** Charlbury and Finstock APP
Affecting a Conservation Area
- First floor side extension, extend existing rear dormers, convert garage into a utility area.
53 High Street Finstock Chipping Norton
Mr P Welply
63. **22/00942/HHD** Hailey, Minster Lovell and REF
Leaffield
- Affecting a Conservation Area
- Two Storey Side Extension and New Porch to the Front Elevation
New Road Villa Fairspear Road Leaffield
Mr And Ms Ian And Heather Moss And Fox
64. **22/00943/HHD** Woodstock and Bladon APP
- Single and two storey side and rear extension with associated works and replacement front porch
5 Hensington Close Woodstock Oxfordshire
Mr C McMahan
65. **22/00948/FUL** Stonesfield and Tackley APP
- Change of use of holiday let into an independent residential dwelling, including associated car parking and amenity space.
Skyfall Church Street Stonesfield
Mr Daniel Hobbs
66. **22/00965/HHD** Kingham, Rollright and APP
Enstone
- Affecting a Conservation Area
- A wooden garden room (retrospective)
The Maltings West End Kingham
Nicholas Hodgkins
67. **22/00982/CND** Woodstock and Bladon APP
Affecting a Conservation Area
- Discharge of condition 3 (details of car charging units) of planning permission 21/03495/FUL
Estate Office Blenheim Park Woodstock
Miss Otilie Harris

68. **22/00984/HHD** Stonesfield and Tackley REF
Affecting a Conservation Area
- Demolition of the existing workshop and outbuildings and erection of part single storey, part double storey extension
The Cottage Pond Hill Stonesfield
Mr Steven Greatbatch
69. **22/00985/S73** Chadlington and Churchill APP
- Variation of condition 2 (approved plans) of planning permission 21/03595/FUL to allow design changes
Boulter's Grange Churchill Road Chipping Norton
Jade Ellery Sean Walkinshaw
70. **22/00989/HHD** Stonesfield and Tackley APP
Affecting a Conservation Area
- Front extension, external alterations and replacement windows
89 Medcroft Road Tackley Kidlington
Mr and Mrs Ward
71. **22/00992/CND** Hailey, Minster Lovell and Leafield APP
- Discharge of conditions 3 (schedule of materials) and 4 (scheme of landscaping) of planning permission 21/03257/FUL
Fairspear Hill Farm Fairspear Road Leafield
Mr & Mrs Adams
72. **22/00997/HHD** Milton Under Wychwood APP
- Erection of single storey rear extension, and installation of solar panels on garage and annex
The Old Malt House Foscot Chipping Norton
Mr and Mrs Egan
73. **22/00999/HHD** Woodstock and Bladon APP
- Proposed enclosed front porch (part retrospective)
34 Blackberry Way Woodstock Oxfordshire
Mr Merlin Dunlop

74. **22/01006/HHD** Milton Under Wychwood APP
Two storey and single-storey rear extension and demolition of existing single-storey rear extension.
Peach Tree Cottage High Street Fifield
Mr Niels Jensen
75. **22/01010/LBC** Stonesfield and Tackley APP
Affecting a Conservation Area
To replace a internal floor beam repair
The Cottage 19 Akeman Street Combe
McKean
76. **22/01019/HHD** Milton Under Wychwood REF
Proposed garage with study and store above
The Homestead Frog Lane Milton Under Wychwood
Jones
77. **22/01038/HHD** Kingham, Rollright and Enstone REF
Affecting a Conservation Area
Erection of poly tunnel in rear garden.
No Oven Cottage Chipping Norton Road Little Tew
Mrs N Moisy
78. **22/01054/HHD** Stonesfield and Tackley APP
Affecting a Conservation Area
Removal of first floor extension including alterations to existing and new conservatory
Left Boot Boot Street Stonesfield
Mrs Judith Hooper
79. **22/01066/LBC** Kingham, Rollright and Enstone APP
Affecting a Conservation Area
Removal of roof covering from part of a listed structure (Retrospective)
Home Farm Chastleton Moreton-In-Marsh
C/o Agent Agent

80. **22/01085/LBC** Charlbury and Finstock APP
Affecting a Conservation Area
- Underpinning of gable wall at western end of Home Farm (Retrospective)
Home Farm 11 High Street Finstock
Mr Fraser Lindsay
81. **22/01119/PN42** Woodstock and Bladon P2NRQ
- Erection of single storey rear extension (4m x 2.27m, height to eaves/3.4m, max height).
5 Churchill Close Woodstock Oxfordshire
Mr And Mrs Denton
82. **22/01134/LBC** Woodstock and Bladon APP
- Reroofing works to Flagstaff Tower, replacing existing flagpole.
Blenheim Palace Blenheim Park Woodstock
Ms Kelly Whitton
83. **22/01135/LBC** Woodstock and Bladon APP
- Re-roofing of the kitchen roof and reconfiguration of existing gutters. Introduction of lead steps to improve access for maintenance.
Blenheim Palace Blenheim Park Woodstock
Ms Kelly Whitton
84. **22/01362/SCREEN** Chadlington and Churchill EIANOT
- Screening opinion for proposed extension to Bluewood Park to accommodate 18 holiday lodges with landscaping areas.
Bluewood Park Churchill Heath Kingham
Bluewood Park Limited

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