

Thursday, 5 December 2024

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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, Council Offices, Woodgreen, Witney, Oxfordshire OX28 1NB on **Monday, 16 December 2024 at 2.00 pm.**



Giles Hughes
Chief Executive

To: Members of the Uplands Area Planning Sub-Committee

Councillors: Julian Cooper (Chair), Mark Walker (Vice-Chair), Lidia Arciszewska, Mike Baggaley, Andrew Beaney, Adam Clements, Roger Faulkner, David Jackson, Rosie Pearson, Elizabeth Poskitt, and Geoff Saul.

Recording of Proceedings – The law allows the public proceedings of Council, Executive, 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. **Apologies for Absence**
To receive any apologies for absence from members of Sub-Committee.
The quorum for the Sub-Committee is 3 members.
2. **Declarations of Interest**
To receive any declarations of interest from members of the Sub-Committee on any items to be considered at the meeting.
3. **Minutes of Previous Meeting (Pages 5 - 8)**
To approve the minutes of the previous meeting, held on Monday 18 November 2024.
4. **Applications for Development (Pages 9 - 26)**
Purpose:
To consider applications for development, details of which are set out in the attached report.

Recommendation:

That the applications be determined in accordance with the recommendations of the Business Manager.

<u>Pages</u>	<u>Application No.</u>	<u>Address</u>	<u>Planning Officer</u>
11-20	24/02176/FUL	High Meadow, Westhall Hill Fulbrook.	Emile Baldauf-Clark
21-26	24/02616/HHD	3 Taynton, Burford.	Rebekah Orriss

- 4.1 24/02176/FUL High Meadow, Westhall Hill, Fulbrook.
- 4.2 24/02616/HHD 3 Taynton, Burford.
5. **24/01177/FUL Land East of Wroslyn Road, Freeland - Site visit Report (Pages 27 - 30)**
Purpose:
To allow members to see the site in context prior to the official Sub-Committee determination on 20th January 2025.

Recommendation:

- I. Agree to visit the site.

6. **Applications Determined under Delegated Powers (Pages 31 - 48)**
Purpose:
To inform the Sub-Committee of applications determined under delegated powers.

Recommendation:

- I. That the report be noted by the Sub-Committee.

7. **Appeal Decisions (Pages 49 - 50)**

Purpose:

To inform the Sub-Committee of any appeal decisions.

Recommendation:

- I. That the report be noted by the Sub-Committee.

(END)

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WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the

Uplands Area Planning Sub-Committee

Held in the Committee Room 1, Council Offices, Woodgreen, Witney, Oxfordshire OX28
INB at 2.00 pm on **Monday, 18 November 2024**

PRESENT

Councillors: Julian Cooper (Chair), , Lidia Arciszewska, Andrew Beaney, Adam Clements, Roger Faulkner, David Jackson, Rosie Pearson, Elizabeth Poskitt and Geoff Saul

Officers: Chris Hargreaves (Head of Planning), Abby Fettes (Development Manager) and Rebekah Orriss (Planner), Anne Learmonth (Democratic Services Officer) and Christine Elsasser (Democratic Services Officer).

Other Councillors in attendance: Nil.

54 Apologies for Absence

Apologies for absence were received from Councillor Mark Walker.

55 Declarations of Interest

Declarations of Interest were received as follows;

24/01876/FUL Swan Inn.

Councillor Rosie Pearson declared that she knew the pub well however was not pre-determined and would remain for the application to be heard.

56 Minutes of Previous Meeting

Councillor Poskitt proposed that the minutes of the meeting held on Monday 18 November 2024, were approved subject to amendments agreed by the Sub-Committee:

I. To amend the times of the site visits as they were recorded incorrectly. This was seconded by Councillor Andrew Beaney, was put to the vote, and unanimously agreed by the Sub-Committee.

The Sub-Committee **Resolved** to:

- I. Agree the minutes of the previous meeting held on Monday 18 November 2024, as a true and accurate record.

57 Applications for Development

58 24/01876/FUL Swan Inn, Swinbrook

Rebekah Orriss, Planning Officer, presented the application, which was for construction of an incidental outbuilding and associated paved area. (Retrospective).

Mark Dodes, the agent, spoke in support of the application.

The Planning Officer's presentation clarified the following points:

Uplands Area Planning Sub-Committee

18/November2024

- The application was seeking retrospective planning permission for construction of an incidental outbuilding and associated paved area within the grounds of the Swan Inn Pub, a grade II listed pub.
- The Sub-Committee had attended a site visit on Thursday 14 November.
- The site lay within the Cotswolds National Landscape and Swinbrook Conservation area and was not within Flood Zone 1.
- The construction was visible within the garden and within view of the holiday lets.
- The materials used for the construction were of poor quality and not in keeping with the surrounding area.
- The outbuilding and patio were not in keeping with the setting of the grade II listed buildings and were considered unacceptable in regard to the impact on the heritage assets and did not comply with policies EH10, EH11, OS2 and OS4 of the West Oxfordshire Local Plan 2031. The Officer recommendation was for refusal.

The Chair then invited the Sub-Committee to discuss the application, which raised the following points:

- The Sub-Committee had attended the site visit and found this to be very useful when viewing the construction in situ.
- The design was not of good quality and the colour of the structure was not in keeping with the surrounding gardens and shrubs.
- There would be a negative economic impact on the business if the structure had to be removed, as bookings were in place for the future.
- The bar had public benefits in supporting the pub.
- The Sub-Committee considered the harms to the listed building and what paint colour would better suit the surrounding area. A condition could be discussed with officers to find a suitable colour.
- The financial policy would support the business aspect of the application.

Councillor Andrew Beaney proposed that the application be refused in line with Officer's recommendations. This was seconded by the Chair and was put to the vote with 2 votes for the proposal, 6 votes against, the vote was not carried.

Councillor Elizabeth Poskitt proposed to approve the application against Officer recommendations with the condition to delegate to Officers to agree change of colour of building. This was seconded by Councillor David Jackson was put to the vote, with 6 votes for the proposal and 2 votes against. The vote was carried.

The Chair and Councillor Beaney asked for their votes against the proposed to be recorded.

The Sub-Committee **Resolved** to:

18/November2024

- I. Approve the application against Officer recommendations, with the condition to delegate to Officers to agree change of colour of building.

Councillor Lidia Arciszewska arrived during this item and as such did not take part in the determination of this application.

59 24/02203/FUL The Old Surgery, The Sands, Milton under Wychwood

Abby Fettes, Development Manager, presented the application for conversion and extension of an existing garage to create a dwelling.

The Development Manager's presentation clarified the following points:

- The Sub-Committee had received follow up documents regarding consultation on drainage before the site visit on Thursday 14 November.
- The application was for the conversion of the existing garage building to provide a dwelling.
- The site was within the Cotswold National Landscape, in the village of Milton under Wychwood. The property had been used as a storage building for a local builder.
- Policies OS2 and OS4 of the West Oxfordshire Local Plan 2031 made reference to high quality designs. However the proposed structure would use materials such as timber cladding which were not in keeping with the surrounding buildings and the street scene.
- The limited size of the plot and its unusual shape would result in over development and would be cramped and contrived in nature.
- The recommendation was for refusal of the application as the development would be contrary to policies OS2, OS4 and H2 of the West Oxfordshire Local Plan 2031.

The Chair then invited the Sub-Committee to discuss the application, which raised the following points:

- The Sub-Committee had completed the site visit and found the site to be small in size and shape, resulting in a cramped design.
- The site was close to neighbouring properties and the design and materials would not fit in with the surrounding buildings. The Sub-Committee felt that the design would change the appearance of the residential area.
- The proposed materials were of concern to the Sub-Committee due to the quality. The use of timber cladding would be very distinct and clearly out of character within the surrounding area.

Councillor Elizabeth Poskitt proposed to refuse the application in line with Officer recommendations. This was seconded by the Chair, was put to the vote, 5 for the proposal, 3 against and 1 Abstention. The vote was carried.

The Sub-Committee **Resolved** to:

18/November2024

1. Refuse the application in line with Officer recommendations.

60 Applications Determined under Delegated Powers

The report giving details of applications determined under delegated powers was received, explained by planning officers and noted by the Sub-Committee.

61 Appeal Decisions

There were no appeal decisions since the previous Uplands Area Planning Sub-Committee.

The Sub-Committee asked for clarification on the following:

1. The number of applications coming to future meetings of the Sub-Committee. The Development Manager confirmed a larger application would be coming to the Sub-Committee in early 2025.
2. The progress on the issues of the car park and erection of an outdoor tent at the Farmer's Dog Pub. The Development Manager confirmed that the enforcement team were working with the owner and any further information would be available from the enforcement team.

The Meeting closed at 3.01 pm

CHAIR

WEST OXFORDSHIRE DISTRICT COUNCIL UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 16th December 2024

REPORT OF THE BUSINESS MANAGER-DEVELOPMENT MANAGEMENT



WEST OXFORDSHIRE
DISTRICT COUNCIL

Purpose:

To consider applications for development details of which are set out in the following pages.

Recommendations:

To determine the applications in accordance with the recommendations of the Business Manager. The recommendations contained in the following pages are all subject to amendments in the light of observations received between the preparation of the reports etc and the date of the meeting.

List of Background Papers

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

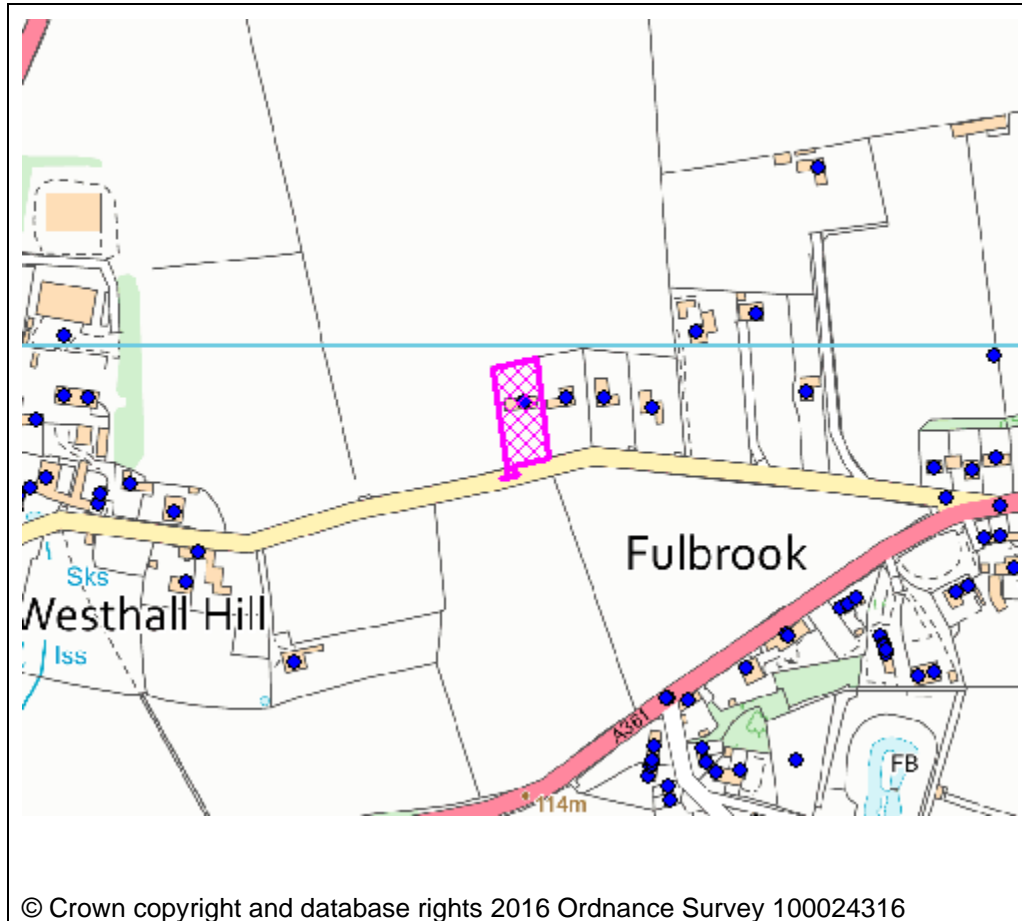
Please note that:

1. 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
1	24/02176/FUL	High Meadow Westhall Hill	Mr Emile Baldauf-Clark
2	24/02616/HHD	3 Taynton Burford	Rebekah Orriss

Application Number	24/02176/FUL
Site Address	High Meadow Westhall Hill Fulbrook Burford Oxfordshire OX18 4BJ
Date	4th December 2024
Officer	Mr Emile Baldauf-Clark
Officer Recommendations	Provisional Approval
Parish	Fulbrook Parish Council
Grid Reference	425343 E 212963 N
Committee Date	16th December 2024

Location Map



Application Details:

Erection of replacement dwelling with detached double garage, reworked driveway, and landscaping. (amended plans and description)

Applicant Details:

Sprenger
D'Oilly Manor
Ascott-under-Wychwood
Chipping Norton
Oxfordshire
OX7 6AL

I CONSULTATIONS

Conservation And Design
Officer

The massing, the proportions and the detailing are all fairly successful - evoking the typical Cotswold vernacular.

OCC Highways

Recommendations

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, subject to the following condition

Conditions

- G28 parking as plan

Comments

The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network

District Ecologist

No Comment Received.

Parish Council

Fulbrook Parish Council wishes to object to the proposal in its current form by reason of its size. We acknowledge that the applicant has gone some way to dealing with objections to their previous proposal for this site. However, on balance we object to the current proposal for the following reasons: It would be overly large for the setting and is replacing an existing bungalow with a two-storey house. By virtue of its sheer bulk, it fails to conserve or enhance the visual amenity, character or setting of the local area. It would also be detrimental to the skyline of Westhall Hill, being sited near the top of the hill and observable from a distance.

Newt Officer

It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. However, the development site does contain small areas of suitable habitat (e.g. rough grassland, potential refugia) and there is the presence of ponds within 500m of the development site, I therefore recommend that an informative should be attached to planning consent

Parish Council

Reconsultation: Fulbrook Parish Council acknowledge that the applicant has gone some way to deal with the previous objections but on further consideration, we object to the current proposal on the following grounds:

Although, the roof line seems to be lower in the new design, there is a scale on the drawings rather than actual measurements, so it is hard to tell how high it is in absolute terms and assess its visual impact.

In addition, the proposed dwelling is still being re-sited much closer to the road compared to the existing bungalow.

Generally, the proposed dwelling is significantly larger than the current building sited on the land.

Ecology Biodiversity Net Gain

Further information on biodiversity net gain required. However, I can confirm that there is no 'in principle' biodiversity objection to the proposed development. Most of the biodiversity issues can be adequately dealt with by planning condition (see my recommendations for conditions in the attached formal response) apart from Biodiversity Net Gain, where there are some technical issues that need to be resolved.

2 REPRESENTATIONS

2.1 No third-party representation have been received to date.

3 APPLICANT'S CASE

3.1 This statement has been prepared to support the application for the replacement house, known as High Meadow.

- We were asked by our client to design a new scheme for the replacement of the existing house following a refusal of application 24/00172/FUL. The new house had to be more in keeping of the Cotswold vernacular. Our original application was submitted in July 2024 - 24/02176/FUL
- In October 2024 we received comment back from the Planners/Design and Conservation Officers asking to reduce the width of the house between the east and west boundaries, reduce the north - south length of the house and to reduce the height of the house as it was deemed too tall to the neighbouring Wagtail Cottage.
- A revised scheme was submitted in October which revised the following:
- Detaches the garage part of the house and sets it back behind and to the side of the front elevation which means that it is further away from the western boundary and breaks up the visual impact of the front elevation.
- Reduced the width of the main house - initially the house was reduced by 4.9m, then following further comments from the Planner/Design officer the main house frontage was reduced again by 925mm (0.925m) to the agreement of the planners.
- The length of the kitchen/dining wing at the rear has been reduced and is now 1m back from the rear most gable on Wagtail Cottage.

- The main house has moved further towards the western boundary, and it is now no closer than the existing High Meadow house.
- We have lowered the floor levels of the house into the site so that from the main road the house effectively appears single story. This change reduced the ridge height by 1.1m meaning that the new ridge height is now 94 mm higher than the existing High Meadow ridge and approx. 356mm higher than Wagtail cottage. This change in heights would be imperceptible from the main highway which is 32m away from the front gable.
- The house has been set further forward on the site in order to create meaningful rear garden amenity space and as stated above this still provides 32m of front garden space.
- The line of new house frontage is no further forward than Cottsmor House, three houses across to the east, and which is 7.9m closer to the road than our new scheme.
- We have been careful with the design and the positioning to ensure that the house does not encroach into the 45degree rights of light from the window of Wagtail cottage.

4 PLANNING POLICIES

OS2NEW Locating development in the right places

OS4NEW High quality design

EH1 Cotswolds AONB

EH2 Landscape character

EH3 Biodiversity and Geodiversity

EH7 Flood risk

H2NEW Delivery of new homes

H6NEW Existing housing

T2NEW Highway improvement schemes

T4NEW Parking provision

NPPF 2023

DESGUI West Oxfordshire Design Guide

NATDES National Design Guide

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

5 PLANNING ASSESSMENT

Background Information

- 5.1 This application seeks consent for the erection of replacement dwelling with detached double garage, reworked driveway, and landscaping (amended plans and description) at High Meadow, Westhall Hill in Fulbrook.
- 5.2 The application and description have been altered by way of amended plans which have been subject to re-consultation.
- 5.3 The proposal is brought before Members of the Uplands Sub-Committee due to the objection received from the Parish Council.
- 5.4 The applications site relates to an existing residential dwelling located to the west outside of the main built-up area of the village of Fulbrook with a collection of detached dwellings along Westhall Hill. The site falls within the Cotswolds National Landscape (CNL), formerly known as the Cotswolds Area of Outstanding Natural Beauty (AONB). The site sits entirely within Flood Risk Zone 1.

Relevant Planning History

5.5 An application was made in early 2024 under ref: 24/00172/FUL for the erection of a replacement dwelling and associated works along with construction of a detached garden kitchen and a garage with carport (amended plans) which was refused on Design and Biodiversity grounds.

Development Plan

5.6 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. In this case, the development plan is the West Oxfordshire Local Plan 2031 ("WOLP").

5.7 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 of Development
- Siting, Scale and Appearance
- Impact on CNL, Landscape and visual impact
- Neighbouring Amenity
- Highways
- Ecology

Principle of Development

5.8 Policy OS2 (Locating Development in the Right Places) makes reference to the settlement hierarchy which splits the district into different classifications. Officers have considered that the proposed site is within Fulbrook and therefore would be classed as being within a village within the settlement hierarchy. Therefore, it is logical to first consider the proposed development against policies OS2 and H2. Policy OS2 States "The villages are suitable for limited development which respects the village character and local distinctiveness and would help to maintain the vitality of these communities." And proposals for residential development will be considered in accordance with Policy H2 of this Local Plan."

5.9 All proposed developments must also demonstrate accordance with the general principles of OS2. Those with particular relevance to this application are that the scheme should:

- Be of a proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality;
- 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;
- Be provided with safe vehicular access and safe and convenient pedestrian access to supporting services and facilities;
- Conserve and enhance the natural, historic and built environment

5.10 In terms of replacement dwellings specifically, Policy H2 provides broad support for the principle of replacement dwellings on a one-for-one basis. This is expanded upon in Policy H6, which outlines dwellings of no historic or architectural value may be replaced provided:

"The character and appearance of the surrounding area is not eroded, there would be no harmful impact on ecology or protected species and the replacement dwelling is of a reasonable scale relative to the original building."

5.11 Officers consider that the existing building is not of any particular historic or architectural value and therefore, the principle of development to replace the existing house is acceptable subject to the proposal demonstrating accordance with the specified criteria of H6, general principles of OS2 and the development plan when read as a whole.

Replacement dwelling policy

5.12 WOLP Policy H6 outlines that replacement of dwellings with no architectural value may be permitted where the proposed building would not harm the appearance of the area, local ecology and are of reasonable scale to the original building. In this case, this report has found that the proposed development would not harm the character and appearance of the area. The question of what increase in scale may be considered reasonable is not defined in the WOLP and is a matter of fact and degree to be determined on a case-by-case basis. Therefore, site context plays a vital role in the assessment of whether an increase in scale is reasonable.

5.13 In this instance, the proposed design exhibits a significantly larger footprint than the original dwelling, but the use of varied form and lowered land levels ensure that the height and perceived massing of the dwelling would be minimised. Furthermore, the proposal would be replacing a bungalow property with no design or historical significance with a higher quality designed and locally characteristic dwelling, which in officers' opinion would add the visual impact of the street scene. Officers also note that the other dwellings located along Westhall Hill are typical comprised of large dwellings located within larger plots and therefore the larger replacement dwelling is considered proportionate given this surrounding context. Therefore, given the proposed replacement dwelling is considered reasonable in terms of scale and is considered to comply with policy H6 of the WOLP.

Siting, Scale and Appearance

5.14 WOLP Policy OS4 states that new development should respect the historic, architectural and landscape character of the locality. Section 12 of the revised NPPF reinforces the fundamental nature of good design to sustainable development and states that 'development that is not well designed should be refused, especially where it fails to reflect local design policies' (Para. 139).

5.15 The proposed replacement dwelling would sit slightly south of the location of the existing bungalow property. The dwelling would have an "L" shape layout with 2 distinct main gable wings. The dwelling would have a 1.5 storey design with a height of 7.6 metres to the ridgeline, but the amended plans have seen the house be cut into the ground by around 1.1 metres to reduce its scale within the street scene. A detached double garage is proposed to be located behind the dwelling and include first floor guest accommodation above.

5.16 In terms of appearance, the dwelling is considered to be a typical Cotswolds vernacular with well-designed proportions and successful detailing. Traditional materials have also been used throughout

on both the dwelling and with natural Cotswold stone walls and dressed stone Quoins under a recon Stonesfields Slate roof. Fenestration on the dwelling and garage are to be aluminium with traditional pitched roof dormer windows and conservation style rooflight proposed on the roof slopes. More modern elements have been reserved for the rear of the dwelling by way of large, glazed sections within the gable ends. The proposed design is therefore considered to demonstrate high quality and locally informed design in accordance with the requirements of WOLP Policy OS4 and Section 12 of the NPPF. The application is therefore considered acceptable in terms of siting, scale and appearance.

Impact on CNL, Landscape and visual impact

5.17 The site lies at the edge of the built-up area of the village of Fulbrook and falls within the Cotswold National Landscape. Additionally, the site sits in a prominent location overlooking the Town of Burford on the slopes of the valley. Section 85 of the Countryside and Rights of Way (CROW) Act 2000 states that relevant authorities have a statutory duty to conserve and enhance the natural beauty of the AONB.

5.18 WOLP Policy EH1 states:

"In determining development proposals within the Cotswolds Area of Outstanding Natural Beauty (AONB) and proposals which would affect its setting, great weight will be given to conserving and enhancing the areas natural beauty, landscape and countryside, including its wildlife and heritage. This will include consideration of any harm to the contribution that the settlement makes to the scenic beauty of the AONB".

5.19 Paragraph 176 of the NPPF states:

"great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues".

5.20 WOLP Policy H6 also requires that proposal for replacement dwellings do not erode the character and appearance of the area.

5.21 In terms of the existing landscape character of the area, the application site lies within the 'Upper Windrush Valley' Character Area as identified in the West Oxfordshire Landscape Assessment 1998 ("the WOLA") and within the 'Semi-enclosed Valley Side Farmland' landscape type. The WOLA is listed in the supporting text to WOLP Policy EH2, and forms a material consideration in this assessment. This landscape type is characterised by distinctive slope and typically convex, valley-side landforms with a more enclosed character with low intervisibility along the valley sides but with prominent views from and within and across the valley.

5.22 In terms of the site itself, the existing dwelling is of no architectural or historic merit and is not locally characteristic in design or form.

5.23 The amended design of the dwelling has been reduced in scale with the garage becoming detached and the dwelling sunk into the ground, and it is therefore considered that the dwelling has been sensitively designed in a vernacular style using materials and forms characteristic of dwellings within the CNL and would not extend beyond the existing envelope of the site. Due to the sloping land levels when viewing the dwelling within the street scene it appears higher than the adjacent dwelling, however officers consider it does not appear out of character in this context, or too tall to impact on the wider landscape setting in any materially harmful way.

5.24 Therefore, the proposal would ensure that the character and appearance of the area is not eroded, as required by WOLP Policy H6, and that landscape and scenic beauty in this part of the protected landscape would be conserved. The application is therefore considered acceptable in landscape and visual impact terms.

Neighbouring Amenities

5.25 WOLP Policy OS2 states that new development should be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants. The importance of minimising adverse impacts upon the amenity of future and neighbouring occupiers is reiterated in WOLP Policy OS4, NPPF Paragraph 130(f) and the West Oxfordshire Design Guide.

5.26 One neighbouring dwelling is located immediately to the east of the site, however given the large detached spacious plots along Westhall Hill, officers consider the proposed replacement dwelling would not result in any adverse impacts on this neighbouring property. In this regards the proposal is considered acceptable and complies with WOLP Policy OS4, NPPF Paragraph 130(f) and the West Oxfordshire Design Guide.

Highways

5.27 WOLP Policy T2 states that all new development "will be required to demonstrate safe access and an acceptable degree of impact on the local highway network". The proposal does not seek to alter the existing access to the site and would provide adequate levels of parking. Oxfordshire County Council Highways have raised no objection to the proposal subject to a condition ensuring the parking on the site is used for parking purposes only. Officers therefore consider that the proposed development would accord with WOLP Policies T2 & T4 and is acceptable in highways impact terms.

Ecology

5.29 WOLP Policy EH3 states:

'The Biodiversity of West Oxfordshire shall be protected and enhanced to achieve an overall net gain in biodiversity and minimise impacts on geodiversity.'

5.30 The application is also subject to statutory Biodiversity Net Gain (BNG).

5.31 At the time of writing this report, your officers are still working with the applicant to finalise the BNG details for this proposal. However, the Council's Ecologist has confirmed that the proposal is likely to be able to achieve the statutory Net Gain, subject to this further ongoing work. Other biodiversity related mitigation and enhancements can also be achieved via planning conditions. Your officers will provide a verbal update on this matter at the meeting. If the ecology and BNG matters remain outstanding, your officers will be recommending that delegated authority is granted to officers to approve the application, subject to these matters being resolved.

Conclusion

5.33 Taking into account the above matters, the proposal is considered acceptable on its merits, subject to resolving the outstanding Biodiversity Net Gain matters, and complies with Policies OS2, OS4,

EH1, EH2, EH3, EH7, H2, H6, T2 and T4 of the West Oxfordshire Local Plan 2031, the relevant paragraphs of the NPPF and the West Oxfordshire Design Guide 2016.

6 CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2. That the development be carried out in accordance with the approved plans listed below.

REASON: For the avoidance of doubt as to what is permitted.

3. The 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 car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed before occupation of the development and thereafter retained and used for no other purpose.

REASON: To ensure that adequate car parking facilities are provided in the interests of road safety.

5. The external walls shall be constructed of natural local stone in accordance with a sample panel which shall be erected on site and approved in writing by the Local Planning Authority before any external walls are commenced and thereafter be retained until the development is completed.

REASON: To safeguard the character and appearance of the area.

6. The window and door frames shall be recessed a minimum distance of 75mm from the face of the building unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the architectural detailing of the building reflects the established character of the locality.

7. The first floor accommodation above the detached garage 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 has not formed part of this assessment.

8. No dwelling hereby approved shall be occupied until the means to ensure a maximum water consumption of 110 litres use per person per day, in accordance with policy OS3, has been complied with for that dwelling and retained in perpetuity thereafter.

REASON: To improve the sustainability of the dwellings in accordance with policy OS3 of the West Oxfordshire Local Plan 2031.

INFORMATIVES :-

- I "The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence."

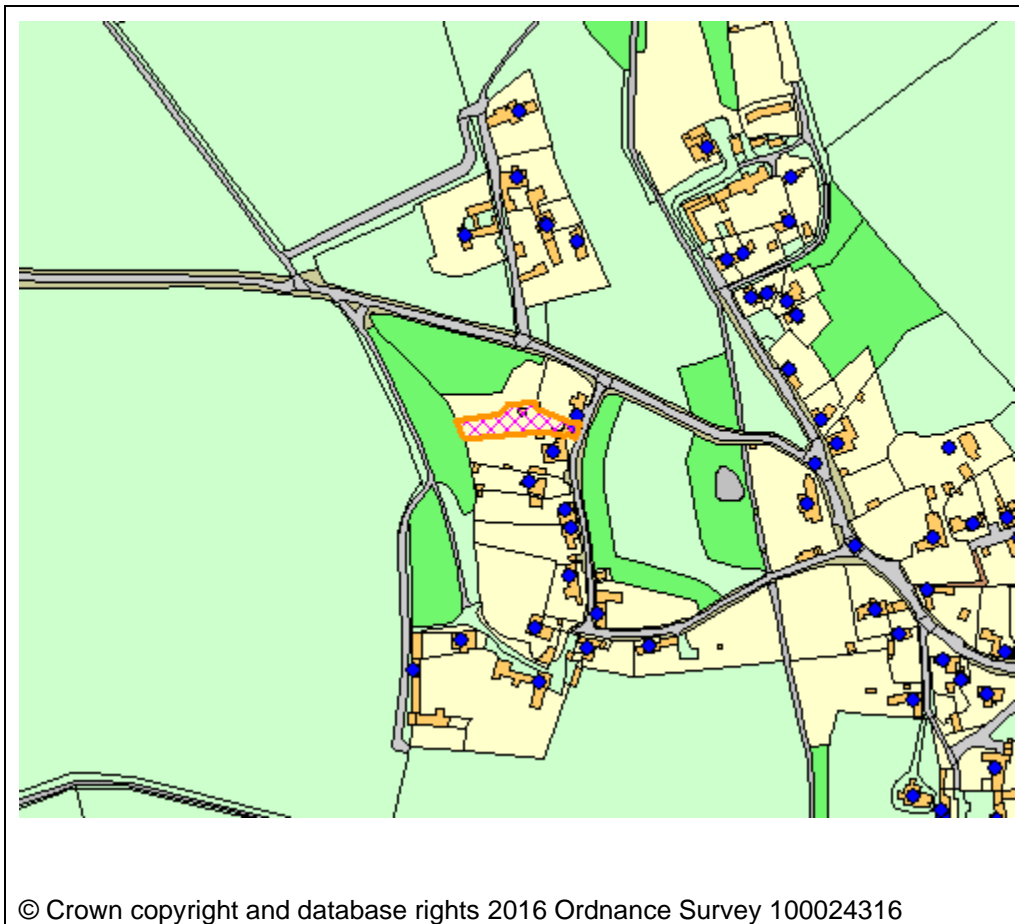
Contact Officer: Mr Emile Baldauf-Clark

Telephone Number: 01993 861680

Date: 4th December 2024

Application Number	24/02616/HHD
Site Address	3 Taynton Burford Oxfordshire OX18 4UH
Date	4th December 2024
Officer	Rebekah Orriss
Officer Recommendations	Approve
Parish	Taynton Parish Council
Grid Reference	423191 E 213785 N
Committee Date	16th December 2024

Location Map



Application Details:

Conversion and extension of summer house to create a self-contained annexe to main dwelling. (Retrospective).

Applicant Details:

Ms Zara Bayworth
3 Taynton
Burford
Oxfordshire
OX18 4UH

I CONSULTATIONS

Conservation And Design Officer	No objection.
Parish Council	No Comment Received.

2 REPRESENTATIONS

2.1 The representations received for this application can be read in full on the WODC planning website, but are summarised as follows:

11 objections:

- The windows overlook neighbouring gardens and dwellings;
- The building is out of keeping with the conservation area;
- There is light pollution disturbing residents and wildlife;
- The building has not been built to the correct building standards;
- There are trees within the vicinity of the building;

3 APPLICANT'S CASE

3.1. The full design and heritage statement can be read on the WODC planning website, but is summarised as follows:

3.2. "The annexe does not affect the neighbouring properties and does not affect their amenity area, right of light, is not over dominating and due to the area of the site, sits comfortably in this location. The internal layout remains open and accessible to people of all abilities, and the requirements of Part M of the building regulations are taken into consideration within the design. The size of the summer house annexe overall is 6.180m x 4.200m on plan, with an overall height to the ridge is 3.680m and to the eaves is 2.250m.

The summer house annexe will enhance the appearance of the area as it is constructed in a traditional manner using material to match the existing. The summer house is subservient to the existing dwelling both in scale and proportion, and would enable emergency services access all around the site... The building is well screened with hedging and trees and is not visible from the main road. There is also adequate access and parking for the unit and the proposals do not create additional traffic in this location."

4 PLANNING POLICIES

OS2NEW Locating development in the right places
OS4NEW High quality design
H6NEW Existing housing
T4NEW Parking provision
EH10 Conservation Areas
EH16 Non designated heritage assets

NPPF 2023

DESGUI West Oxfordshire Design Guide

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

5 PLANNING ASSESSMENT

Background Information

- 5.1. The application seeks retrospective planning permission for the conversion and extension of summer house to create a self-contained annexe to main dwelling at the dwelling known as 3 Taynton in the village of Taynton.
- 5.2. The site lies within the Taynton Conservation Area and the dwelling is listed as a non-designated heritage asset within the Taynton Conservation Area appraisal. The site also lies within the Cotswolds National Landscape.
- 5.3. In this case planning permission is required to extend the existing summerhouse and subsequent use of the building as an annexe, because Taynton is covered by an Article 4 direction which removes householder permitted development rights.
- 5.4. The application is before Members as officer views are contrary to those of the Parish Council. The application was also called-in by Cllr Hugo Ashton.

Relevant Planning History

- 5.5. 14/0532/P/FP - Erection of garden summerhouse. - approved.

Principle

- 5.6. The development is extending an existing building located within the residential curtilage of 3 Taynton. Therefore, the principle of development is considered acceptable subject to heritage, design and amenity issues being carefully considered against the adopted West Oxfordshire Local Plan 2031.

Siting, Design and Form

- 5.7. The existing summerhouse is a small square timber clad building with a pyramidal roof. The extension is a small addition to the rear of the summerhouse in matching materials. The extension has added one small window to the rear which faces the host dwelling and neighbours. The extension has served to add space for a bathroom and kitchenette.

- 5.8. Your officers consider that the extension is a minor addition to the outbuilding and has been constructed in appropriate matching materials. With regard to the use, an annexe is an acceptable use within the residential curtilage, and a condition has been recommended to restrict the use of the annexe to ancillary accommodation only.
- 5.9. The summerhouse is partially visible from the road to the north, however as the extension is consider acceptable your officers do not consider the proposal to have significant impact on the street scene.
- 5.10. In light of this assessment, your offices consider the proposal is acceptable with regard to the materials and appearance and complies with policies OS2, OS4 and H6 of the West Oxfordshire Local Plan.

Residential Amenities

- 5.11. Representations have been received which relate to potential overlooking from the 'front' window, due to the orientation of the neighbour officers interpret this to mean the additional window on the extension, this faces no.1 Taynton. This window serves the kitchenette and your officers propose a condition requiring the window on the north-east elevation to be obscured glazed.
- 5.12. Aside from the above, an annexe use is considered to be a use that is commensurate with the existing residential setting and would not give rise to adverse comings and goings, by virtue of the use being restricted to the current occupants.

Conservation Area

- 5.13. Within a Conservation Area, your officers are required to take into account section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Further, the paragraphs of section 16 'Conserving and enhancing the historic environment ' of the NPPF are relevant to the consideration of the application.
- 5.14. In light of the acceptable design, officers consider the proposal respects the special qualities and historic context of the Conservation Area and maintains the appearance of the heritage asset.

Locally Listed Building

- 5.15. As the dwelling is a locally listed building, policy EH16 of the Local Plan and Paragraph 203 of the NPPF are relevant. Policy EH16 sets out that when considering proposals that would affect, directly or indirectly, non-designated heritage assets, such assets are also irreplaceable, and the presumption will be in favour of the avoidance of harm or loss. A balanced judgement will be made having regard to this presumption, the significance of the heritage asset, the scale of any harm or loss, and the benefits of the development.
- 5.16. NPPF paragraph 209 also states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

5.17. In this case, given the extension is a minor addition to the existing outbuilding and has encompassed an appropriate use of materials, the development is considered to preserve the special character, appearance and significance of the locally listed building. Therefore, the application is considered to be acceptable in these terms.

Highways

5.18. OCC Highways have been consulted on the application and have raised no objections in regard to highways safety and convenience. On this basis, the scheme is considered acceptable and complies with policy T4 of the West Oxfordshire Local Plan.

Cotswolds National Landscape

5.19. Paragraph 182 of the NPPF 2023 requires great weight to be given to conserving and enhancing landscape beauty in the Cotswolds National Landscape. It is considered that the proposal would only be viewed in its immediate context which is wholly residential and will therefore conserve the wider Cotswolds National Landscape.

Other Matters

5.20. Several comments have been raised regarding the use of the annexe as a holiday let. While there is history to this site, the application that is before Members is only for an ancillary use as an annexe. Any further change of use would require a separate application to be assessed on its own merits.

5.21. Concerns have also been raised regarding the construction of the extension and the facilities, these matters are not part of the planning assessment and are covered by separate legislation enforced by Building Control. It is the responsibility of the applicant to ensure they have the correct certifications for the building.

5.22. The Local Planning Authority consider that the mandatory requirement of 10% Biodiversity Net Gain is not required for this proposal as submitted.

Conclusion

5.23. Taking into account the above matters the proposal is considered acceptable on its merits and complies with Policies OS2, OS4, H6, T4, EH10, and EH16 of the West Oxfordshire Local Plan 2031, the relevant paragraphs of the NPPF and the West Oxfordshire Design Guide 2016.

6 CONDITIONS

- I. The annexe 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 not have an appropriate relationship to the existing dwelling and would not be supported by policies OS2 and OS4 by reason of its size and unsustainable location.

2. Within 3 months of the date of this decision, the window on the eastern elevation shall be fitted with obscure glazing and shall be retained in that condition thereafter.

REASON: To safeguard privacy in the adjacent property.

Contact Officer: Rebekah Orriss

Telephone Number:

Date: 4th December 2024

 <p>WEST OXFORDSHIRE DISTRICT COUNCIL</p>	<p>WEST OXFORDSHIRE DISTRICT COUNCIL</p>
<p>Name and date of Committee</p>	<p>Uplands Area Planning Sub-Committee: Monday 16th December 2024</p>
<p>Subject</p>	<p>Full application for the development of 78 residential dwellings (Use Class C3), allotments and site access, plus open space, drainage, landscaping and associated engineering works on land East of Wroslyn Road, Freeland (REF: 24/01177/FUL)</p>
<p>Wards affected</p>	<p>Freeland and Long Hanborough</p>
<p>Accountable Member</p>	<p>Councillor Hugo Ashton, Executive Member for Planning.</p>
<p>Accountable Officer</p>	<p>Stephanie Eldridge, Principal Planner (Development Management) Tel: 01993 861673 Email: stephanie.eldridge@westoxon.gov.uk</p>
<p>Summary/Purpose</p>	<p>To allow members to see the site in context prior to the official Sub-Committee determination on 20th January 2025.</p>
<p>Annex</p>	<p>N/A</p>
<p>Recommendation</p>	<p>That the Sub-Committee resolves to: I. Agree to visit the site.</p>
<p>Corporate priorities</p>	<p>N/A</p>
<p>Key Decision</p>	<p>N/A</p>
<p>Exempt</p>	<p>No</p>
<p>Consultees / Consultation</p>	<p>N/A at this stage. Consultation responses will be outlined in the Officers report when the application is brought to the committee for determination.</p>

1. BACKGROUND

- 1.1. This application (ref: 24/01177/FUL) seeks full planning consent for the construction of 78 residential dwellings (Use Class C3), allotments and site access, plus open space, drainage, landscaping and associated engineering works on land to the East of Wroslyn Road in Freeland.
- 1.2. A previous application (ref: 22/03356/FUL) was refused by Members in 2023 for the development of 80 residential dwellings (Use Class C3), community shop/cafe (Use Class E), allotments and site access, plus open space, drainage, landscaping and associated engineering works on the same plot of land.

2. MAIN POINTS

- 2.1. Officers consider that a site visit to consider the proposed development would be of benefit to members prior to the formal consideration and determination of the application.

3. FINANCIAL IMPLICATIONS

- 3.1. There are no financial implications resulting from this report.

4. ALTERNATIVE OPTIONS

- 4.1. None at this stage.

5. BACKGROUND PAPERS

- 5.1. The documents submitted in relation to planning application 24/01177/FUL which are available to view on the Council's website.

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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 8th November 2024

Application Number.	Ward.	Decision.
I. 23/01361/FUL	Woodstock and Bladon	APP
<p>Construction of new two storey teaching building, extension of existing sports changing room facilities, and modifications and improvements to external areas to provide additional car parking and to improve vehicle access.</p> <p>Marlborough School Shipton Road Woodstock Ms Susie Morrissey</p>		

2. **24/00934/FUL** Kingham, Rollright and APP
Enstone
- Erection of a general purpose agricultural storage building.
Chastleton Glebe Chastleton Moreton-In-Marsh
Mr And Mrs Fisken
3. **24/01155/FUL** Milton Under Wychwood WDN
- Erection of a single dwelling and detached garage and associated works
The Homestead Frog Lane Milton Under Wychwood
Mr Jones
4. **24/01235/FUL** Kingham, Rollright and APP
Enstone
- Erection of a barn and installation of water tank (part retrospective)
Beggars Lodge Great Tew Chipping Norton
John and Fiona Williams
5. **24/01434/FUL** Kingham, Rollright and SI06
Enstone
- Conversion of existing barn to create a self-build dwelling.
Barn At Court Farm Butchers Hill Great Tew
Mr Nicolas Johnston
6. **24/01473/CND** Woodstock and Bladon APP
Affecting a Conservation Area
- Discharge of conditions 4 (bat mitigation strategy) of Planning Permission 23/02189/FUL
St Mary Magdalene Church Park Street Woodstock
Mr Aidan Salter
7. **24/01506/HHD** Chipping Norton WDN
- Erection of store shed at side of property (retrospective)
Bliss Lodge Worcester Road Chipping Norton
DR Rory Oliver-hall
8. **24/01570/FUL** Kingham, Rollright and SI06
Enstone
- Erection of a detached self-build dwelling with new access and associated works
Land West Of Chapel Lane Chapel Lane Enstone
Mr and Mrs Coombes

9. **24/01590/HHD** Kingham, Rollright and APP
Enstone
- Landscaping works to include erection of garden walls and steps, a timber pergola, construction of an outdoor swimming pool and pool plant room, along with installation of an oil tank and EV chargers.
Gyles Farm Deddington Road Great Tew
Mr Stephen Schaffer
10. **24/01670/ADV** Burford APP
Affecting a Conservation Area
- Erection of one externally illuminated hanging sign and two fascia signs, one externally illuminated. (Retrospective).
Burford House Hotel 99 High Street Burford
Mr Andrew Chapman
11. **24/01671/LBC** Burford APP
Affecting a Conservation Area
- Erection of one externally illuminated hanging sign and two fascia signs, one externally illuminated. (Retrospective).
Burford House Hotel 99 High Street Burford
Mr Andrew Chapman
12. **24/01694/CND** Milton Under Wychwood SPL
- APPROVED:-REFUSED:-
The Homestead Frog Lane Milton Under Wychwood
Goddard
13. **24/01830/FUL** Burford APP
- Erection of replacement dwelling with associated works (amended description)
Farmhouse At Hill Barn Taynton Oxfordshire
Mr Richard Wingfield
14. **24/01850/FUL** Burford APP
Affecting a Conservation Area
- Installation of kitchen extract equipment. (Amended Drawings)
Golden Pheasant Hotel 91 High Street Burford
Greene King Ltd

15. **24/01851/LBC** Burford APP
Affecting a Conservation Area
- Installation of kitchen extract equipment including alterations to ground floor rear kitchen window to allow installation of an air intake vent. (Amended Drawings)
Golden Pheasant Hotel 91 High Street Burford
Greene King Ltd
16. **24/01855/HHD** Kingham, Rollright and WDN
Enstone
Affecting a Conservation Area
- Erection of two storey front and rear extensions with external and internal remodelling.
Springfield House Church End Great Rollright
Mr & Mrs Cook
17. **24/01918/ADV** Burford APP
Affecting a Conservation Area
- Erection of fascia sign, replacement awning and window letters (part retrospective)
136 - 142 High Street Burford Oxfordshire
Christiaan Terblanche
18. **24/02032/FUL** Brize Norton and Shilton APP
Affecting a Conservation Area
- Formation of a hard surface to improve car park access, and works to improve pedestrian pathways, with associated works.
St Marys Church Swinbrook Oxfordshire
Mr Kieran Hedigan
19. **24/02051/FUL** Woodstock and Bladon APP
- Proposed repair works to the roofs and masonry to the central portion of Blenheim Palace. (amended description)
Blenheim Palace Blenheim Park Woodstock
Blenheim Palace Heritage Foundation
20. **24/02052/LBC** Woodstock and Bladon APP
- Proposed repair works to the roofs and masonry to the central portion of Blenheim Palace, and the conservation of the wall and ceiling paintings to the Great Hall and Saloon
Blenheim Palace Blenheim Park Woodstock
Blenheim Palace Heritage Foundation

21. **24/02053/LBC** Kingham, Rollright and Enstone APP
 Landscaping works to include erection of garden walls and steps, a timber pergola, construction of an outdoor swimming pool and pool plant room, along with installation of an oil tank and EV chargers.
Gyles Farm Deddington Road Great Tew
 Mr Stephen Schaffer
22. **24/02073/LBC** Burford APP
 Affecting a Conservation Area
 Erection of signage and replacement awning (retrospective)
136 - 142 High Street Burford Oxfordshire
 Mr Christiaan Terblanche
23. **24/02152/FUL** Burford APP
 Affecting a Conservation Area
 Conversion of Methodist church back to a residential dwelling (self build)
Burford Methodist Church 75 High Street Burford
 Mr And Mrs Peter And Dot Le Grys
24. **24/02153/LBC** Burford APP
 Affecting a Conservation Area
 Internal and external alterations to convert the Methodist church back to a residential dwelling. Alterations to include the removal of the 20th century ceiling dome and reinstatement of a first floor accessed via a new staircase from upper ground floor, along with alterations to fenestration.
Burford Methodist Church 75 High Street Burford
 Mr And Mrs Peter And Dot Le Grys
25. **24/02159/FUL** Stonesfield and Tackley APP
 Affecting a Conservation Area
 Extension to existing workshop
Stonesfield Garage The Ridings Stonesfield
 Mr David Miller
26. **24/02196/HHD** Freeland and Hanborough APP
 Erection of a single storey extension
59 Broadmarsh Lane Freeland Witney
 Mr Tony Whitlock

27. **24/02180/CND** Ascott and Shipton APP
 Discharge of conditions 6 (bat roosting and bird nesting provisions) and 7 (full surface water drainage scheme) from 24/00829/FUL
Wychwood Golf Club Lyneham Chipping Norton
 Snell Holdings
28. **24/02209/FUL** Ascott and Shipton APP
 Change of use and extension of two traditional agricultural buildings to an office and associated studio (class E)
Land And Building North Of 4 Church Close Ascott Under Wychwood
 Bertie and Allison Cayzer
29. **24/02215/HHD** Burford APP
 Installation of a boiler flue to rear roof slope (Amended Plans and description)
Star Cottage Meadow Lane Fulbrook
 c/o Agent
30. **24/02216/LBC** Burford APP
 Internal and external alterations to include alterations to the floor levels within the utility room, remedial works to sitting room ceiling to include removal of floorboards to first floor along with installation of new joists, rock wool installation and chip board flooring. Removal of the ground to first floor secondary staircase and alterations to floor layouts. Works to include formation of a boiler room in roof space with external flue to rear roof slope and the addition of a conservation roof light to rear roof. (Amended Plans and description)
Star Cottage Meadow Lane Fulbrook
 c/o Agent
31. **24/02230/LBC** Kingham, Rollright and APP
 Enstone
 Affecting a Conservation Area
 Internal and external alterations to include the replacement of roof tiles with a natural blue/grey slate roof plus thermal upgrading
Water Lane Cottage Waters Lane Little Tew
 Mr And Mrs J Hawker

32. **24/02246/CND** Kingham, Rollright and APP
Enstone
- Discharge of conditions 3 (Precautionary Working Method Statement), 4 (surface water drainage scheme), 5 (Arboricultural Method Statement), 6 (detailed drawings), 7 (Written Scheme of Investigation), 8 (schedule of materials), 9 (details of access) and 11 (details of the bat roosting and nesting opportunities for birds) of Planning Permission 23/00860/FUL
Land Formerly Known As The Square Church Enstone Oxfordshire
Roger Burton
33. **24/02255/HHD** Woodstock and Bladon APP
Affecting a Conservation Area
- Rebuilding of dormer windows on the rear roof slope of main dwelling
77 Manor Road Woodstock Oxfordshire
George Spill
34. **24/02256/LBC** Woodstock and Bladon APP
Affecting a Conservation Area
- Internal and external alterations to include the replacement of existing roof tiles on the existing single storey extension with Spanish style slate tiles and the rebuilding of dormer windows on the rear roof slope of main dwelling
77 Manor Road Woodstock Oxfordshire
George Spill
35. **24/02257/HHD** Ascott and Shipton APP
Affecting a Conservation Area
- Erection of a single storey extension
4 Tothill Shipton Under Wychwood Chipping Norton
Mr Godfrey
36. **24/02266/LBC** Ascott and Shipton APP
- Repairs to the chimney stacks (retrospective)
Holly Cottage 26 Shipton Road Ascott Under Wychwood
Care and Shepherd

37. **24/02291/HHD** Burford APP
Affecting a Conservation Area
- Internal and external alteration works to include alteration to the fenestration, reinstatement of the front entrance, replacement kitchen and conservatory extensions, removal of rear chimney stack, pitch roof to outbuilding, alterations to the garage and associated hard landscaping (part retrospective).
The Yews 7 Priory Lane Burford
Mr Andrew Sheppard
38. **24/02292/LBC** Burford APP
Affecting a Conservation Area
- Internal and external alteration works to include alteration to the fenestration, reinstatement of the front entrance, replacement kitchen and conservatory extensions, removal of rear chimney stack, pitch roof to outbuilding, alterations to the garage and associated hard landscaping (part retrospective).
The Yews 7 Priory Lane Burford
Mr Andrew Sheppard
39. **24/02294/FUL** Charlbury and Finstock APP
Affecting a Conservation Area
- Change of use of former community shop (previously an outbuilding to existing dwelling) to create granny annexe together with reinstatement of domestic curtilage all to pertain to existing main dwelling, Crown House.
Crown Barn Shop And Post Office School Road Finstock
Mr C Delevingne
40. **24/02315/HHD** Kingham, Rollright and APP
Enstone
- Reconfiguration and extension to the listed farmhouse with associated removal of modern elements (amended plans)
Durhams Farm Chastleton Moreton-In-Marsh
Mr And Mrs Warner
41. **24/02316/LBC** Kingham, Rollright and APP
Enstone
- Internal and external alterations to reconfigure and extend the farmhouse with associated removal of modern elements (amended plans)
Durhams Farm Chastleton Moreton-In-Marsh
Mr And Mrs Warner

42. **24/02325/S73** Freeland and Hanborough APP
 Variation of conditions 2 and 3 of planning permission 20/01937/FUL to allow amendments to the elevational treatment and materials
Park House Park Lane Long Hanborough
 Mr And Mrs McGovern
43. **24/02327/HHD** Kingham, Rollright and Enstone APP
 Proposed entrance porch and insertion of rooflights and windows.
Priory Mill Hook Norton Road Chipping Norton
 Ms Laura Craig
44. **24/02338/LBC** Kingham, Rollright and Enstone APP
 Affecting a Conservation Area
 Proposed replacement of one door and two windows to the ground floor rear elevation.
Duck End Hook Norton Road Great Rollright
 Mr Philip Mould
45. **24/02360/HHD** Milton Under Wychwood APP
 Construction of detached oak framed double carport with storage to rear and loft area and solar panels to rear roof slope.
Primo Corner The Heath Milton Under Wychwood
 Mr Douglas Wilks
46. **24/02353/HHD** Woodstock and Bladon APP
 Erection of a single storey rear extension and conversion of loft to create additional living space with the addition of three dormer windows to front roof slope
4 Taylors Close Woodstock Oxfordshire
 Mr and Mrs L Cooper
47. **24/02359/HHD** Ascott and Shipton APP
 Affecting a Conservation Area
 Demolition of existing garage and erection of a garden room and shed.
Winterseeds Church Path Station Road
 Mr Andrew Bridle

48. **24/02363/HHD** Milton Under Wychwood APP
 Erection of single storey side and rear extension and front porch
39 Wychwood Close Milton Under Wychwood Chipping Norton
 Mr Tom Perry
49. **24/02367/HHD** Chipping Norton REF
 Erection of rear extensions to create additional ground and first floor living space, along with construction of a front porch
26 Walterbush Road Chipping Norton Oxfordshire
 Mr Tom Tooth
50. **24/02368/HHD** Burford APP
 Affecting a Conservation Area
 Re-roof portions of the roof and dormer windows, restore and replace windows on the ground floor and dormer windows on the first floor and restore the front door and replace the back door.
Wisteria Cottage 41 Taynton Burford
 Mr Michael Cradock
51. **24/02369/LBC** Burford APP
 Affecting a Conservation Area
 Re-roof portions of the roof and dormer windows, restore and replace windows on the ground floor and dormer windows on the first floor and restore the front door and replace the back door.
Wisteria Cottage 41 Taynton Burford
 Mr Michael Cradock
52. **24/02371/HHD** Kingham, Rollright and Enstone APP
 Affecting a Conservation Area
 Erection of greenhouse and widening of vehicular access. (amended plans)
Roshdean West Street Kingham
 Ms I Oliver
53. **24/02379/HHD** Freeland and Hanborough APP
 Affecting a Conservation Area
 Demolition of existing single storey side extension and erection of replacement two storey extension (E elevation). Construction of further single storey side extension (W elevation).
Highfield Pigeon House Lane Church Hanborough
 Mr Peter Sherliker

54. **24/02381/CND** Ascott and Shipton APP
Affecting a Conservation Area
- Discharge of conditions 13 (integrated bat roosting and nesting opportunities) and 14 (surface water drainage scheme) of Planning Permission 22/03540/FUL
Eyston Piece Swinbrook Road Shipton Under Wychwood
Mr U Parmeggiani
55. **24/02384/FUL** Hailey, Minster Lovell and APP
Leaffield
- Affecting a Conservation Area
- Conversion of existing garage to nail bar and single storey extension
Peapell Stores Fairspear Road Leaffield
Mr Jack Grey
56. **24/02385/HHD** Kingham, Rollright and APP
Enstone
- Affecting a Conservation Area
- Installation of replacement windows, an oil tank with fence surround and erection of trellis fencing to existing stone wall (retrospective)
Witts Barn Main Street Over Norton
Mr Simon Tucker
57. **24/02386/LBC** Kingham, Rollright and APP
Enstone
- Affecting a Conservation Area
- Internal and external alterations to include replacement windows and installation of woodburning stove. External alterations to include the erection of trellis fencing above existing stone wall and installation of an oil tank (retrospective)
Witts Barn Main Street Over Norton
Mr Simon Tucker
58. **24/02389/LBC** Chadlington and Churchill APP
- External alterations to replace quoin and cornice features along with repairs to front entrance porch (part retrospective)
The Langston Nursing Home Station Road Kingham
Mr Shanmugathas
59. **24/02416/LBC** Milton Under Wychwood APP
- Replacement of four windows (amended drawings)
Stoneporch 38 High Street Milton Under Wychwood
Mr Casper Leaver

60. **24/02421/CND** Charlbury and Finstock SPL
Affecting a Conservation Area
- APPROVED:-REFUSED:-
Lark House Wilcote Riding Finstock
Mr & Mrs Gomm
61. **24/02425/CLP** Woodstock and Bladon REF
Certificate of lawfulness (erection of a single storey extension)
15 Hedge End Woodstock Oxfordshire
Mr Alec Bayford
62. **24/02429/HHD** Chipping Norton APP
Affecting a Conservation Area
- Removal of single storey rear extensions and erection of single storey rear extension.
47 The Leys Chipping Norton Oxfordshire
Mr Toby Drewitt
63. **24/02434/CND** The Bartons APP
Affecting a Conservation Area
- Discharge of condition 3 (schedule of materials) of Planning Permission 22/02699/HHD
Quakers Cottage Jacobs Yard Middle Barton
Dr Kimon De Ridder
64. **24/02449/HHD** The Bartons APP
Demolition of garage and erection of outbuilding
37 Worton Road Middle Barton Chipping Norton
Mr James Eddy
65. **24/02453/FUL** Milton Under Wychwood APP
Erection of a Polytunnel
Snowhill House The Green Fifield
Mr & Mrs Mark Slater
66. **24/02479/CND** Woodstock and Bladon APP
Discharge of condition 4 of permission 23/01402/FUL (details and locations of bat boxes)
Woodstock Bowls And Tennis Club Cadogan Park Woodstock
Mr Nigel Bryant

67. **24/02480/CND** Woodstock and Bladon APP
Affecting a Conservation Area
- Discharge of conditions 4 (schedule of materials) and 5 (Construction Method Statement) of Planning Permission 24/00983/FUL
Feathers Hotel 16 - 20 Market Street Woodstock
Mrs Katie Kann
68. **24/02486/HHD** Woodstock and Bladon APP
Affecting a Conservation Area
- Removal of existing lean-to extension and erection of a single storey extension. Works to include remedial works and increase in height of an existing boundary wall.
18 Park Street Woodstock Oxfordshire
Prof And Dr Simon And Susan Daehke
69. **24/02487/LBC** Woodstock and Bladon APP
Affecting a Conservation Area
- Internal and external alterations to include the removal of existing lean-to extension, erection of a single storey extension and the refurbishment of front and rear sash windows. Internal works to include alterations to floor layouts and replacement of existing staircase, reopening of chimney breasts to expose original fireplaces and construction of a new staircase from second floor to attic. Exterior works to include remedial works and increase in height of an existing boundary wall.
18 Park Street Woodstock Oxfordshire
70. **24/02491/HHD** Milton Under Wychwood APP
Erection of single storey rear extension and proposed pitched roof to garage and porch
15 Poplar Farm Close Milton Under Wychwood Chipping Norton
Mr And Mrs Tyler
71. **24/02499/HHD** Burford APP
Affecting a Conservation Area
- Internal and external works including removing internal walls, rebuilding the staircase, adding underfloor heating, relocating the WC at ground floor and adding a shower room on the first floor, demolish garage extension and erection of two storey side extension with new staircase and landscaping works.
Wisteria Cottage 41 Taynton Burford
C/O Agent

72. **24/02500/LBC** Burford APP
Affecting a Conservation Area
- Internal and external works including removing internal walls, rebuilding the staircase, adding underfloor heating, relocating the WC at ground floor and adding a shower room on the first floor, demolish garage extension and erection of two storey side extension with new staircase and landscaping works.
Wisteria Cottage 41 Taynton Burford
Mr Michael Cradock
73. **24/02509/HHD** Woodstock and Bladon APP
Removal of 1.825m fence at northern highway boundary, and replacement with 1.5m fence, with landscape proposals
22 Flemings Road Woodstock Oxfordshire
Michael And June Trumper
74. **24/02536/HHD** Ascott and Shipton APP
Affecting a Conservation Area
- Installation of 9 panel solar pv array to the south facing rear and side roof slopes of the dwelling
41 Sinnels Field Shipton Under Wychwood Chipping Norton
Mr Andrew Muddle
75. **24/02546/LBC** Chipping Norton APP
Affecting a Conservation Area
- External alterations to replace damaged stone and repointing.
26 High Street Chipping Norton Oxfordshire
Mr Stephen Turner
76. **24/02538/HHD** Woodstock and Bladon APP
Affecting a Conservation Area
- Replacement of tiles on single storey roof section of dwelling
10 Manor Road Bladon Woodstock
Mr Oliver Saxton
77. **24/02539/HHD** Milton Under Wychwood APP
Demolition of existing conservatory. Construction of new larger conservatory and access ramp to rear elevation
Whitlands Green Lane Milton Under Wychwood
Mr & Mrs Anne Shirley

78. **24/02547/FUL** Stonesfield and Tackley WDN
 Demolition of agricultural barn and erection of two self-build dwellings with parking and associated landscaping
Starveall Farm Woodleys Woodstock
 Mr O'Brien
79. **24/02550/CND** Woodstock and Bladon APP
 Discharge of condition 3 (details of abatement equipment) of Planning Permission 24/01821/FUL
Land East Of Woodstock Oxford Road Woodstock
 Miss Tammy Scullion
80. **24/02554/HHD** Chipping Norton APP
 Affecting a Conservation Area
 Conversion of store and stable building in part to a gym, guest bedroom and studio annex.
The Elm Church Lane Chipping Norton
 Mr Peter Bartlett
81. **24/02563/FUL** Kingham, Rollright and Enstone APP
 Erection of an extension to the Wind Tunnel Building together with associated development
Whiteways Technical Centre Enstone Chipping Norton
 Alpine Racing Ltd
82. **24/02566/HHD** Kingham, Rollright and Enstone APP
 Affecting a Conservation Area
 Erection of single storey rear extension and loft conversion. (Retrospective).
2 West Street Kingham Chipping Norton
 Mr E Coombs
83. **24/02576/CND** Kingham, Rollright and Enstone APP
 Discharge of condition 3 (external windows and door details) of planning permission 24/01793/HHD.
Orchard Barn Pomfret Castle Farm Banbury Road
 Ms Stephanie Schofield

84. **24/02581/CLP** Milton Under Wychwood WDN
 Certificate of Lawfulness (erection of a single storey rear extension)
Milton Lodge Frog Lane Milton Under Wychwood
 Shirley Allen
85. **24/02583/NMA** Kingham, Rollright and APP
 Enstone
 Affecting a Conservation Area
 Single storey rear extension, conversion of loft spaces above house and above garage (non-material amendment to allow simplified stone detailing, double casement window in east elevation in place of a triple casement and a flat rooflight in place of a lantern rooflight).
Stow House Lonsdale Court Great Rollright
 Mr And Mrs Gruhn
86. **24/02624/CND** Chipping Norton APP
 Discharge of conditions 4 (details of render) of Planning Permission 24/01765/HHD
Becketts Close 3 Toy Lane Chipping Norton
 Mr Andrew Mullins
87. **24/02673/PDET28** Charlbury and Finstock P4REF
 Erection of a grain store measuring 36m x 24m with a 0.5m concrete lip on all sides.
Land Parcel At E436886 N217833 Charlbury Road Fawler
 Mr Michael Green
88. **24/02682/CND** Kingham, Rollright and APP
 Enstone
 Discharge of conditions 17 (Construction Traffic Management Plan) and 21 (Archaeological Written Scheme of Investigation) of Planning Permission 22/03311/FUL
Mill House Hotel Station Road Kingham
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89. **24/02761/CND** Charlbury and Finstock APP
 Affecting a Conservation Area
 Discharge of conditions 7 (original stairwell) and 8 (details of staircase) of Listed Building Consent 24/00347/LBC
Minster Cottage Church Street Charlbury
 Mrs Kate Smith

90. **24/02772/NMA** Freeland and Hanborough APP
Erection of replacement single storey rear extension (non-material amendment to add two additional Velux windows).
8 Wroslyn Road Freeland Witney
Mrs Holly Brasey
91. **24/02782/CND** Woodstock and Bladon APP
Discharge of condition 5 (Archaeological Evaluation Written Scheme of Investigation) of permission 23/00147/FUL
Furze Platts Blenheim Park Woodstock
Miss Tammy Scullion
92. **24/02821/NMA** Chadlington and Churchill APP
Demolition of existing ancillary residential building and erection of new dwelling and associated works (non-material amendment to 23/03419/FUL to allow for alterations to the fenestration and roof)
Holybourne House Chapel Road Chadlington
Mr and Mrs Michael and Louise Wigley

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Appeal Decisions

[APP/D3125/W/24/3348136](#)

Vicarage Field, Church Road, Milton under Wychwood

The proposal was the variation of planning permission 24/01368/S73 to remove condition 7 which states:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development permitted under Schedule 2, Part 1, Classes A, AA, B, C, D, E, G and H shall be carried out other than that expressly authorised by this permission.

REASON: Control is needed to avoid over development of the site and impacts on the setting of the Listed Building.

Appeal allowed.

The Inspector concluded: *'I find the disputed condition is unnecessary and unreasonable. As such, I conclude the appeal should be allowed.'*

[APP/D3125/D/24/3340967](#)

4 Manor Farm Cottages, Upper End, Burford

The development proposed is the erection of a two-storey side and a single-storey extension along with the extension of an existing outbuilding with storage and a home office area.

Appeal Dismissed.

[APP/D3125/W/24/3338933](#)

Wychwood Garage, Fairspear Road, Leafield, OX29 9NU

The development proposed is the demolition of the existing garage, bungalow, associated buildings and hardstanding. Construction of seven dwellings with associated works.

Appeal allowed.

The Inspector concluded:

'The Council cannot demonstrate a 5 year supply of land for housing and as such the provisions of paragraph 11(d) of the Framework are engaged. The proposal would make a modest, but important, contribution to the supply of housing in the district and provide an appropriate financial contribution towards the provision of affordable housing. I attach significant weight to these benefits. Other socio-economic benefits derived from a development of this nature, such as temporary construction jobs and impacts on local spending and Council tax are of moderate beneficial weight.

There would be less than substantial harm to the Leafield Conservation Area heritage asset, albeit this would be 'at the lower end of less than substantial harm'. In accordance with the relevant provisions of the Framework I am required to weigh this less than substantial harm against any public benefits of the proposals.

Appeal Decisions

Taking into account the Council's position regarding 5 year housing land supply and the fact that there would be no material harm to the Cotswolds National Landscape or its setting, the significance of the public benefits identified above outweighs the less than substantial harm that would be caused to the heritage asset. The adverse impacts of approving the proposed development would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. The presumption in favour of sustainable development therefore applies.'