

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.

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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.'