

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 15th September 2025

REPORT OF THE HEAD OF PLANNING



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 Head of Planning. 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.

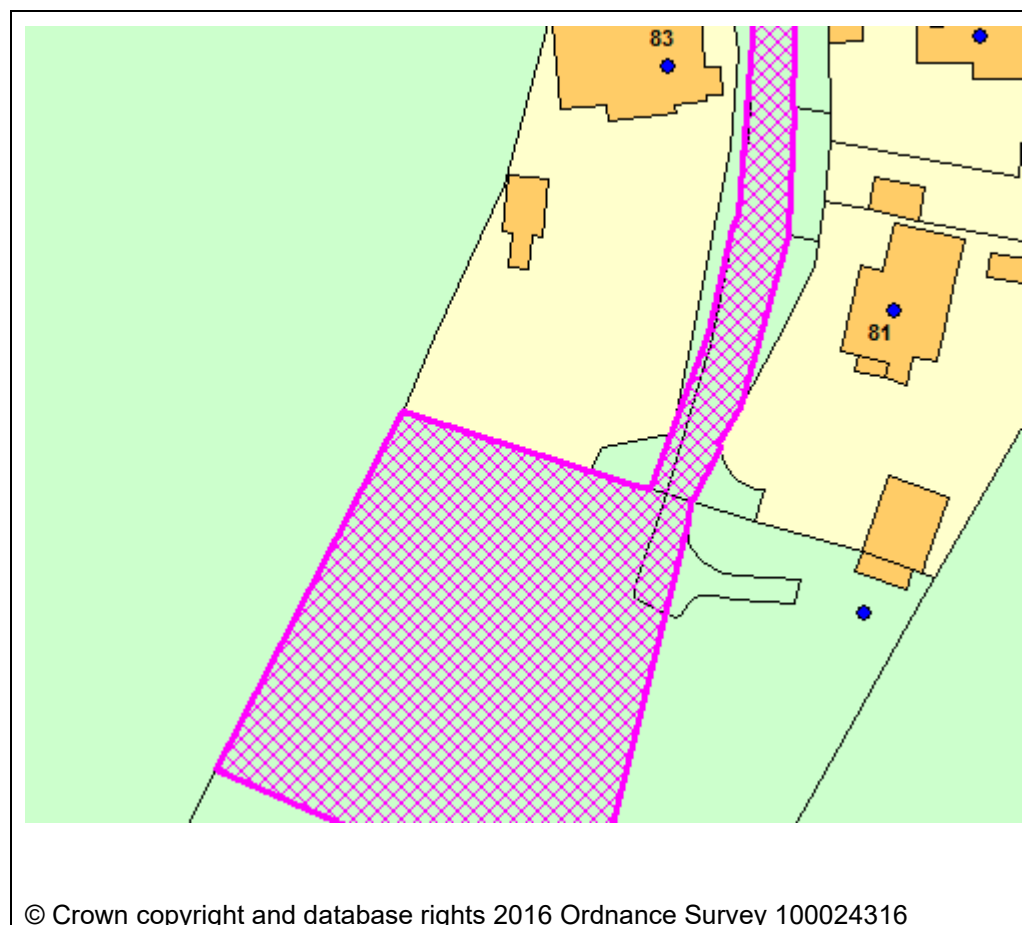
Please note that:

- 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
1	25/01100/FUL	Land South Of Millwood End	Mr Emile Baldauf-Clark
2	25/01315/FUL	Storage Land Horseshoe Lane	Mr Emile Baldauf-Clark
3	25/01834/HHD	29 Oxford Road Woodstock	Nathan Harris

Application Number	25/01100/FUL
Site Address	Land South Of Millwood End Long Hanborough Oxfordshire
Date	3rd September 2025
Officer	Mr Emile Baldauf-Clark
Officer Recommendations	Approve subject to Legal Agreement
Parish	Hanborough Parish Council
Grid Reference	441179 E 214473 N
Committee Date	15th September 2025

Location Map



Application Details:

Erection of a self-build dwelling and detached garage with associated access and landscaping.

Applicant Details:

Mathew Bowden
55 Abingdon Road
Standlake
Witney
Oxfordshire
OX29 7QH
United Kingdom

I CONSULTATIONS

WODC Housing Enabler

No Comment Received.

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) on the adjacent highway network

Adjacent to the access Millwood End is narrow with vehicles parked along the length. Given the scale of development, speed and vehicle flows I cannot demonstrate sufficient harm as to warrant the refusal of the applications for reasons of highway safety

Conservation And Design
Officer

No objections

District Ecologist

Acceptable subject to conditions and informative.

Env Health Contamination

No objections in principle to the application. However, the varying deposits of waste materials onsite and the uneven ground (that could indicate further buried waste) is such that the build-up of contamination of the ground could occur over a number of years whilst the site has remained undeveloped. Additionally, the historical use of the site as an allotment could contribute to the potential contamination of the ground due to the 'home soil improvers' and pesticides often used on such sites. Therefore, the following condition

is recommended so as to ensure that the land is suitable for the proposed use.

Thames Water	No Comment Received.
WODC Drainage	No Objection subject to conditions
Newt Officer	No objection
WODC Tree Officer	No objection
Parish Council	No Comment Received.

2 REPRESENTATIONS

2.1 Eight objection comments have been received from seven individual objectors. The responses raise a number of consistent concerns, which can be summarised under the following themes:

- Traffic and highways concerns: Many objectors highlight the narrow access track and existing congestion on Millwood End, particularly during Farmability activity days. Concerns include increased vehicle movements, parking pressures, and safety risks for pedestrians and residents.
- Impact on the Conservation Area and landscape character: Several comments raise concerns about the proximity of the proposed dwelling to the Millwood End Conservation Area, noting that the design and materials are not in keeping with the local vernacular and may harm the character of the area.
- Ecological harm and biodiversity loss: Objectors refer to potential disruption to local wildlife and habitats, including concerns about tree removal and the impact on biodiversity corridors.
- Design and scale: The proposed dwelling is described as overly large and out of character with surrounding properties. Some objectors suggest the materials proposed are inappropriate for the setting.
- Speculative nature and cumulative impact: Multiple comments express concern that the application is speculative and should be considered alongside the neighbouring proposal (25/01099/FUL), with fears of further development and precedent-setting.
- Amenity and neighbourliness: Concerns are raised about the impact on neighbouring properties, including loss of privacy, increased noise, and disruption during construction.

2.2 Two support comments have been received. Supporters highlight the following themes:

- Design and compatibility: The proposed dwellings are considered to be environmentally sensitive and preferable to larger-scale developments in the area.
- Community integration: One supporter notes the applicants' longstanding connection to the area and their positive contribution to the local community.

3 APPLICANT'S CASE

- 3.1 The proposal is supported in principle by both national and local planning policy, including the NPPF and the West Oxfordshire Local Plan 2031, which encourage sustainable, well-designed housing in appropriate locations.
- 3.2 The site is located within a sustainable settlement and benefits from existing infrastructure, access, and proximity to local services, making it suitable for modest residential development.
- 3.3 The proposed dwelling is of a modest scale and is carefully designed to integrate with the surrounding landscape and built form, using materials such as Cotswold stone, clay tiles, and timber cladding that reflect the local vernacular.
- 3.4 The scheme incorporates a range of sustainability measures, including high-performance insulation, a ground source heat pump, and airtightness technology, contributing to low-carbon living and long-term energy efficiency.
- 3.5 The design has been developed to minimise visual impact, with a low ridge height, varied rooflines, and sensitive landscaping proposals that retain and enhance existing vegetation.
- 3.6 The proposal includes ecological enhancements such as bat boxes, swift boxes, bee bricks, and native hedgerow planting, and is supported by a Biodiversity Net Gain strategy.
- 3.7 The dwelling will be constructed using Oakwrights' post-and-beam oak frame system, with off-site fabrication reducing construction time, disruption, and environmental impact.
- 3.8 The development contributes positively to local housing supply, supports the self-build agenda, and makes efficient use of land within an established residential context.
- 3.9 In light of the above, the applicant respectfully requests that planning permission be granted for this sustainable and contextually appropriate proposal.

4 PLANNING POLICIES

OS2NEW Locating development in the right places
OS4NEW High quality design
H2NEW Delivery of new homes
H5NEW Custom and self build housing
EH1 Cotswolds AONB
EH2 Landscape character
EH3 Biodiversity and Geodiversity
EH7 Flood risk
EH8 Environmental protection
EH10 Conservation Areas
EH16 Non designated heritage assets
T4NEW Parking provision
NPPF 2024
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 planning permission for the erection of a self-build dwelling and detached garage with associated access and landscaping at Land South of Millwood End in Long Hanborough. The application site relates to a section of land within the established Market Garden and grow houses which are used to grow and supply a shop and café located in Eynsham.
- 5.2 The application is before members as the Parish Council's views are clearly contrary to those of your Officers.
- 5.3 Whilst the site does not fall within the Millwood End Conservation Area, it adjoins it along the northern boundary and as such the main considerations of this application are the impact of the proposed development on the Conservation Area. Officers note that the Cotswolds National Landscape border (CNL) - formerly known as the AONB, sits approximately 100 metres to the north of the site. However, the built-up area of Millwood End sits between the site and the CNL and therefore is not considered to have an impact upon its setting in the wider landscape.
- 5.4 The site sits adjacent to the self-build dwelling approved under ref: 25/01099/FUL which is referred to as "Plot 2" in the submitted Proposed and Existing Location & Block Plans.

Principle

- 5.5 The starting point for assessing the principle of development for new residential units starts with Policy OS2 of the West Oxfordshire Local Plan 2031 (WOLP) which outlines the spatial strategy for focusing development. As per the Settlement Hierarchy found within the supporting text of OS2, Long Hanborough is identified as a Rural service centre which states that "...Long Hanborough has a more restricted range of services and facilities. Consequently, these rural service centres are suitable for a modest level of development to help reinforce their existing roles.... Proposals for residential development will be considered in accordance with Policy H2 of this Local Plan."
- 5.6 Policy H2 goes on to outline the requirements for new residential development and for this location it outlines that: "New dwellings will be permitted at the main service centres, rural service centres and villages in the following circumstances:
- On previously developed land within or adjoining the built up area provided the loss of any existing use would not conflict with other plan policies and the proposal complies with the general principles set out in Policy OS2 and any other relevant policies in this plan;
 - On undeveloped land within the built up area provided that the proposal is in accordance with the other policies in the plan and in particular the general principles in Policy OS2.
 - On undeveloped land adjoining the built up area where convincing evidence is presented to demonstrate that it is necessary to meet identified housing needs, it is in accordance with the distribution of housing set out in Policy H1 and is in accordance with other policies in the plan in particular the general principles in Policy OS2."

- 5.7 The site is considered to be previously developed land which sits outside of the main built up area of the village. Officers, however, note the approved Outlined and Reserved matter consents under ref: 22/01330/OUT & 24/00795/RES, which consent a residential development of 150 houses on the adjacent land. These consents are considered to be material in assessing the current proposal, as it demonstrates a precedent for residential development in this location and supports the view that the site can be considered to adjoin the built-up area of Long Hanborough.
- 5.8 Further, the approval of the adjacent self-build dwelling (ref: 25/01099/FUL) which is referred to as "Plot 2" in the submitted Proposed and Existing Location & Block Plans is also relevant and sets a precedent for the consideration of this application.
- 5.9 Given the existing use of the site as part of the Market Garden operation, which includes built structures such as grow houses and associated infrastructure, officers consider that the land may reasonably be classified as previously developed. This further supports the proposal's compliance with Policy H2, subject to the development satisfying the general principles of Policy OS2 and other relevant policies of the WOLP which are assessed in subsequent sections of this report.

The Council's housing land supply position and the implications of the NPPF

- 5.10 Policies H1 and H2 of the WOLP identify an overall housing requirement of 15,950 homes to be delivered in the period 2011 - 2031. Ordinarily, this would be used to calculate the Council's five-year housing land supply. However, the Council has undertaken a formal review of the WOLP in accordance with Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 and in doing so has determined that the housing trajectory of Policies H1 and H2 are out of date and need to be reviewed. In accordance with national policy, because those policies are now more than 5 years' old, until such time as a new housing requirement is determined through the new Local Plan, the District Council will calculate its five-year housing land supply position on the basis of local housing need using the Government's standard method. An updated HLS position statement has not been published by the LPA since the December 2024 revisions to the NPPF. Nevertheless, officers consider it relevant to note that the recent changes to the NPPF are likely to increase the housing requirement for the following reasons:
- 5.11 Paragraph 61 sets the overall aim of policy as meeting an area's identified housing need, including with an appropriate mix of housing types for the local community (removing previous reference to 'meeting as much of an area's identified housing need as possible').
- 5.12 Paragraph 62 confirms that housing requirements will be based on local housing need ('LHN'), as calculated using the standard method, which officers understand will result in the LHN figure for West Oxfordshire increasing from 570 dpa to 905 dpa, which is likely to have a significant impact on its deliverable HLS position.
- 5.13 Paragraph 78 *inter alia* re-introduces a buffer that is likely to be 5% for West Oxfordshire, as its Housing Delivery Test figures have to date never been below 85% (Nonetheless, this will increase the requirement further, again tending to worsen the deliverable HLS position).
- 5.14 For a combination of reasons relating to the changes identified above, officers expect the LPA's HLS position to worsen from the 4.3 years it has most recently been able to demonstrate at various appeals that were determined following public inquiries. As such, officers anticipate that the LPA's HLS shortfall is likely to rise when its next HLS position statement is published; and for the purposes

of this application, officers accept that the LPA cannot currently demonstrate a full 5-year deliverable HLS and accordingly under the operation of footnote 8, paragraph 11(d) is engaged.

Conclusions on the principle of residential development

5.15 In view of the above, it is clear that the decision-making process for the determination of this application is therefore to assess whether:

- i. the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Siting, Design and Form

5.16 The proposed dwelling is sited centrally within Plot 1, which lies adjacent to the southern boundary of No. 83 Millwood End and benefits from an existing access track that also serves the market garden and the approved dwelling at Plot 2. The layout has been carefully considered to ensure the new home integrates sensitively into its semi-rural surroundings, with the building positioned to maximise southern garden space while maintaining privacy from neighbouring properties to the north.

5.17 The dwelling is designed as a 1.5-storey oak-framed structure with a total gross external floor area of approximately 290m². The massing is broken up through the use of a glazed gable to the rear, varied rooflines, and a modest front porch, which collectively reduce visual impact and contribute to a well-articulated form. The associated garage is a two-bay structure designed in the Cotswold style, providing covered parking and incorporating an EV charging point.

5.18 Materials proposed include a combination of weatherboarding and Cotswold stone, with clay roof tiles, reflecting the local vernacular and ensuring the building harmonises with its context. The design prioritises sustainability, incorporating high-performance insulation systems, a ground source heat pump, and airtightness measures such as Aerobarrier technology to achieve near-Passivhaus standards. Fenestration is oriented to maximise solar gain, with the principal glazed elevation facing southwest.

5.19 Landscaping proposals include the retention of existing trees and hedgerows, supplemented by new native planting along the western and southern boundaries. Ecological enhancements such as bat boxes, swift boxes, and bee bricks are integrated into the scheme, supporting biodiversity net gain. The shared access arrangement with Plot 2 and the market garden ensures continuity of use and minimises disruption to the existing site function.

5.20 The proposal is considered to comply with Policy OS4 of the West Oxfordshire Local Plan 2031, which seeks high-quality design that respects and enhances the character of the locality. It also aligns with Paragraph 130b of the NPPF, which promotes visually attractive development through good architecture and effective landscaping. The dwelling is well screened from public views and is not considered to result in any adverse impacts on visual amenity.

Heritage Impacts

Impact on Conservation Area

- 5.21 Whilst not located within the Millwood End Conservation Area, it does abut it along the northern boundary and as such, Officers are required to take account of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Further the paragraphs of section 16 'Conserving and enhancing the historic environment' of the NPPF are relevant to consideration of the application.
- 5.22 The Millwood End Conservation Area Character Appraisal identifies the western limb of Millwood End as having a strongly linear form and semi-rural character, with "significant views over adjoining farmland" noted as a key feature. The application site is identified within these significant views on the appraisal map. However, the site context has changed considerably since the appraisal was adopted, and further, the approval of outline and reserved matters applications 22/01330/OUT and 24/00795/RES, which consents new built form (150 new houses) will alter the visual character of the area significantly once built out. These changes have and will continue to reduce the sensitivity of the site in terms of its contribution to the wider landscape setting and views from Millwood End.
- 5.23 The proposed dwelling is set well back from Millwood End and adopts a restrained one-and-a-half storey form with a low ridge and eaves height. The massing and orientation have been carefully considered to ensure the building sits unobtrusively within the landscape. This approach aligns with the guidance in the Conservation Area Character Appraisal and the Proposals for Preservation and Enhancement document, which encourage new development to be of a scale and form that complements the existing character and avoids visual intrusion.
- 5.24 Materials proposed include Cotswold stone, timber cladding, and clay roof tiles, all of which are consistent with the local vernacular and referenced within the appraisal as contributing to the area's architectural coherence. The oak frame construction will age naturally and harmonise with the surrounding environment over time. These choices contribute to a sympathetic architectural language that respects the character of the Conservation Area
- 5.25 Your officers consider that the proposal respects the special qualities and historic context of the Conservation Area and maintains the appearance of the heritage assets given the nature of what is proposed and its location. The development complies with the relevant provisions of the NPPF and local policy EH10 and would not give rise to any adverse impacts in regard to heritage or visual amenity.

Impacts on Non-designated heritage assets

- 5.26 The application site lies adjacent to a number of locally listed buildings identified in the Millwood End Conservation Area Character Appraisal, located along Millwood End and forming part of the historic grain of development in Long Hanborough. These include No. 83 Millwood End to the north of the site, which is noted for its contribution to the linear settlement pattern and vernacular character of the area. While the site itself does not contain any designated or non-designated heritage assets, its proximity to these buildings requires careful consideration under Policy EH16 of the West Oxfordshire Local Plan 2031. Policy EH16 states that non-designated heritage assets are

irreplaceable and that proposals affecting them should avoid harm or loss. A balanced judgement must be made, taking into account the significance of the asset, the scale of any harm, and the benefits of the development. The principles set out for designated assets in Policies EH11, EH14, and EH15 are also applicable.

5.27 The appraisal highlights the architectural coherence of Millwood End, particularly the use of coursed limestone rubble, clay tiles, and modest building forms. The proposed dwelling reflects these characteristics through its use of Cotswold stone, timber cladding, clay roof tiles, and oak framing, which are sympathetic to the local vernacular. Given its set-back position, low-profile design, and natural screening, the development is not considered to result in any harm to the significance or setting of these non-designated heritage assets.

5.28 In conclusion, the proposal accords with Policy EH16 of the WOLP, and respects the character and setting of locally listed buildings identified in the Conservation Area Character Appraisal. No adverse impacts are anticipated on nearby non-designated heritage assets.

Landscape Impacts

5.29 The application site lies approximately 100 metres south of the boundary of the Cotswolds National Landscape (CNL), formerly designated as the Area of Outstanding Natural Beauty (AONB). However, the built-up area of Millwood End sits between the site and the CNL, providing a clear physical and visual buffer. The intervening built form, mature vegetation, and topography effectively screen the site from the wider landscape, ensuring that the proposal does not intrude upon the setting or character of the CNL. As such, your officers consider that the proposal would not result in any adverse impact on the setting or character of the wider designated landscape.

5.30 The site falls within the Lower Evenlode Valley character area, and more specifically within the Semi-enclosed Limestone Wolds - large scale sub-area, as defined in the West Oxfordshire Landscape Assessment (1998). This landscape is typified by gently rolling landforms, agricultural fields, and intermittent tree cover, with development generally concentrated in small settlements. The proposed dwelling, being modest in scale and designed with a low ridge height and traditional materials, is considered to sit comfortably within this landscape typology. The proposed dwelling, being modest in scale and well screened by existing vegetation, is considered to be in keeping with the established character of the area.

5.31 Furthermore, the site context is undergoing significant change due to the approved Outline and Reserved Matters consents under references 22/01330/OUT and 24/00795/RES, which permit residential development on adjacent land. This alters the landscape setting of the site, transitioning it from a semi-rural edge to a more integrated part of the built-up area. While it is acknowledged that there may be some short-term visual impacts during the interim period before surrounding developments are implemented, these are considered temporary and limited in nature. Given the time constraints associated with the extant permissions, it is reasonable to expect that the proposed dwelling and adjacent schemes will be delivered within a similar timeframe, likely within the next three years, resulting in a coherent and consolidated built form. The proposal will therefore be read in conjunction with this emerging development, reducing its perceived isolation and reinforcing its relationship with the evolving settlement pattern. The development is not considered to result in coalescence or sprawl, but rather reflects a logical and contained extension of the existing built environment.

5.32 In conclusion, the proposal is considered to comply with Policy EH2 of the West Oxfordshire Local Plan 2031, which seeks to conserve and enhance the District's natural environment. The development respects the prevailing landscape character, avoids harm to the setting of the CNL, and responds positively to the changing context of the site. The proposed landscaping scheme, including ecological enhancements and permeable surfacing, contributes to the overall quality and sustainability of the scheme, ensuring that the development is well integrated and visually appropriate.

Impact on amenity

5.33 In terms of amenity for the future occupiers, the proposed dwelling provides an internal floorspace of in excess of 240m², significantly exceeding the minimum requirement of 128m² for a 5 bedroom dwellings as set out in the Technical Housing Standards - nationally described space standard. The plot is generous in size and includes a substantial rear garden, enclosed by a combination of new and existing planting, which offers a high-quality external amenity space. The proposal is therefore considered to provide sufficient internal and external amenity for future residents.

5.34 With regards to neighbouring amenity the site lies adjacent to the rear boundary of No. 83 Millwood End. However, the proposed dwelling is set approximately 13 metres from this boundary with the garage positioned partially in between. This separation distance, combined with the orientation and existing mature screening along this boundary, is sufficient to prevent any adverse impacts in terms of overlooking, loss of privacy, or overbearing effects.

5.35 Section 12 of the National Planning Policy Framework (NPPF) emphasises the importance of creating places that are safe, inclusive, and promote health and wellbeing, with a high standard of amenity for existing and future users. Officers have assessed the proposal against these principles and conclude that the development would not give rise to any unacceptable impacts on residential amenity. The proposal is therefore considered acceptable in this regard.

Highways

5.36 Oxfordshire County Council, as the Local Highways Authority, has been consulted on the application and has raised no objections in relation to highway safety or convenience. The submitted plans include sufficient on-site parking provision, and the proposal has been assessed as not having a significant detrimental impact on the adjacent highway network.

5.37 While Millwood End is noted to be narrow with on-street parking along its length, the scale of the proposed development, combined with low traffic speeds and flows, does not give rise to demonstrable harm that would warrant refusal on highway safety grounds. A condition has been recommended to secure parking provision in accordance with the submitted plans.

5.38 On this basis, the proposal is considered acceptable in highway terms and complies with Policy T4 of the West Oxfordshire Local Plan 2031.

Trees

5.39 A comprehensive Arboricultural Survey and Impact Assessment (AIA), Tree Survey Schedule, and Tree Constraints Plan have been submitted in support of the application. These documents identify a total of 17 individual trees and 8 tree groups within or adjacent to the site. The majority of trees are of moderate quality (Category B), with one high-quality tree (Category A), and one dead Elm

(Category U) deemed unsuitable for retention due to safety concerns. The removal of the Category U tree (T12) is recommended independently of the development proposals.

- 5.40 The proposed layout has been carefully designed to avoid significant conflict with the root protection areas (RPAs) of all retained trees. Minor incursions are noted, particularly near Tree T6, but these are within tolerances set by BS5837:2012 and are considered acceptable. The most easterly plot lies close to the canopy of T6, and minor lateral pruning may be required to facilitate construction. This would be undertaken in accordance with BS3998:2010 and supervised by a qualified arboriculturist.
- 5.41 The resurfacing of the compacted access track, which passes beneath the canopies of trees T1, T2, T3, T16, and T17, is also considered low impact. The existing compaction is likely to have already restricted root growth, and the proposed upgrade, utilising the existing surface as a sub-base with a new wearing course, will minimise disturbance to underlying roots.
- 5.42 Tree protection fencing and temporary ground protection are proposed in line with BS5837:2012 and are clearly shown on the Tree Retention, Removal, and Protection Plan. These measures will be installed prior to any construction activity and maintained throughout the build phase. Additional recommendations include the removal of raised soil levels around trees T13 and group G7 to prevent long-term decline due to restricted gaseous exchange and nutrient uptake.
- 5.43 No demolition is required, and all proposed hard surfacing, including patios and driveways, is located outside RPAs. Should any unforeseen excavation or level changes be required near retained trees, further arboricultural input will be sought to ensure compliance with best practice.
- 5.44 In summary, the development poses negligible arboricultural impact, retains all trees of value, and incorporates robust protection measures. The proposal is considered to comply with Policy EH2 of the West Oxfordshire Local Plan 2031 and is acceptable from an arboricultural perspective.

Ecology

- 5.45 A Preliminary Ecological Appraisal (PEA) prepared by Ecoconsult in June 2025 has been submitted in support of the application. The report provides a comprehensive assessment of the site and concludes that impacts to most protected and priority species can be scoped out. However, a residual risk remains for hedgehogs, reptiles and amphibians, and nesting birds. A Precautionary Method of Works (PMW) statement has been included to address these risks, and a condition is recommended to ensure its implementation.
- 5.46 The site is located within an Amber Zone on the NatureSpace Great Crested Newt (GCN) Impact Risk Map. Although two ponds supporting GCN are located approximately 350 metres south of the site, the closest pond within 250 metres is a small plastic garden pond with negligible suitability. The NatureSpace officer has confirmed that the risk of offence is highly unlikely and supports the use of a compliance condition to secure the precautionary measures outlined in the PEA.
- 5.47 The applicant has stated that the proposal qualifies for exemption from statutory Biodiversity Net Gain (BNG) under the self-build exemption, as it comprises fewer than nine dwellings, is under 0.5 hectares, and consists exclusively of self-build or custom housebuilding. If this definition is met, BNG requirements do not apply. Nonetheless, local policy EH3 and paragraph 192(b) of the NPPF require all development to deliver biodiversity gains.

5.48 Ecological enhancements are proposed as part of the scheme. These include two wall-mounted bat boxes on the southeast elevation of the dwelling, two bat access tiles integrated into the garage roof using a Type IF bitumen membrane, three swift boxes on the northeast elevation, and two bee bricks on the southwest elevation. In addition, native landscaping is proposed, including 67 metres of new yew hedgerow planting along the eastern and southern boundaries, and a planting scheme comprising at least 50% species from the RHS Plants for Pollinators list.

5.49 To secure these enhancements, a Biodiversity Enhancement Plan (BEP) condition is recommended, requiring full specifications, product details, planting schedules, and inclusion of features on elevation drawings. A further condition is recommended requiring photographic evidence of implementation prior to first occupation.

5.50 In summary, subject to the recommended conditions, the proposal is considered acceptable in ecological terms and complies with Policy EH3 of the West Oxfordshire Local Plan 2031 and paragraphs 187, 192, and 193 of the NPPF.

Drainage

5.51 The site lies within Flood Zone 1 and is at very low risk of surface water flooding. The proposed drainage strategy includes permeable gravel surfacing and roof water directed to water butts and soakaways. The WODC Drainage Officer has raised no objection, subject to conditions requiring a full surface water drainage scheme and an exceedance flow routing plan. Thames Water were consulted on this application but no comments have been received to date. The proposal is considered acceptable in drainage terms, subject to these conditions and complies with EH7 of the WOLP.

Contamination

5.52 The Council's Contamination Officers have reviewed the application and raised no objection in principle. However, due to the presence of uneven ground and historic use of the site as an allotment, there is potential for ground contamination. To ensure the land is suitable for residential use, a phased contamination condition is recommended, requiring a desk study, site investigation (if necessary), and remediation measures prior to development. This approach aligns with Policy EH8 of the West Oxfordshire Local Plan and Section 15 of the NPPF.

Self Build

5.53 The application has been applied for as a self-build dwelling, as such in order to secure this the applicants are required to enter into a legal agreement that requires them to inhabit the dwelling for a minimum period of 3 years. A Unilateral Undertaking has been submitted to and been reviewed by the LPA's Legal Department which is considered to be acceptable and complies with Policy H5.

5.54 The Strategic Housing and Development Officer has confirmed that the proposal aligns with the definition of self-build under the Self-build and Custom Housebuilding Act 2015. The applicants have commissioned the design and intend to occupy the dwelling, which supports the Council's obligations under the Act. The development will contribute to meeting local demand for self-build housing, as evidenced by the Council's register, which currently includes 365 individuals and 6 groups on Part 1, and 142 individuals on Part 2. The Council has identified 289 plots with planning consent that meet self/custom build criteria.

5.55 This proposal will assist in meeting the Council's statutory duties and is supported in principle, subject to the legal agreement securing compliance with the Act.

Other Matters

5.56 Hanborough Parish Council objects to the proposal, citing concerns over development outside the built-up area, lack of connection to the Market Garden, and absence of justification. They highlight cumulative impacts with the neighbouring application, potential traffic disruption, and reference a past appeal refusal for similar reasons. Without clear mitigating factors or operational ties, the Parish considers the application inappropriate and recommends refusal.

Conclusion

Planning Balance

5.57 In accordance with paragraph 11(d) of the NPPF, and given the Council's current housing land supply shortfall, the presumption in favour of sustainable development applies. The proposal does not engage any policies that protect areas or assets of particular importance and is considered to comply with the relevant development plan policies. The benefits of the scheme, including the provision of a self-build dwelling, are considered to outweigh any limited adverse impacts most notably in the form of any possible short term landscape impacts. The proposal therefore represents sustainable development in accordance with the NPPF.

5.58 The proposed development has been assessed against the relevant policies of the West Oxfordshire Local Plan 2031 and the National Planning Policy Framework (2024). The site is considered to adjoin the built-up area of Long Hanborough and benefits from an established use and access arrangement. The proposal represents a sustainable form of development, delivering a high-quality self-build dwelling that contributes to local housing supply and aligns with the Council's obligations under the Self-build and Custom Housebuilding Act 2015.

5.59 The design, scale, and materials are appropriate to the local context, and the scheme incorporates meaningful ecological, arboricultural, and landscape enhancements. The development is not considered to result in harm to designated or non-designated heritage assets, nor does it adversely affect the setting of the Cotswolds National Landscape.

5.60 The proposal is therefore recommended for approval, subject to the recommended conditions and legal agreement securing the self-build status.

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. Before above ground building work commences, a schedule of materials (including samples) to be used in the elevations and roofs of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.

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

4. Notwithstanding details contained in the application, detailed specifications and drawings of all external windows and doors to include elevations of each complete assembly at a minimum 1:20 scale and sections of each component at a minimum 1:5 scale and including details of all materials, finishes and colours shall be submitted to and approved in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site. The development shall be carried out in accordance with the approved details.

REASON: To ensure the architectural detailing of the buildings reflects the established character of the area.

5. 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.

6. That, prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365, with the lowest infiltration rate (expressed in m/s) used for design. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved. Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100 year + 40% CC event has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality.

7. No development shall take place until a desk study has been carried out to assess the nature and extent of any contamination, whether or not it originated on site. The report on this study must include a risk assessment of potential source-pathway-receptor linkages. If potential pollutant linkages are identified, a site investigation of the nature and extent of contamination must be carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any significant contamination is found during the site investigation, a Remediation Scheme specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any development begins.

The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority written confirmation that all works were completed in accordance with the agreed details. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

REASON: To ensure any contamination of the site is identified and appropriately remediated.

8. 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.

9. No development shall be undertaken (including any site and/or vegetation clearance) until a Precautionary Method of Works (PMW) which contains full details of the measures outlined in section 5 of the Preliminary Ecological Appraisal (Ecoconsult, April 2025) and Appendix 3 of the Arboricultural Survey and Impact Assessment (ACAC, April 2025) associated with the planning application has been submitted to and approved in writing by the local planning authority. The PMW shall include consideration of the following:

- Retained tree and hedgerow protection measures in accordance with BS5837:2012;
- Measures to avoid impacts to individual reptiles and amphibians;
- Measures to avoid impacts to nesting birds;
- Measures to avoid indirect impacts to foraging and commuting bats with adherence to a sensitive lighting scheme; and
- Measures to avoid impacts to individual hedgehogs.

The approved PMW shall be adhered to and implemented throughout the construction period in accordance with the approved details.

REASON: To avoid an offence under the Wildlife and Countryside Act 1981 and with consideration for Species of Principal Importance under the Natural Environment and Rural Communities Act 2006.

10. Prior to any works above slab level, a Biodiversity Enhancement Plan (BEP) shall be submitted to and approved in writing by the local planning authority. The plan shall include full details of biodiversity enhancements as outlined in the Proposed Site Plan Revision C (Oakwrights, March 2025) with full make and model information for bat, bird and bee bricks and a full planting schedule for proposed native hedgerow planting. Integral bat, bird and bee features shall be visible in revised elevations drawings. The approved plan shall be implemented as described and retained thereafter.

REASON: To deliver biodiversity gains in accordance with paragraph 187 of the NPPF 2024 and local policy EH3.

11. Prior to first use of the development hereby approved, photographic evidence of the implementation of the approved biodiversity enhancement measures as required by condition 10 (the BEP condition) shall be submitted to the local planning authority for approval. The approved details shall be thereafter retained.

REASON: To deliver biodiversity gains in accordance with paragraph 187 of the NPPF 2024 and local policy EH3.

12. 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 and E shall be carried out other than that expressly authorised by this permission.

REASON: Control is needed to protect the character and appearance of the area.

13. 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.

Notes to applicant

1. This consent is subject to a legal agreement (unilateral undertaking) submitted in support of the application.
2. **IMPORTANT:** the statutory Biodiversity Gain Plan deemed planning condition does NOT apply to this planning permission. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless a Biodiversity Gain Plan has been submitted to the planning authority, and the planning authority has approved the plan. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the permission which has been granted is for development which is exempt being: Self and Custom Build Development, meaning development which: i. consists of no more than 9 dwellings; ii. is carried out on a site which has an area no larger than 0.5 hectares; and iii. consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015). If a protected species (such as any bat, great crested newt, dormouse, badger, reptile, barn owl or any nesting bird) is discovered using a feature on site that would be affected by the development or related works all activity which might affect the species at the locality should cease. If the discovery can be dealt with satisfactorily by the implementation of biodiversity mitigation measures that have already been drawn up by your ecological advisor and approved by the Local Planning Authority, then these should be implemented. Otherwise, a suitably experienced ecologist should be contacted and the situation assessed before works can proceed. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), the Protection of Badgers Act 1992 and the Wild Mammals Act 1996. This advice note should be passed on to any

persons or contractors carrying out the development/works. Guidance on lighting issues in relation to bats can be found in the Bat Conservation Trusts Guidance Note 08/23 Bats and artificial lighting at night: Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals

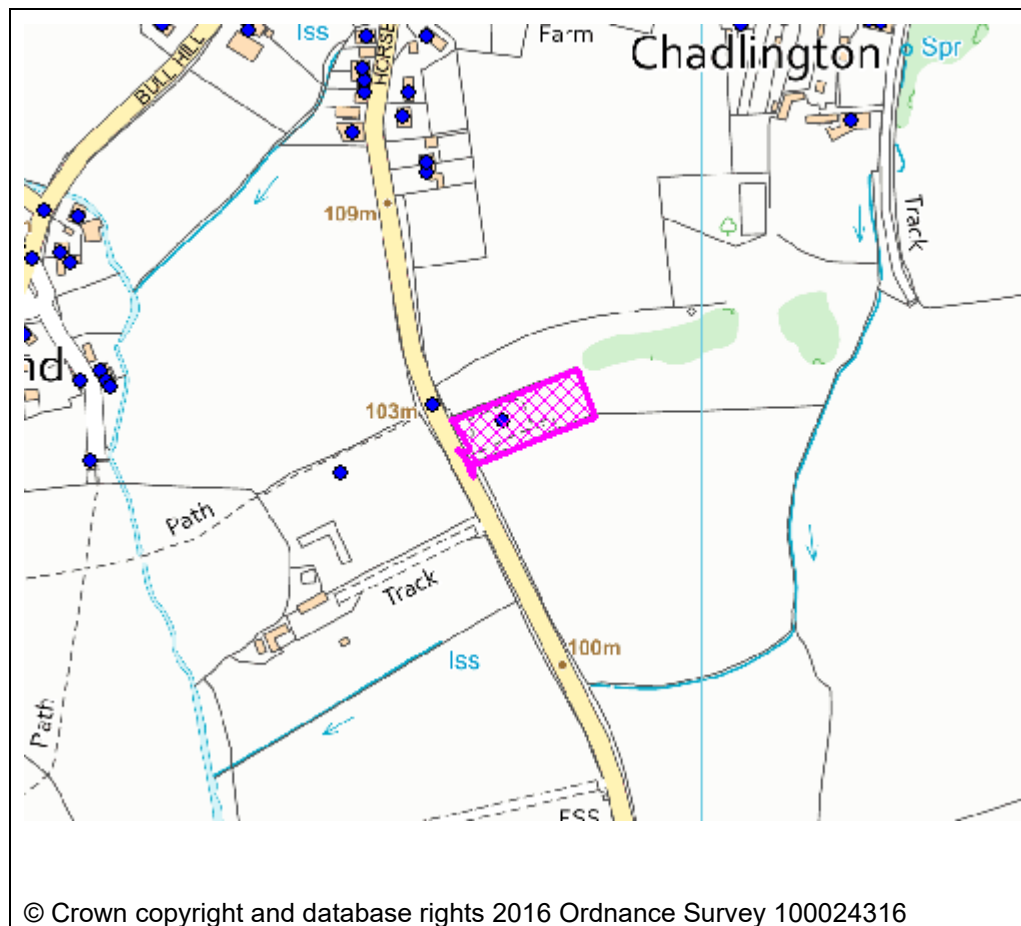
Contact Officer: Mr Emile Baldauf-Clark

Telephone Number:

Date: 3rd September 2025

Application Number	25/01315/FUL
Site Address	Storage Land Horseshoe Lane Chadlington Oxfordshire OX7 3NB
Date	3rd September 2025
Officer	Mr Emile Baldauf-Clark
Officer Recommendations	Approve
Parish	Chadlington Parish Council
Grid Reference	432867 E 221645 N
Committee Date	15th September 2025

Location Map



Application Details:

Erection of 2 commercial buildings for mixed use classes B2/B8/E(g). Provision of car parking, cycle parking and landscaping. Erection of security entrance gate.

Applicant Details:

Mr Gavin Aldworth
C/o Agent

I CONSULTATIONS

District Ecologist	Sufficient information provided, condition/informative wording recommended.
OCC Highways	<p>Recommendations</p> <p>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 conditions:</p> <p>Conditions</p> <ul style="list-style-type: none">• G28 parking as plan.• G32 turning facility <p>Comments</p> <p>The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety) on the adjacent highway network. The existing use has the potential to generate numbers of daily movements of HGV vehicles on the local highway network and through the village of Chadlington. The proposal whilst increasing the number of car trips will reduce the number of HGV's accessing the site.</p>
Economic Development Manager	The proposed development would support Chadlington's rural economy by providing small-scale employment space in line with Local Plan objectives for sustainable growth and diversification.
Env Health Contamination	<p>No objections in principle to the application. However, the site appears to have been used as a haulage and storage yard for the past ~20 years. The storage of vehicles and machinery, as well as any maintenance work carried out on such vehicles, may have led to fuel, general oils/lubricants etc being lost to the ground. Contamination of the land could have occurred over a prolonged period of time. Additionally, it is unclear whether materials have been imported to the site for landscaping and levelling purposes. These materials may have included elevated levels of waste material soil contaminants. Therefore, the following condition is recommended so as to ensure that the land is suitable for the proposed use.</p>
Parish Council	No Comment Received.

District Ecologist

Sufficient information provided, condition and informative wording recommended.

2 REPRESENTATIONS

2.1 Nine objection comments have been received on this application. The responses raise a number of consistent concerns, which can be summarised under the following themes:

- Impact on the Cotswolds AONB and landscape character: Many objectors highlight the site's location within the Area of Outstanding Natural Beauty and outside the village boundary. Comments describe the proposal as "creating an industrial landscape as the welcome to the village" and "visible from key viewpoints," with concerns that it would "erode the village edge" and "set a precedent for further development in open countryside."
- Ecological harm and biodiversity loss: Several responses refer to the removal of hedgerows and trees prior to the application, with one noting "active signs of wildlife" and another referencing "badger sets and barn owl habitat." There is concern that the development would disrupt biodiversity corridors and local ecosystems.
- Light pollution: The introduction of artificial lighting, particularly security lights, is a recurring issue. Objectors describe the area as having "naturally dark skies" and fear that lighting will "cause night-time disturbance" and "degrade the rural tranquillity."
- Traffic and highways concerns: Increased vehicle movements, especially involving large vehicles, are seen as inappropriate for the narrow village roads. One comment notes that "Chadlington has already been disrupted by a tourist attraction," and others suggest the site is "not suitable for large lorries."
- Lack of local benefit and unclear business case: Multiple objections question whether the development would provide employment for local residents, with one stating "there is no evidence that Chadlington itself will benefit in any way." Others express concern about the unspecified nature of future occupants and uses.
- Design and scale: The proposed buildings are described as "too tall" and "not sympathetic to the local character," with calls for better screening and reduced roof heights to mitigate visual impact.
- Noise and operational hours: Some objectors request restrictions on hours of operation to preserve the tranquillity of the area, suggesting limits such as 7am-7pm weekdays.

2.2 Ten support comments have been received on this application. The responses broadly welcome the proposal and highlight several recurring themes:

- Support for local employment and business growth: Many comments emphasise the need for more small business units in the area, with one stating "we struggle to find suitable premises for our business" and another noting that the development "will bring new opportunities to anyone looking to start a small business." Several respondents see the proposal as a way to "support the rural economy" and "provide much needed local job opportunities."
- Positive precedent from similar developments: Multiple supporters refer to the applicant's previous work at Long Compton, describing it as "a tidy, clean, secure and presentable facility" and "a great success." There is confidence that the Chadlington site

will be developed to a similar standard, with one comment noting "if the same care and attention is taken... it will not only look great... but add jobs for local people."

- Improvement to the site and village entrance: Several comments mention the current condition of the site and welcome its transformation. One describes it as "run down industrial land" being turned into "something smart for the community," while another notes that landscaping will "improve the Catsum Lane approach to the village."
- Design and compatibility with the area: Supporters generally feel the proposed buildings are appropriate in scale and design, with one stating they are "sympathetically built to suit the area" and another suggesting the site "is very much in keeping with the local area."
- Potential for specific uses: One comment expresses enthusiasm for a "cycle-based service shop," citing the popularity of cycling routes in and around Chadlington.

3 APPLICANT'S CASE

- 3.1 The proposal at hand is supported in its' principle by a raft of both national and local planning policies.
- 3.2 It provides the opportunity for a markedly improved employment offer on the site and a more efficient reuse of an existing, previously developed commercial site, and which previously had planning permission in place too for a similar proposal only a few years ago.
- 3.3 It is all kept relatively low-scale and modest and remains contained within the existing site parameters.
- 3.4 Visually, the proposed scheme for the site offers a positive opportunity to improve the appearance of the site itself and its relationship to the wider surrounding context.
- 3.5 There are no objections to the scheme from any of the statutory consultees - none from highways, none from ecology, none from environmental health, none at all.
- 3.6 The Council's Economic Development Manager positively supports the proposal.
- 3.7 The scheme is a defined form of sustainable development, delivering a rural business opportunity, the like of which does not come forwards very often and it is hoped that the proposal will be viewed and considered in the positive fashion in which it is made.
- 3.8 Government advice requires local planning authorities to apply its policies in the determination of planning applications, in a flexible way, in order to encourage development, particularly so in rural areas. This proposal is just the sort of development this up to date advice contemplates.
- 3.9 In light of all of the foregoing, it is respectfully requested that the Council grant the planning permission herein applied for.

4 PLANNING POLICIES

OS2NEW Locating development in the right places
OS4NEW High quality design
EI NEW Land for employment
E2NEW Supporting the rural economy

EH1 Cotswolds AONB
EH3 Biodiversity and Geodiversity
EH8 Environmental protection
T4NEW Parking provision
NPPF 2024
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 planning permission for the erection of two commercial buildings for mixed use classes B2/B8/E(g), provision of car parking, cycle parking and landscaping and the erection of a security entrance gate on storage land at Horseshoe Lane, Chadlington.
- 5.2 The site relates to a plot of land located to the south of the main village of Chadlington which is permitted for the storage and parking of HGV vehicles and has had a previous permission for the erection of a garage workshop to be used for the repair and servicing of commercial HGV trucks, and domestic cars and vans previously approved.
- 5.3 The site falls within the Cotswolds National Landscape (CNL), formerly known as the Cotswolds Area of Outstanding Natural Beauty (AONB).
- 5.4 The application is before members as the Parish Council's views are clearly contrary to your Officers.

Relevant Planning History

- 5.5 20/02104/FUL - Erection of a garage workshop (amended plans) - Approved
- 5.6 21/03868/S73 - Variation of condition 2 of planning permission 20/02104/FUL to increase size of building and to allow changes to doors and fenestration, and provision of first floor office, kitchen and WC facilities. - Approved
- 5.7 Although the consents referenced above (20/02104/FUL and 21/03868/S73) were not implemented and have now lapsed, their approval nonetheless establishes a precedent for the acceptability of redevelopment on this site. These permissions reflect a clear planning endorsement of the principle of improved commercial uses, and as such, they continue to carry some material weight in the assessment of future proposals and this context should be considered in evaluating the merits of any subsequent applications.
- 5.8 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
 - Sitting, Design and Form
 - Impact on CNL
 - Highways Impacts

- Ecology Impacts
- Contamination
- Residential Amenity
- Other Matters

Principle

5.9 The principle of development is considered to be acceptable and is supported by both national and local planning policy, specifically Policies E1 and E2 of the West Oxfordshire Local Plan 2031.

5.10 Policy E1 (Land for Employment) supports proposals that enhance the operational effectiveness of existing employment sites, provided they are proportionate to the scale of the settlement and compatible with the character of the surrounding area. Policy E2 (Supporting the Rural Economy) similarly supports employment development in or adjacent to rural settlements such as Chadlington, where proposals are appropriately scaled and sensitively designed. The policy further allows for new and replacement buildings outside settlement boundaries where a specific business need is demonstrated, and where such development cannot reasonably be accommodated in a more sustainable location. In such cases, proposals must be suitably located in relation to the scale and nature of the intended use, and must take into account accessibility to settlements, facilities and services, as well as the potential impact on local character and residential amenity.

5.11 The application site is located immediately south of Chadlington and benefits from an established commercial use, specifically for the storage and parking of HGV vehicles. Previous planning permissions (Refs: 20/02104/FUL and 21/03868/S73) for the erection of a garage workshop on the site, although now lapsed, provide a clear precedent for the acceptability of improved commercial development in this location. These consents remain material considerations and reflect a consistent planning endorsement of the site's suitability for employment-related development.

5.12 The current proposal seeks to erect two commercial buildings for mixed-use purposes (Classes B2, B8 and E(g)), together with associated parking, landscaping and security infrastructure. The development is intended to support and enhance the operational efficiency of the existing business. Given the nature of the business and the scale of vehicles involved, the site's location outside the main residential area of Chadlington is considered appropriate and preferable. The proposed buildings are modest in scale, contained within the existing site boundaries, and represent a logical and proportionate intensification of the established use.

5.13 From an economic perspective, the Council's Economic Development Officer has expressed support for the proposal, noting that it represents a valuable opportunity to strengthen the local economy. The development is expected to generate employment across a range of skill levels, supporting both skilled trades and administrative roles. It will also encourage business growth and diversification, particularly for small and medium-sized enterprises (SMEs) seeking flexible space in a rural yet accessible location. Furthermore, the scheme has the potential to enhance local supply chains by providing space for logistics, light manufacturing, and professional services that can serve both Chadlington and the wider West Oxfordshire area.

5.14 The proposal aligns with several strategic objectives of the Local Plan 2031, including policies E1 and E2, which seeks to support sustainable economic growth and improve employment opportunities through the provision of appropriate business premises. It also accords with Policy OS2 (Locating Development in the Right Places), which supports development in rural service centres and villages where it is of an appropriate scale and contributes positively to the local economy.

5.15 In view of the above, and having regard to the relevant planning history, adopted policy framework, and the specific operational and economic benefits of the proposal, officers are satisfied that the principle of development is sound, policy-compliant, and capable of delivering meaningful economic benefits to the local area.

Siting, Design and Form

5.16 The proposal seeks to erect two separate buildings on the site, one along the front western boundary (building 1) with the second being located further in the site adjacent to the existing planting along the eastern boundary (building 2).

5.17 Building 1 is to comprise a single unit and is to have a traditional agricultural design with a pitched roof. The building is to measure approx. 12.2 x 18.3 metres with a maximum height of 6.6 metres and eaves height of 5 metres. The walls of the building are to comprise a mixture of reconstitution stone and Jupiter Green Cladding under an anthracite cladded roof. Rooflights are proposed on both roof slopes with the front to include 2 anthracite roller doors with two single access doors.

5.18 Building 2 also comprising two units and is to have a more modern design with a curved Dutch barn style roof. The building is to measure approx. 12.2 x 18.3 metres with a maximum height of 6.7 metres and eaves height of just over 5 metres. The walls are to be constructed of a mixture of reconstructed stone and Jupiter Green Cladding under an anthracite cladded roof. The side elevations are each to include four full height glass windows with the front elevation to include 2 anthracite roller doors with two single access doors.

5.19 A new automated sliding metal security gate is proposed on the existing access to the site to replace the existing metal sliding security gate. The new gates are proposed to have a height of approx. 2.4 metres.

5.20 Within the site a total of 16 parking spaces with EV charging are also proposed along with 6 cycle parking spaces. An area of amenity space is proposed to the south of Building 2 as well as a stepped access to access the higher ground level to the rear of the site. An internal 1 metre high timber post and rail fence and perimeter hedging to the site boundary is proposed along with silver birch tree planting.

5.21 Your officers are of the opinion that the proposed development has been carefully designed to respond to the rural character and context of the site, in accordance with the principles set out in Policies OS2 and OS4 of the West Oxfordshire Local Plan. The siting of the two buildings, one positioned along the western boundary and the other set further into the site adjacent to existing planting, ensures a layout that respects the surrounding landscape and maintains a sense of openness.

5.22 Building 1 adopts a traditional agricultural form with a pitched roof and materials such as reconstituted stone and Jupiter Green cladding, which are sympathetic to the local vernacular and the commercial context of the site. Building 2 introduces a more contemporary interpretation with a Dutch barn-style curved roof and full-height glazing, offering visual interest while maintaining coherence through the use of matching materials.

5.23 The proposed layout includes appropriate boundary treatments, landscaping, and amenity space, contributing positively to the overall setting. The inclusion of EV charging points, cycle parking, and a secure access gate further supports the functionality and sustainability of the scheme.

5.24 Overall, the siting, design, and form of the development are considered acceptable and appropriate for this rural location, achieving a high standard of design that respects and enhances the character of the area in line with Local Plan objectives.

Impact on the Cotswolds National Landscape

5.25 The NPPF requires great weight to be given to conserving and enhancing landscape beauty in National Landscapes. Policy EH1 of the West Oxfordshire Local Plan 2031 also seeks to give great weight to conserving the landscape and scenic beauty. The site falls within the 'Semi-enclosed Limestone Wolds - large scale within the wider Lower Evenlode Valley' Character Area as per the West Oxfordshire Landscape Assessment 1998 (WOLA).

5.26 The Lower Evenlode Valley Character Area is described as a gently sloping, semi-enclosed pastoral landscape with a distinctive riparian character, defined by its wide floodplain, meandering river, and intimate visual relationship with surrounding valley sides and settlements. The semi-enclosed Limestone Wolds - large scale character area is described as being a smoothly rolling, elevated limestone plateau dominated by large-scale arable farmland, dry-stone walls, sparse vegetation, and moderate intervisibility, with some visual containment from woodland blocks creating a semi-enclosed, expansive upland character.

5.27 The proposed development comprises two commercial buildings for mixed-use purposes (Classes B2, B8 and E(g)), along with associated car and cycle parking, landscaping, and a security entrance gate. While the introduction of built form within the CNL must be carefully considered, the site is already in commercial use and is visually contained by established boundary planting and topography.

5.28 The buildings are proposed to be of a functional design, with external materials selected to minimise visual intrusion, including muted tones and finishes that respond to the rural context and give it an agricultural type of appearance which would not be uncommon for this edge of settlement location. The layout positions the building to the front and rear of the site, with landscaping and parking areas designed to soften the development's edge and reduce its prominence from public viewpoints.

5.29 Given the existing use of the site, its enclosed nature, and the design measures proposed, it is considered that the development would not result in any material harm to the character or scenic beauty of the Cotswolds NL. The proposal is therefore considered to comply with national and local policy EH1 requirements relating to landscape protection.

5.30 To further safeguard the landscape character, a condition is recommended to control external lighting, ensuring that any future installations are subject to prior approval by the Local Planning Authority. This will help preserve the area's dark skies and rural tranquillity.

Highways Impacts

5.31 Oxfordshire County Council Highways Officers have been consulted as part of this application and have raised no objections to the proposal subject to conditions requiring the provision of parking and turning areas to be in accordance with the submitted plans

- 5.32 The submitted Transport Statement (HVJ Transport Ltd, May 2025) provides a detailed assessment of the proposed development's impact on the local highway network. The site has historically operated as a base for HGV parking and maintenance, generating daily movements of large vehicles through the village of Chadlington and along Horseshoe Lane.
- 5.33 The proposed development would replace the HGV use with two commercial buildings for mixed-use (Classes B2, B8, and E(g)), resulting in a shift from HGV movements to predominantly passenger car trips. While the overall number of daily vehicle movements is expected to increase (from approximately 5 to 30-33 trips), the nature of those trips will be significantly less impactful in terms of highway safety.
- 5.34 Swept path analysis confirms that delivery and waste vehicles can enter and exit the site in a forward gear, and the upgraded access will meet OCC standards, including improved surfacing and drainage. Visibility splays in both directions are considered acceptable, and the removal of slow-moving HGVs from the access will improve safety for all road users.
- 5.35 The Transport Statement concludes that the proposed development will not result in any significant adverse impact on highway safety or capacity. This is supported by OCC Highways, who note that the scheme will reduce HGV traffic and is therefore likely to result in a net improvement in safety conditions on the local highway network and as such the proposal is considered acceptable in regard to Policies T2 and T4 of the West Oxfordshire Local Plan.

Ecology Impacts

- 5.36 Under the Environment Act 2021 and the Town and Country Planning Act 1990 (as amended), all planning applications in England (with limited exemptions) are required to demonstrate a minimum 10% net gain in biodiversity. This statutory requirement came into effect on 2 April 2024 and must be evidenced using the Statutory Biodiversity Metric prior to the commencement of development.
- 5.37 The submitted Ecological Impact Assessment and Biodiversity Net Gain Assessment (Windrush Ecology, March 2025) identifies a baseline biodiversity value of 1.12 habitat units across the 0.3ha site, comprising developed land and bare ground (0.17ha), woodland and trees (0.05ha), and scrub/ruderal ephemeral vegetation (0.08ha). The proposed development would result in the loss of scrub and bare ground, with woodland retained and enhanced. New grassland, scrub, and tree/hedgerow planting are proposed, delivering a 4.1% net gain. To meet the statutory 10% requirement, the applicant proposes to purchase additional units from a habitat bank to offset the remaining deficit of 0.07 habitat units.
- 5.38 The Biodiversity Officer has confirmed that, while the site has undergone recent vegetation clearance, the baseline assessment is considered a fair representation of the site's condition.
- 5.39 The submitted Ecological Impact Assessment does not recommend further protected species surveys and considers the site unsuitable for protected/priority species other than nesting birds and hedgehogs. However, anecdotal evidence suggests the presence of a badger sett onsite. The Biodiversity Officer has advised that the Ecological Impact Assessment should be revised to consider this evidence, and that a pre-commencement walkover survey should be undertaken by a suitably qualified ecologist. Should a sett be confirmed, a licence may be required for works within approximately 30m.
- 5.40 The Biodiversity Officer has recommended conditions requiring a Landscape and Ecological Management Plan (LEMP), a Precautionary Working Method Statement (PWMS), and sensitive

lighting measures to protect retained habitats and species. These conditions are considered necessary to ensure compliance with Local Plan Policy EH3, the National Planning Policy Framework (2024), and relevant legislation including the Natural Environment and Rural Communities Act 2006 and the Protection of Badgers Act 1992.

5.41 As such the proposal is considered acceptable in this regard and complies with Policy EH3 of the WOLP.

Contamination

5.42 The councils Environmental Health -Contamination Officer has reviewed the application and raised no objection in principle. However, it is noted that the site has operated as a haulage and storage yard for approximately 20 years. The long-term presence of vehicles and machinery, and any associated maintenance activities, may have resulted in the release of fuels, oils, and lubricants into the ground. Additionally, there is uncertainty regarding the origin and quality of materials potentially imported for landscaping and levelling, which may contain elevated levels of contaminants.

5.43 To ensure the site is suitable for the proposed commercial use, a condition is recommended requiring a phased contamination assessment. This approach is considered necessary to ensure compliance with Local Plan Policy EH8 and Section 15 of the National Planning Policy Framework (2024), and to safeguard future site users and the wider environment.

Residential Amenity

5.44 Section 12 of the National Planning Policy Framework (2024) encourages the creation of places that are safe, inclusive, and accessible, and which promote health and wellbeing with a high standard of amenity for existing and future users. Given the nature of the proposed commercial development and its location, officers are of the opinion that the proposal would not give rise to any adverse impacts in regard to neighbouring amenity. The closest residential property lies approximately 150 metres to the north of the application site, and as such, issues relating to overbearing, overlooking, loss of light or privacy are not considered to arise.

Other Matters

5.45 Chadlington Parish Council objects to the application. Key concerns include harm to the Cotswold National Landscape, potential light pollution, loss of biodiversity due to prior site clearance, inadequate screening, and inconsistencies in ecological reporting. The Council also requests restricted operating hours.

Conclusion

5.46 In light of the above assessment, your officers are of the opinion that the proposed development would represent an appropriate and policy-compliant form of rural employment provision. The site benefits from an established commercial use and a clear precedent for redevelopment, with previous permissions supporting the principle of employment-related development in this location.

5.47 The proposal has been designed to respond sensitively to its rural context, with building form, materials, and layout that reflect both traditional and contemporary agricultural styles. Subject to conditions, the scheme is not considered to result in significant harm to the character or scenic beauty of the Cotswolds National Landscape, nor to residential amenity or highway safety.

5.48 Ecological impacts have been addressed through detailed assessment and mitigation measures, including biodiversity net gain provisions and recommended conditions to safeguard protected species and habitats. The development is also expected to deliver economic benefits through the provision of flexible business space and support for local employment.

5.49 Having regard to all of the material considerations, including the representations received, the application is considered to be acceptable and compliant with Policies OS2, OS4, E1, E2, EH1, EH3, EH8 and T4 of the adopted West Oxfordshire Local Plan 2031, the West Oxfordshire Design Guide 2016, the National Design Guide, and the relevant provisions of the National Planning Policy Framework. Approval is therefore recommended, subject to the conditions set out.

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 premises shall be used for the uses specified in the application and for no other purpose (including any other purpose in The Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

REASON: The site is only suitable for the use specified because of the special circumstances of the site.

5. The use shall not take place other than between the hours of: -

6am - 8pm Mondays - Fridays

8am - 1pm Saturdays

Closed - Sundays and Bank Holidays.

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

6. Notwithstanding the submitted details and prior to first use, a 30-year Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning

authority. The content of the LEMP shall accord with the details of the approved Biodiversity Gain Plan and shall include, but not necessarily be limited to, the following:

- i. Description and evaluation of features to be managed;
- ii. Landscape and ecological trends and constraints on site that might influence management;
- iii. Aims and objectives of management (including those related to species);
- iv. Appropriate management options for achieving aims and objectives, including appropriate enhancement measures;
- v. Prescriptions for management actions;
- vi. Preparation of a work schedule (including an annual work plan);
- vii. Details of the body or organisation responsible for implementation of the plan;
- viii. Legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer;
- ix. Ongoing monitoring and remedial measures, including how the details of monitoring will be made available to the local planning authority and who will be responsible for implementing and agreeing remedial measures;
- x. Timeframe and process for reviewing the plan; and
- x. Details of how the aims and objectives of the LEMP will be communicated to the occupiers of the development.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

REASON: To ensure the development delivers onsite biodiversity gains in accordance with Local Policy EH3, paragraphs 187, 192 and 193 of the NPPF 2024 and Schedule 7A of the Town and Country Planning Act 1990.

7. No development shall take place (including vegetation/site clearance) until a Precautionary Working Method Statement (PWMS) for the protection of nesting birds, badgers (including a pre-commencement site walkover by a suitably qualified ecologist), hedgehogs and retained hedgerows/trees has been submitted to and approved in writing by the Local Planning Authority. The approved PWMS shall be implemented in full according to the specified timescales.

REASON: To protect and enhance biodiversity in accordance with Local Plan Policy EH3, paragraphs 187, 192 and 193 of the National Planning Policy Framework (December 2024), and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

8. Notwithstanding the submitted details, before works above slab level commence, details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The details shall clearly demonstrate that lighting will not cause excessive light pollution or spill into the onsite woodland or adjacent hedgerows. The details shall include the following:
 - i. A drawing clearly showing light-sensitive habitats;
 - ii. A technical description, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate;
 - iii. A description of the luminosity of lights and their light colour;
 - iv. A drawing showing the location and, where appropriate, elevation and height of the light fixings;

- v. Methods to control lighting control (e.g. timer operation, passive infrared sensor [PIR]); and
- vi. Lighting contour plans both horizontal and vertical where appropriate and taking into account hard landscaping, etc.

All external/internal lighting shall be installed in accordance with the specifications and locations set out in the approved details. These shall be maintained thereafter in accordance with these details. Under no circumstances shall any other external lighting be installed.

REASON: To limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation in accordance with paragraph 198 of the NPPF and Local Policy EH4.

- 9. 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.

- 10. No unit hereby approved shall be occupied until space has been laid out within the curtilage of the site to enable vehicles to enter, turn round and leave the curtilage in forward gear.

REASON: In the interest of road safety.

- 11. No development shall take place until a desk study has been carried out to assess the nature and extent of any contamination, whether or not it originated on site. The report on this study must include a risk assessment of potential source-pathway-receptor linkages. If potential pollutant linkages are identified, a site investigation of the nature and extent of contamination must be carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any significant contamination is found during the site investigation, a Remediation Scheme specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any development begins.

The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority written confirmation that all works were completed in accordance with the agreed details. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

REASON: To ensure any contamination of the site is identified and appropriately remediated.

Notes to applicant

- 1. Important: the statutory Biodiversity Net Gain objective of 10% applies to this planning permission

and development cannot commence until a Biodiversity Gain Plan has been submitted (as a condition compliance application) to and approved by West Oxfordshire District Council. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. Advice about how to prepare a Biodiversity Gain Plan and a template can be found at <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>.

2. The applicant is made aware that, under the Protection of Badgers Act (1992) (as amended), it is illegal to kill, injure, take or cruelly ill-treat a badger, to damage, destroy or obstruct access to a badger sett, or to disturb a badger whilst it is occupying a sett. If any construction work requiring heavy machinery is required within 30 metres of a badger sett, lighter machinery within 20 metres or hand tools within 10 metres, a badger licence is likely to be required from Natural England.

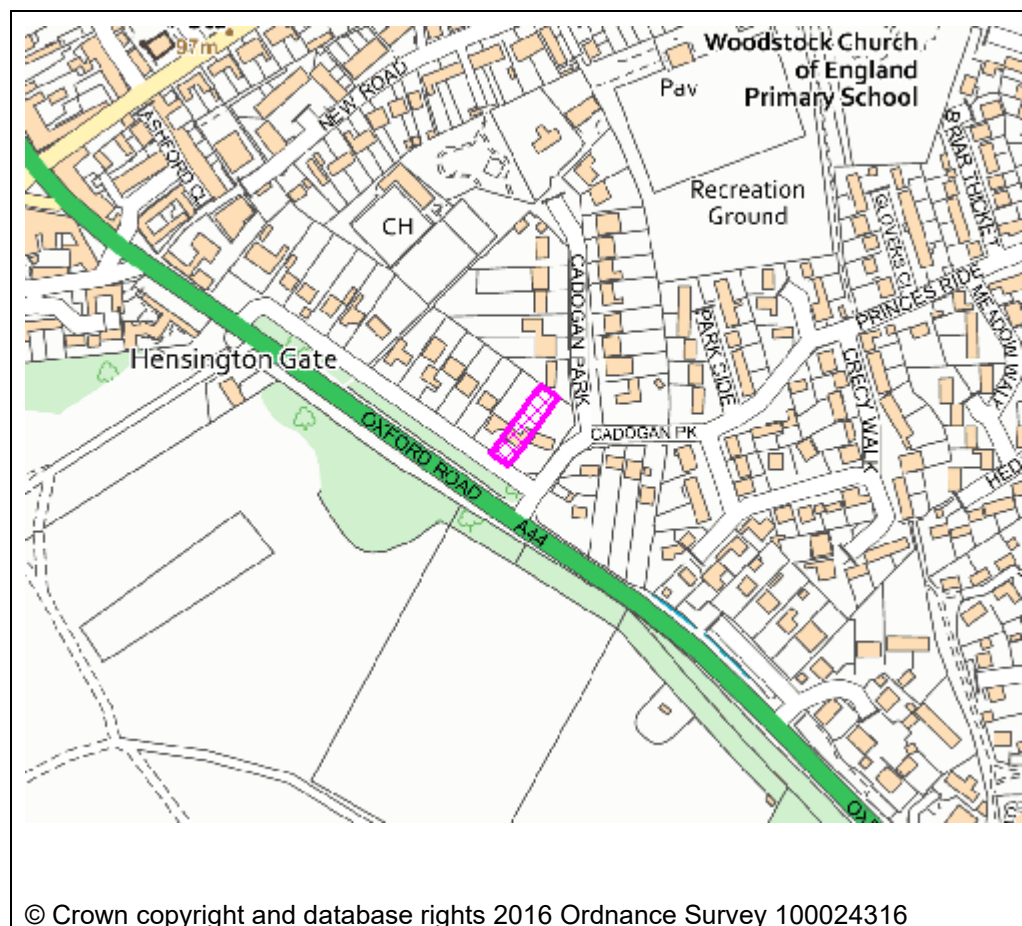
Contact Officer: Mr Emile Baldauf-Clark

Telephone Number:

Date: 3rd September 2025

Application Number	25/01834/HHD
Site Address	29 Oxford Road Woodstock Oxfordshire OX20 1UN
Date	3rd September 2025
Officer	Nathan Harris
Officer Recommendations	Approve
Parish	Woodstock Parish Council
Grid Reference	444949 E 216510 N
Committee Date	15th September 2025

Location Map



Application Details:

Erection of single and two storey rear extensions

Applicant Details:

Mr & Mrs Whitfield
29 Oxford Road
Woodstock
Oxfordshire
OX20 1UN

1 CONSULTATIONS

WODC Tree Officer

It does not appear that the footprint will have any impact from the information provided.

I would only highlight that the Cedar tree in the neighbours (no.31) property is subject to a TPO and a Root protection area should be in place (no dig etc).

Town Council

No Comment Received.

2 REPRESENTATIONS

2.1 One detailed third-party objection response has been received from a neighbouring property. This can be viewed in full online on the Council's website. The key points raised relate to the following matters:

- Effect on local ecology
- Design and layout
- Highways
- Landscape
- Neighbourliness
- Policy / Principle

3 APPLICANTS CASE

3.1 The submitted Design and Access Statement is concluded as follows:

'The scheme presents a balanced and sensitive approach to the extension and modernization of this family home, through the provision of additional accommodation within an established and sustainable location. The proposed works will provide good quality internal accommodation for future occupants with principle living spaces benefiting from natural daylighting and ventilation, and a pleasant outlook and connection with external amenity spaces. The proposals will complement and enhance the character of the host dwelling and it's setting, providing a high-quality design with regards to form, function, detailing and materials. The design will continue the use of sustainable construction methods and features to enable the property to retain its A+ EPC rating. All existing boundary conditions will be preserved and the proposed extension made subservient to the existing dwelling through appropriate scale, massing and being set back from its nearest boundary to respect the relationship with adjacent property. The proposal presents a carefully considered scheme that will assist the local authority's commitments to improve the quality of housing stock. As such it is envisaged that the proposed scheme can be fully supported, and the permission applied for granted.'

4 PLANNING POLICIES

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 a single storey and first floor extension to the rear of 29 Oxford Road, Woodstock. The application site relates to a large, detached, rendered property sited within the built-up residential area of Woodstock.
- 5.2 The application site does not fall within any areas of special designated control, although it is adjacent to the Woodstock Conservation Area to the west and does sit within the Woodstock Neighbourhood Plan Area.
- 5.3 The site located along Oxford Road and is set back from the main road through Woodstock, which is screened by a line of mature trees limiting the public views of the property from this road.
- 5.4 The property sits adjacent to the boundary wall of the Blenheim Palace grounds, which is a World Heritage site and designated Park and Garden. The wall itself is also Grade II listed.
- 5.5 This application is brought before Members of the Uplands Area Planning Sub-Committee for consideration at the request of a local ward member in accordance with the Council's Constitution.

Planning History

- 5.6 22/00400/HHD - Proposed single storey side extension, internal and external alterations including amendments to external finishes. (Approved)
- 5.7 22/00931/HHD - Proposed detached double garage (Withdrawn)
- 5.8 22/01062/CND - Discharge of condition 4 (parking car/cycle plan) of planning permission 22/00400/HHD (Approved)
- 5.9 25/01211/HHD - Proposed first floor rear extension (Withdrawn)

Planning Assessment

- 5.10 Taking into account planning policy, history, other material considerations and the representations of interested parties, officers are of the opinion that the key considerations in the assessment of this application are:
- -Principle
 - -Siting, Design, Form and Impact on the character of the area
 - -Impact on the protected trees
 - -Impact upon heritage assets
 - -Neighbourliness

- -Other matters

Principle

5.11 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission 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 (LPA) 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) and the Woodstock Neighbourhood Plan 2031 (WNP), which forms part of the statutory development plan for the area.

5.12 The proposed single storey and first floor extensions are to be located within the residential curtilage of 29 Oxford Road, Woodstock. Therefore, the principle of development is considered acceptable subject to design, heritage and amenity issues being carefully considered against the adopted West Oxfordshire Local Plan 2031.

Siting, Design, Form and Impact on the character of the area

5.13 WOLP Policy OS2 states that "All development should form a logical complement to the existing scale and pattern of development and/or the character of the area". 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 'good design is a key aspect of sustainable development' (Para. 131) and 'development that is not well designed should be refused, especially where it fails to reflect local design policies' (Para. 139).

5.14 The proposal seeks to erect a first-floor extension over the existing rear extension on the northeastern elevation of the property. The proposed extension will comprise a cross-gable design that will project into the rear garden by approximately 6.3 metres which matches the footprint of the existing ground floor element. The existing ground floor element will see a modest increase to the west to incorporate the first-floor extension that will align with the rear elevation of the main element of the existing property. The proposed extension will have a ridge height of 6.8 metres with an eave's height of 4.5 metres, both of which are set down from the heights of the existing building. The rear elevation will be predominantly glazed with aluminium framed glazing, with the inclusion of an aluminium panel to break up the elevation. The proposal will also include a new rooflight on each roof slope of the new cross gable, whilst being constructed in materials to match the existing property with rendered external walls and a tiled roof covering.

5.15 Further works proposed will see the addition of a single storey extension to the northwestern end of the rear elevation. This extension will project into the rear garden by a modest 1.5 metres and will span along the rear elevation from the existing extension towards the corner of the property albeit set in marginally. The proposal will be a flat roof design with an overall height of 3.2 metres which will sit below the existing Juliet balcony which will also see the addition of a first-floor window adjacent.

5.16 With regard to the design, while the extension is relatively large in scale, your officers are of the opinion that the additions, due to the overall ridge and eave height being sufficiently lower than the existing property, the proposed footprint and scale of the original house, would read clearly as a secondary and subservient to the host dwelling, whilst the use of matching materials is considered

acceptable. The proposed design is therefore considered to demonstrate high quality design in accordance with the requirements of WOLP Policy OS4 and Section 12 of the NPPF. Only the northeastern elevation would be partially visible from the street scene due to the orientation of the neighbouring property to the east. However, due to the appropriate design and choice of materials that match the existing house and neighbouring property, your officers consider that the proposal will not create any adverse impacts in regards the visual amenity of the character of the area. The application is therefore considered acceptable in terms of siting, scale and appearance.

Impact on the protected trees

5.17 The proposed development is sited within close proximity to a number of protected trees- one to the front of the property and two to the front of the neighbouring property to the west. The LPA's Tree Officer has been consulted on this matter to assess the potential impact of the development (including the construction phase) on the protected trees and has raised no objections, subject to a condition to ensure no works are carried out within the root protection area of any protected trees. Officers are satisfied that due to the siting of the proposal, the sufficient separation distance from the protected trees and the modest increase in footprint, the impact on the protected trees will be minimal and therefore the proposal is acceptable in this regard.

Impact on Heritage Assets

5.18 As the site is located adjacent to the Conservation Area and in close proximity to the WHS Blenheim Palace and its listed boundary wall, Officers are required to take account of section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that in considering whether to grant planning permission for any works the local planning authority shall have special regard for the desirability of preserving the building, its setting and any features of special architectural or historic interest which it possesses. Further, officers are required to consider 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.

5.19 In this case, by virtue of the separation distances between the site and the nearby heritage assets, the appropriate design of the proposed development, and the residential context of the site, your officers are satisfied that the setting of the heritage assets (which include the grade II listed, Blenheim Wall, the WHS and registered park and gardens, and the Conservation Area) would be conserved.

Neighbourliness

5.20 WOLP Policy OS2 states that development should be of a proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality. It further states that development should be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants.

5.21 Whilst the first-floor extension would be adjacent to the side elevation of the neighbouring property, 31 Oxford Road, given that the proposed development would not project beyond the rear elevation of No.31, that it is sufficiently set in from the boundary, and the differing orientation of the properties, officers are of the opinion that the extension would not be adversely overbearing, nor would it result in any undue loss of light or privacy to the detriment of the neighbours. Your officers note that there are no first floor windows in the side elevation of No.31 facing the proposed development that would be affected. There are a couple of small windows at ground floor level

adjacent to the side door but these face towards the existing ground floor projection. Further, your officers understand that these ground floor windows serve a hallway and a games room which are not considered to be habitable rooms.

5.22 In regards the neighbourly impacts to the properties to the north, it's your officer's opinion that due to the existing rear elevation already comprising first floor windows and the significant separation distances to the properties to the north, no additional adverse impacts will result in the proposal.

5.23 The first-floor element is set away from the neighbouring property to the west, with no first-floor windows on the side facing elevation with only a modest increase in footprint resulting from the single storey element, it's your officer's opinion that the proposed works will not result in any adverse impacts on the neighbouring property to the west. Your officers have recommended the imposition of a condition to remove PD rights for any new first floor side windows to ensure the LPA have control over any future openings so proper consideration can be given to the impact on neighbours.

5.24 Your officers note that one of the bedrooms is served by a Juliet balcony that opens out onto the flat roof of the proposed ground floor extension. The use of the flat roof area as a balcony could result in a loss of privacy to the detriment of neighbours. As such, a condition has been imposed to ensure, for the avoidance of doubt, that this roof is not used as a balcony.

Other Matters

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

Conclusion

5.26 In light of the above assessment, the application is considered to accord with West Oxfordshire Local Plan 2031 Policies OS2, OS4, H6, EH9, EH10 and EH11 of the West Oxfordshire Design Guide 2016, the relevant paragraphs of the NPPF and the Woodstock Neighbourhood Plan. The application is therefore recommended for approval.

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 flat roof area of the ground floor extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON: To protect the reasonable privacy of the occupants of adjoining properties.

5. 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 additional windows/rooflights shall be constructed in the first floor side elevations of the building.

REASON: To safeguard privacy in the adjacent property.

6. No work, including the excavation of service trenches, or the storage of any materials, or the lighting of bonfires shall be carried out within any root protection area of the protected trees.

REASON: To ensure the safeguard of features that contribute to the character and landscape of the area.

Contact Officer: Nathan Harris

Telephone Number:

Date: 3rd September 2025