

Lowlands Appeal List (06/07/2022 - 02/08/2022)

20/01915/OUT - Land to the rear of Brock Cottage, Burford Road, Brize Norton

Self-Build and/or Custom Housebuilding plots for 2 detached dwellings, (Outline application with all matters reserved except for access)(Revised Plans)

(Delegated decision)

REFUSAL REASON:

By reason of the location of the application site, the proposed development is not considered to be of a proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality and does not form a logical complement to the existing scale and pattern of development and the character of the area. Furthermore the proposed residential use would form an inappropriate extension of development into the rural fringe of the village, which would detract from the mainly rural character of the location. The proposal is therefore contrary to Policies OS2, H2 and H5 of the adopted West Oxfordshire Local Plan and the relevant paragraphs of the NPPF.

DECISION

ALLOWED – The Inspector agreed that the proposed development would not be a logical extension of the pattern of development along Burford Road and would not respect the intrinsic character (conflict with Policies OS2, H2 and H5 of the LP). However, found that the adverse impact would be small and localised. The Inspector also noted that the proposal would conflict the LP's strategy of directing development to settlements with greater facilities and services. As such there would be conflict with the development plan taken as a whole.

However, the Inspector identified that the Council has fallen well short of granting suitable planning permissions to meet the identified self build and custom housing (SBCH) demand. Although the contribution to SBCH supply would be small, the extent of the shortfall, the statutory SBCH duty, and the identified economic and social benefits would cumulatively amount to substantial weight in the balance. The harm to the character and appearance of the area would be small. As a result, material considerations would be of sufficient weight to indicate that the appeal should be determined otherwise than in accordance with the development plan and planning permission should be granted.

21/02593/FUL – Windyridge Crawley Road Witney

Demolition of existing bungalow and construction of new detached dwelling.

(Committee decision)

REFUSAL REASON:

The proposed scheme by reason of its siting, design, massing and scale would fail to preserve or enhance the wider landscape character and would not be reasonable in scale compared to the original dwelling on site. The proposal is therefore considered contrary to Policies H6, OS2, OS4 and EH2 of the West Oxfordshire Local Plan 2031 and advice in the NPPF.

DECISION

DISMISSED – The Inspector agreed the proposed 5 bedroom two-storey dwelling would be considerably greater in height, scale and footprint than the building as originally constructed. Finding that it would be excessive when compared to the original dwelling and as such would not be of a reasonable scale.

The Inspector also found that the dwelling would be visible above surrounding planting, it would appear as a visually prominent feature in the otherwise rural surroundings, eroding and thus unacceptably diminishing the quality of its open character. The proposal would be harmful to the character and appearance of the area conflicting with the aims of LP Policies H6, OS2, OS4 and EH2. Concluding that the appeal scheme would conflict with the development plan and there are no material considerations worthy of sufficient weight that would indicate a decision other than in accordance with the LP.