

Appeal decisions

21/01861/FUL – Merton Cottage Bampton Road Aston

Erection of a detached dwelling with associated parking.

Refusal reason: By reason of the proposed siting of the dwelling with its associated garden and parking areas sited in close proximity to the existing TPO Sycamore Tree, it will exacerbate issues of living close to the large tree which will result in additional pressure to undertake works or to fell the existing tree. The removal of the tree would result in the loss of a feature which contributes significantly to the visual appearance of the Conservation Area. This loss and harm would not conserve or enhance the special interest, character, appearance and setting of this part of the Aston Conservation Area. The proposed development is not considered to make an equal or greater contribution than the existing Sycamore Tree. As such the proposal is considered to be contrary to Policies OS2 and EH10 of the adopted West Oxfordshire Local Plan and the relevant paragraphs of the NPPF.

(Committee decision)

DISMISSED

The Inspector agreed that there is a significant prospect that the ground works required to implement the scheme would have a harmful effect on the root protection area and the long-term health and growth potential of the tree. There is also a risk to the tree from potentially harmful works or removal once the dwelling was occupied.

The proposal would be harmful to the character and appearance of the Aston Conservation Area through potential loss of the sycamore tree within the site and that harm was not outweighed by any public benefits.

21/02718/HHD and 21/02719/LBC – 35-37 Woodgreen Witney

Single storey rear extension

Refusal reason (HHD and LBC): By reason of its scale and massing, the proposed development will result in the primacy of the original property being eroded or lost altogether and would fail to preserve the special historic, architectural and evidential interest of the listed building. It is contrary to West Oxfordshire Local Plan policies EH9, EH10, EH11, EH12, and OS4; NPPF Section 16; West Oxfordshire Design Guide sections 7 and 14; NPPF Section 16; and Witney and Cogges Conservation Area Appraisal.

(Committee decision)

DISMISSED

The Inspector agreed that the overall floor plan area of the extension and the proportions of the open plan arrangement would be significantly larger than any other room in the main range at ground floor. This would undermine the hierarchy and, thereby, the understanding and significance of the plan form of the building.

The proposal would have a harmful effect on the special historic and architectural interest of the Grade II listed building and that harm was not outweighed by any public benefits.