

## Appeal Decisions

### **22/00473/FUL – Land South West Of Main Road Alvescot**

*Erection of a dwelling with detached garage and associated works*

*Refusal reasons:*

- 1. By reason of its siting and scale, the development would result in the loss of open space which makes an important contribution to the setting and character of the conservation area and neighbouring listed buildings/structures. The development of the site would have an adverse urbanising impact on the rural and open character of the area, which would fail to preserve or enhance the character of the conservation area and setting of neighbouring listed buildings/structures. The proposal would result in less than substantial harm, which would fail to be outweighed by the public benefits of the proposed development. Consequently the proposal would fail to comply with the provisions of the adopted West Oxfordshire Local Plan Policies OS2, OS4, H2, EH2, EH9, EH10, EH11 and EH13 of the West Oxfordshire Local Plan 2031, Section 16 of the National Planning Policy Framework, the WODC Design Guide 2016, the Alvescot Conservation Area Appraisal and Sections 66(1) and 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.*
- 2. By reason of its siting and scale, the development as proposed would fail to complement the existing pattern of development and would have a transformative and dominating impact on the visual amenity of the streetscene. Consequently the proposal would fail to comply with the provisions of the adopted West Oxfordshire Local Plan Policies OS2, OS4, H2 of the West Oxfordshire Local Plan 2031, the WODC Design Guide 2016 and the relevant paragraphs of the NPPF.*
- 3. Given that insufficient information has been provided officers are unable to determine whether the proposal would ensure that the development does not increase flood risk to any existing property or land beyond the site boundary and the landscaping of the site would route water away from any vulnerable property and avoid creating hazards to access and egress routes. Consequently, the proposal is considered to be contrary to policy EH7 of the adopted West Oxfordshire Local Plan 2031 and the relevant paragraphs of the NPPF.*

(Delegated decision)

### **DISMISSED**

The Inspector agreed that due to the siting, scale and design of the proposal, the development would fail to preserve the character and appearance of the conservation area; and that the development would fail to preserve the setting of the Grade II listed Shill House and the associated gatepiers, wall and railings. The Inspector found limited public benefits and concluded that they would not be sufficient to outweigh the harm that the proposal would cause to the significance of the designated heritage assets.

Insufficient evidence was put before the Inspector by the appellant to demonstrate that surface water from the development site would be adequately dealt with. As such, the Inspector could not be satisfied that the development would not increase flood risk to any existing property or land beyond the site boundary.