

Agenda Item No. 4

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 3rd August 2020

REPORT OF THE BUSINESS MANAGER-DEVELOPMENT MANAGEMENT



WEST OXFORDSHIRE
DISTRICT COUNCIL

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 Strategic Director. 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.

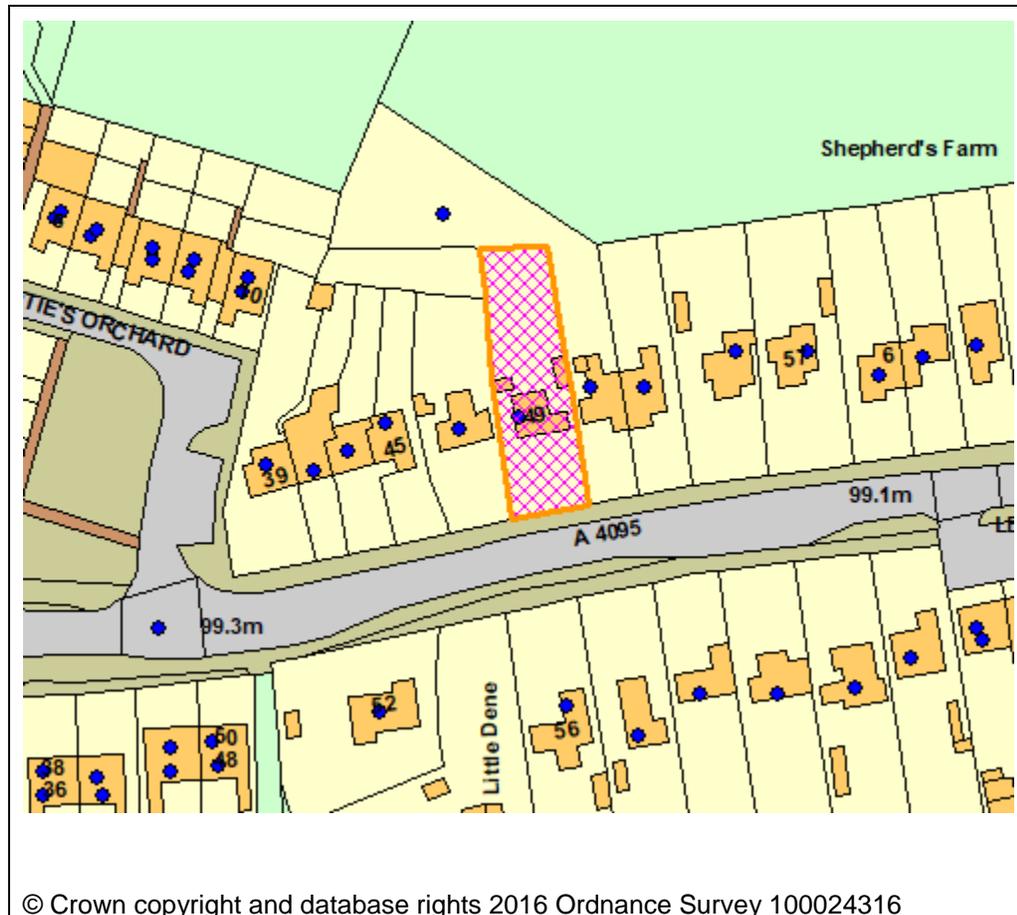
Please note that:

1. 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 and:
2. A "presentations pack" containing the slides which will be referenced during the meeting will also be published – follow the links from www.westoxon.gov.uk/meetings

Application Number	Address	Page
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20/01116/HHD	<u>High Ridge 46 High Street, Milton Under Wychwood</u>	24

Application Number	20/00853/FUL
Site Address	49 Main Road Long Hanborough Witney Oxfordshire OX29 8BD
Date	21st July 2020
Officer	Sarah Hegerty
Officer Recommendations	Approve
Parish	Hanborough Parish Council
Grid Reference	442007 E 214168 N
Committee Date	3rd August 2020

Location Map



Application Details:

The demolition of the existing property and erection of two semi-detached dwellings and associated works.

Applicant Details:

Mr Tony Smith, 165 Cuddesdon Road, Horspath, Oxford, OX33 1JB

I CONSULTATIONS

I.1 Parish Council Comments based on initial submission

Hanborough Parish Council opposes for the following reasons
Application 20/00853/FUL: The demolition of the existing property and erection of two semi-detached dwellings and associated works.
49 Main Road, Long Hanborough, Witney, Oxfordshire OX29 8BD:

I. The Applicant states in the Design Statement under Layout

The building line of the front and side of the proposal is determined by the existing building footprint and the relationship with boundaries on either side. To the rear the protrusion into the garden is firstly defined by the existing line of the adjacent houses and a bay extending 1.2m beyond the established line, but well within the 45 deg lines from adjacent windows.

- a. However, the ground plan clearly shows that the front, side and rear of the proposed building are not 'determined' by the existing building footprint, since it is larger than the existing building footprint.
- b. The proposed building impacts on the two adjacent houses, nos. 47 and 51, by significantly reducing light to windows of both dwellings. The proposed building does not meet the 45 degree rule, for either house.
- c. The west wall of the proposed building blocks the light from the east-facing windows of no. 47. The Design statement
The side elevation of No 47 has several windows facing the site, however these are neither the sole windows into the room or for a habitable room is extraordinary. It is not for the Applicant to claim that the impact of the proposed building is less because the impacted building already has sufficient windows and light from other sources or that its rooms are not habitable.
- d. Windows in the west-facing wall of the proposed building look directly into windows of the east facade of no. 47.
- e. The extension of the proposed building on the south side blocks light from rear windows of no. 47 and no. 51. at both ground and first floor levels.
- f. Although the Application claims 'the proposed rear elevation sits comfortably in the context of the adjacent properties', this is not the case. It is a three-storey elevation in contrast to the neighbouring dwellings of two -storeys.
- g. The justification for the 'protrusion' of the three

storey extension into the garden on the south side seems not even defined by the actual building line of the adjacent houses, 47, 51 and 53, and, importantly, whose extensions are only one storey.

- h. Low one storey extensions do not provide grounds or a three-storey extension.
- i. A three-storey extension beyond the building line will set a precedent for further such development and extensions along the back of the dwellings on the south side of Main Road.

2. Area of Outstanding Natural Beauty

- j. The precedent will not serve to protect the distinctive character and setting of the settlement of existing houses along the ridge of Main Road as seen from the AONB in the valley to the south.
- k. The houses on the ridge are within the view of the AONB, and development proposals that affect views in and out of the AONB need to be carefully assessed to ensure they conserve and enhance the natural beauty and landscape character of the AONB. The Design Statement itself refers to the rear of the site has stunning views over farmland towards the southern edge of the Cotswolds Area Outstanding Natural Beauty.

But, of greater importance than the commercial attraction of the site, is its location for the importance and conservation of the Cotswold Area of Outstanding Beauty.

3. Front and Rear Facades

- l. The Application does not provide any indication or information other than drawings, PA-04 and PA-05, of the materials being used for the facades. Curiously, both drawings are titled 'Renders' but PA-04 suggests the front façade is brickwork, in keeping with the existing building and no.47 Main Road.

4. Parking and Street Access

- m. The ground plan allows for only 4 parking places for two semi-detached four-bedroomed dwellings - 'Compliant parking for 2 vehicles per dwelling will be provided with sufficient space for turning on the site'. However, the regulation for four-bedroomed dwellings is that each require 2.25 parking spaces, which constitutes three, and therefore there should be provision for six parking places. The ground plan

clearly shows that there is not even room for five parking spaces, let alone six or a turning area.

- n. The busy shared pedestrian and cycle path runs on the pavement directly in front of the proposed development, and the entrance and exit of six vehicles as well as of delivery vans is likely to be dangerous to pedestrians and cyclists. The addition of planting behind the existing and retained front garden walls would reduce visibility considerably of passing pedestrians and cyclists.

5. In the Design Statement under Context is stated

- o. In the immediate vicinity the site sits within a tightly packed run of large dwellings. With little space between the dwellings the edge presented to Main Road is well defined.

This is an incorrect. The houses are not tightly packed, with little space between them. They do not constitute a 'tightly packed run', nor together constitute an edge to Main Road.

They are all set back from the pavement and road, are well presented, and wide expanses of sky and trees can be clearly seen between and separating each of them.

- 6. Application 20/00853/FUL is very similar to the earlier submitted application 19/03548/FUL and appears not to have taken into account the comments made then on its impact on the adjacent properties, on its setting within the settlement on the south of Main Road, on its provision of parking spaces, or the dangerous entrance and exit across a shared pedestrian and cycle route on the pavement outside the front garden walls.

- 7. The Parish Council is surprised and disappointed that, since West Oxfordshire District Council declared a Climate Emergency in June 2019, the applicant has only made token reference under Sustainability to the measures and methods of construction for the reduction of carbon emissions. We would like a commitment to much greater ambitions and the intention to work to the highest standards for improving energy-performance and efficiency in a new construction. Given its importance, we do not understand why the Applicant makes no reference to the enhanced Future Homes Standard which is likely to be introduced sooner than 2025. We would like the Applicant to provide in greater detail the measures they intend to undertake.

Given the consequences of their impact, standards of sustainability and innovative solutions for house construction should now be given equal attention as matters of design, layout, impact and location receive.

- | | | |
|-----|---------------------------|---|
| I.2 | Thames Water | No Comment Received. |
| I.3 | OCC Highways | 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 |
| I.4 | WODC Drainage Engineers | No Objection subject to Conditions |
| I.5 | WODC Env Health - Uplands | <p>Mr ERS Pollution Consultation ERS - Technical Pollution Team</p> <p>I have No Objection in principle.</p> <p>ERS - Contamination</p> <p>Review of the records we hold suggest that a gravel pit was present approximately 70m to the south east of the site. The pit appears to have been present in the 1950's and is no longer shown to be present on the 1970 map of the area. The nature of the material used to fill the gravel pit is unknown. As a precaution please consider adding the following condition to any grant of permission.</p> |
| I.6 | Conservation Officer | No Comment Received. |
| I.7 | Biodiversity Officer | <p>Comments following the Bat Survey - 30/06/20</p> <p>I have reviewed the Bat Emergence and Re-Entry Surveys report, prepared by Arbtech and dated 26th June 2020. I have the following comments with recommendations for conditions.</p> <p>The building was identified to offer 'low' potential for roosting bats. A dusk emergence survey was then carried out, confirming that roosting bats are absent from the property. Therefore, the consideration of the 3 derogation tests should not be overly onerous as the proposed works are unlikely to have a significant impact on bat species. Section 4 of the ecology report further recommends for bat boxes to be erected onto mature trees on site as enhancement measures. These features are welcomed. I also recommend for bat boxes/bricks/tubes to be integrated into the external walls of the new dwellings. The details for these roosting features, including elevation plans and the specific design, should be submitted to the LPA as a condition of planning consent.</p> <p>Furthermore, I recommend that a sensitive external lighting strategy is prepared to ensure that the boundary vegetation within the rear</p> |

gardens is not illuminated by the external lighting. The details of the external lighting should be submitted to the LPA as a condition of planning consent.

I also recommend for bird boxes to be integrated into the new dwellings. There are records of Swifts nearby and therefore I suggest that 3 no. Swift bricks are integrated into the external walls of the dwellings to provide sufficient nesting provision for the colonial species. Furthermore, general purpose woodcrete designs can also be erected onto mature trees. The details for these nesting features, including elevation plans and the specific design, should be submitted to the LPA as a condition of planning consent.

I understand that planting is proposed within the rear gardens. This is welcomed and should incorporate the planting of native, locally characteristic species. A comprehensive landscaping scheme will need to be prepared to detail the above habitat features that are to be created, along with a 5-year maintenance plan. The landscaping scheme will need to be submitted to the LPA as a condition of planning consent.

Following Further Drawings

I have reviewed the amended drawing and have the following comments.

I consider it satisfactory for 4 no. swift bricks to be integrated into the new dwellings. However, I advise that they are positioned on the northern and/or eastern elevations rather than on the southern elevation (where they are currently proposed).

The specific design of the bat box will also need to be submitted. I suggest a bat box or tube of woodcrete design, which can be integrated into the external walls, is implemented.

I also recommend for the bat and bird boxes to be positioned so that they are not directly above doors or windows to avoid the accumulation of droppings. Furthermore, a timetable for provision is also required (e.g. to be implemented during construction).

Once the above details have been amended and submitted, the condition will no longer be required.

2 REPRESENTATIONS

2.1 2 Objections were received summarised below (Both submitted prior to amended drawings)

- Proposed does not follow build line
- 3 Storeys and extended build line sets a new precedent
- Inadequate amount of parking
- Shared Driveway could cause an incident due to busy road and no on street parking
- Current building is interesting and fits in with the properties either side

3 APPLICANT'S CASE

The design of the proposal has been carefully considered in terms of its appearance and massing. The context and relationship with the adjacent buildings has had a significant impact on the proposal. In having conversations with the adjacent buildings and other architectural styles in the proximity the proposal is familiar yet modern in its interpretation. In creating a contextual response, the proposal is respectful and polite in terms of its intervention while still providing a well-balanced and harmonious development of the site.

4 PLANNING POLICIES

OS2NEW Locating development in the right places

OS4NEW High quality design

H2NEW Delivery of new homes

T4NEW Parking provision

DESGUI West Oxfordshire Design Guide

NPPF 2019

EHI Cotswolds AONB

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application seeks permission for the demolition of the existing property and erection of two semi-detached dwellings and associated works.
- 5.2 The application is to be heard before committee as the Parish Council has objected to the proposal.
- 5.3 In addition an extension of time was required to determine this application due to additional information being requested and the cancellations of all committees in response to the COVID-19 virus.
- 5.4 The site is located on the main route through the village of Long Hanborough which is identified in the adopted Local plan as a Rural Service Centre.
- 5.5 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

- 5.6 As noted above, the site is within the village of Long Hanborough which is identified in the settlement hierarchy in the supporting text of OS2 as a Rural service centre. Within policy H2 New dwellings will be permitted at the main service centres, rural service centres and villages 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.

- 5.7 On this basis, the principle of development is considered acceptable subject to scale, design and amenity issues being carefully considered against the adopted West Oxfordshire Local Plan 2031.

Siting, Design and Form

- 5.8 The proposed replacement dwelling lies predominately on the footprint of the existing dwelling, albeit of a larger scale in comparison to what already exists. Officers consider the scale to be commensurate with the character and appearance of the immediate built form, albeit the dwellings would be larger semi-detached pair compared to the single detached dwelling of the existing property.
- 5.9 In terms of design, the proposed dwelling takes design elements from the dwellings either side of the site. The hipped roof and red brick material choice reflects the character of the existing property and that of the flanking properties and the proposed dwellings would sit comfortably within the plot adjacent to a number of existing larger buildings in this location. The build line, front and back, is in line with the neighbouring properties with the projecting elements to the rear pulled back from the boundaries at first floor level.
- 5.10 In terms of visual amenity, officers consider that the impact on the street scene would be minimal given that the proposed properties would read the same as the existing detached dwelling and is proposed to be constructed of similar materials. Officers therefore consider that the proposed is acceptable in this regard.

Highways

- 5.11 Given the Rural Service Centre location, active and green modes of travel are encouraged. The proposed level of parking is considered adequate for the sizes of dwellings and the cycle storage to the front of the properties is welcomed. There has been no objection from highways and a condition has been added to condition that vehicles crossing the footpath and cycle way do so in forward gear.

Residential Amenities

- 5.12 In considering residential amenity, officers worked closely with the applicant to ensure that the flanking properties were not impacted. The build line at the front but more importantly to the rear is maintained across the properties to ensure that there are no negative impacts on amenity by way of loss of light, over bearing impact etc. The 45 deg rule has been applied where applicable and the flanking properties do not have side elevation windows (bar a obscurely glazed window in one) therefore the side facing windows at first floor level would not have a negative impact on neighbouring amenity. Given the residential setting of the site it is considered that the proposed dwellings will not increase existing levels of mutual overlooking and therefore the proposal is considered to be acceptable.

Other Matters

- 5.13 The site is located approx. 0.6km away from the AONB. However due to the topography of the land the dwellings would be elevated meaning that they would be visible from within the AONB albeit the views would be distant. Additionally there is a public foot path running north away

from the site down the valley into the AONB. Therefore these views and wider setting of the AONB are material planning considerations.

- 5.14 Given this relationship, weight should be given to conserving landscape and scenic beauty. The proposed materials for the rear elevation are designed so that from a distance the building would blend with the properties either side, with the second storey having tile hung elements so that they read as part of the roof structure. Officers therefore consider that the proposal would have no material effect on the character of the landscape given the choice of materials and its proximity to other modern village development.

Conclusion

- 5.15 Taking into account the above matters the proposal is considered, on balance, acceptable on its merits and is therefore recommended for approval. The application complies with Policies OS2, OS4, EH1, H2 and T4 of the West Oxfordshire Local Plan 2031, the relevant paragraphs of the NPPF and the West Oxfordshire Design Guide 2016.

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. To enable vehicles to enter, turn round and leave the curtilage in forward gear, no dwelling shall be occupied until the vehicular accesses, driveways, car and cycle parking spaces, turning areas and parking courts that serve the dwellings have been constructed, laid out, surfaced, lit and drained in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of road safety
5. 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 details of the size, position and construction of the drainage scheme, and 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 details shall include a management plan setting out the maintenance of the drainage asset. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved and shall be maintained in accordance with the management plan thereafter.
REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (National Planning Policy Framework, The West Oxfordshire Strategic Flood Risk Assessment and Planning Practice Guidance). If the surface water design is

not agreed before works commence it could result in abortive works being carried out on site or additional works being required to ensure flooding does not result, which may result in changes to the approved site layout being required.

6. A scheme of soft landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority before any above ground development commences. The scheme shall be implemented as approved within 12 months of the commencement of the approved development or as otherwise agreed in writing by the Local Planning Authority and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub of equivalent number and species, shall be planted as a replacement and thereafter properly maintained.
REASON: To safeguard the character and landscape of the area.
7. No floodlighting or other form of external lighting shall be installed except in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority.
REASON: To safeguard the character and appearance of the area.
8. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.
REASON: To prevent pollution of the environment in the interests of the amenity.
9. The applicant shall install gas protection measures as a precautionary measures as agreed by the Local Planning Authority. Such protection measures shall be implemented in accordance with the approved scheme. The Local Authority shall be notified in writing of the date of the installation and date of completion of these measures.
REASON: to protect the future user/occupiers of the development from the risk due to ground gases.
10. The car parking areas (including where appropriate the marking out of parking spaces and the provision of cycle storage) 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.

NOTE TO APPLICANT:

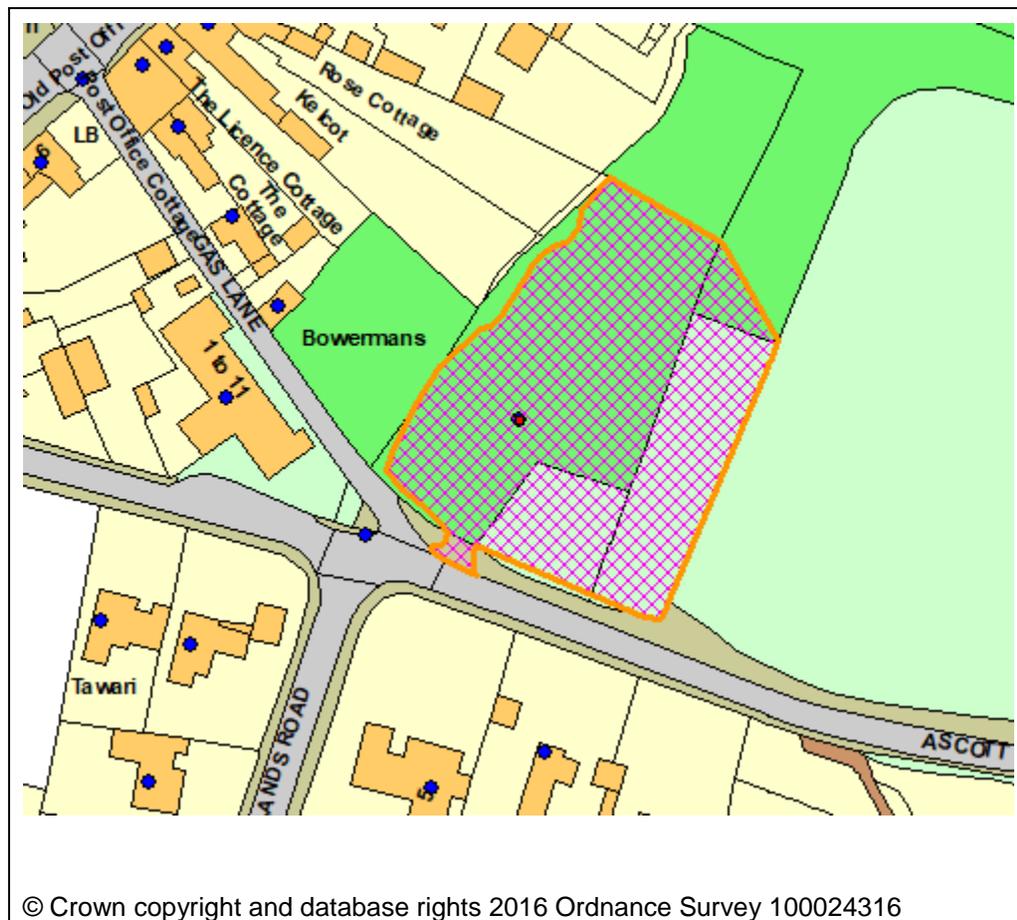
The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with;

- Flood and Water Management Act 2010 (Part 1 - Clause 27 (1))
- Code for sustainable homes - A step-change in sustainable home building practice

- The local flood risk management strategy published by Oxfordshire County Council, as per the Flood and Water Management Act 2010 (Part 1 - Clause 9 (1))
- Version 2.1 of Oxfordshire County Council's SuDS Design Guide (August 2013)
- CIRIA C753 SuDS Manual 2015

Application Number	20/00991/FUL
Site Address	Land North Of Gas Lane And Ascott Road Shipton Under Wychwood Oxfordshire
Date	21st July 2020
Officer	Stephanie Eldridge
Officer Recommendations	Approve subject to Legal Agreement
Parish	Shipton Under Wychwood Parish Council
Grid Reference	427959 E 217796 N
Committee Date	3rd August 2020

Location Map



Application Details:

Erection of two detached dwellings together with associated landscaping and alterations to existing vehicular access.

Applicant Details:

Mr Vince O'Brien
C/o Agent

I CONSULTATIONS

- | | | |
|-----|---------------------------|---|
| 1.1 | OCC Highways | No objection subject to conditions. |
| 1.2 | Biodiversity Officer | No objections subject to pre-commencement conditions. |
| 1.3 | Newt Officer | GCN licence advice |
| 1.4 | WODC Drainage Engineers | No Comment Received. |
| 1.5 | Parish Council | The Parish Council object to the application. |
| 1.6 | WODC Env Health - Uplands | No objection. |

2 REPRESENTATIONS

Eight letters of objection have been received in respect of the application. The main points raised are as follows:

- loss of important open space in the Conservation Area and Cotswold AONB;
- its planning creep;
- the second dwelling is not subservient;
- the site can only site one dwelling and should impact on the visual amenity of households on the western side;
- the development could have a detrimental impact on biodiversity;
- the development urbanises an important green space.

3 APPLICANT'S CASE

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

The proposed scheme builds on the features which have already been established by the approved scheme for two dwellings on the site whilst, at the same time, it addresses the reasons for refusing the previous scheme. The new dwellings have been designed and laid out to reflect the form, layout and natural materials found in the Conservation Area. The high quality, bespoke nature of the scheme ensures the proposal complies with Policies OS2, OS4, EH1, EH9 and EH10 of the Local Plan 2031. In addition, the proposed one-and-a-half and single storey dwellings will be enhanced by more substantial landscaping along the site's prominent south and east boundaries and by a wildflower meadow / wildlife buffer alongside the stream, which means they will sit comfortably within a well landscaped setting. The dwellings will also be less prominent when viewed from Ascott Road compared to the recently refused scheme.

- 3.2 There are no highway safety, landscape, ecology or neighbour impact objections to the proposal.
- 3.3 It is hoped, therefore, that planning permission will be granted as soon as possible to enable the site to be developed and the character and appearance of this part of the Conservation Area enhanced.

4 PLANNING POLICIES

OS2NEW Locating development in the right places

OS4NEW High quality design

H2NEW Delivery of new homes

H6NEW Existing housing

EH1 Cotswolds AONB

EH3 Biodiversity and Geodiversity

EH9 Historic environment

EH10 Conservation Areas

T4NEW Parking provision

NPPF 2019

OS3NEW Prudent use of natural resources

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1 This application seeks consent for the erection of two detached dwellings together with associated landscaping and alterations to existing vehicular access on land to the North of Gas Lane and Ascott Road in Shipton under Wychwood.
- 5.2 The application site is located towards the east of the village centre, facing onto Ascott Road. To the south of the site, on the opposite side of Ascott Road, lies residential development at Courtlands Road and Sinnels Field. To the west are the rear gardens of the properties in Church Fields and Gas Lane. To the north east are a number of larger residential properties sited within large plots, including the Grade II Listed Old Vicarage.
- 5.3 The site is within the Cotswolds AONB and is within Shipton Under Wychwood Conservation Area.
- 5.4 The application was deferred from the July 2020 sub-committee meeting in order for your officers to negotiate with the applicant to seek amended plans to reduce the scale of plot 2 and move it further away from the Western boundary of the site. Amended plans have now been submitted to seek to address these concerns.

Planning History

- 5.5 16/01566/FUL - Erection of detached dwelling with associated access and landscaping works - Approved.

17/03057/FUL - Erection of two detached dwellings with associated access and landscaping - Approved subject to a legal agreement to retain the rear of the site in a natural state in perpetuity.

19/01474/FUL- Erection of two detached dwellings, access and landscaping (amended plans)- Refused. This was refused on the grounds that the development, by reason of its scale, prominence, form and siting, would appear as an incongruous feature to the detriment of the Conservation Area and Cotswold AONB.

5.6 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;
- Siting, Design and Form;
- Impact on the Conservation Area;
- Impact on the Cotswold AONB;
- Highways;
- Residential Amenity; and
- Biodiversity and Landscaping.

Principle

5.7 The principle for redevelopment of the site for two dwellings has been established with the approval in 2017 (ref: 17/03057/FUL). This application is extant. Shipton under Wychwood is categorised as a village in the settlement hierarchy of the West Oxfordshire Local Plan 2031 and therefore, in accordance with policy H2 of the adopted Local Plan, is suitable for new dwellings provided that the proposal is in accordance with the other policies in the plan and in particular the general principles in Policy OS2. Therefore, the principle of development is considered to be acceptable subject to its compliance with the other plan policies as assessed below.

Siting, Design and Form

5.8 Shipton under Wychwood is characterised by a good mix of building types and architectural styles.

5.9 In this case, both dwellings have 2 or 3 bedrooms and are one and one-and-a-half storeys high with simple forms. The proposed external materials are natural Cotswold stone, reconstituted stone roof slates, and purpose-made timber windows and doors.

5.10 In terms of the previously refused application in 2019 (ref: 19/01474/FUL), your officers were supportive of 'Plot 2' which was the smaller of the two dwellings that sat lower and further back in the plot and maintained a lower-lying and more simple form. The key issue was with 'Plot 1' which sat at the front of the site adjacent to Ascott Road. This dwelling was considered to be too contrived and prominent to the detriment of the visual amenity of the streetscene and heritage assets.

5.11 The development, the subject of this application, includes a smaller dwelling on Plot 1 than that refused in application 19/01474/FUL. The ridge height is 0.5m lower than that of the refused scheme, and the gross internal floor area has been reduced from 243 sq m to 155 sq m. In addition, Plot 1 has now been moved 6m further into the site so it now lies 10.5m away from Ascott Road, which gives the opportunity to substantially enhance the landscaping along the site's southern (roadside) and eastern boundaries with additional dense native species planting. The layout has been designed to maintain the tree lined character of the site with two detached dwellings on relatively large plots.

5.12 Following the July sub-committee meeting amended plans have been submitted which show plot 2 re-designed and sited so that the built form is moved further away from the Western boundary; this has also enabled a more substantial landscaping belt proposed along this edge of

the site. In terms of the footprint of the building, the approved scheme (ref: 17/03057/FUL) allows two dwellings of 145sqm and 254sqm which equals a total footprint of 399 sqm of approved built form on the site. This application proposes two dwellings which have a footprint of 193sqm and 129sqm which results in a total of 322 sqm. This is 77sqm difference. Therefore the proposal, the subject of this application, will result in a development which has a smaller footprint than that already approved.

- 5.13 Therefore, your officers are of the opinion that, by virtue of its siting, scale, landscaping, design and form, the proposed development would respect the character and appearance of the area and sit comfortably on the site without appearing overly prominent or alien in the street scene.

Impact on the Conservation Area

- 5.14 Since the application site is within a Conservation Area, the Local Planning Authority 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. Furthermore, the paragraphs of Section 16 'Conserving and enhancing the historic environment ' of the NPPF are relevant to consideration of the application. In this case, based on the amended plans submitted, in light of the above assessment, the context of the site, and that there is an extant consent here for the redevelopment of the plot for two houses with a larger footprint, your officers are of the opinion that by virtue of its siting, design, scale and form, the development would preserve the character and appearance of the Conservation Area.

Impact on the Cotswold AONB

- 5.15 Paragraph 172 of the NPPF has regard to the weight to be given to conserving the landscape and scenic beauty of the AONB. In this instance, given the context of the site, the extant consent for two dwellings, and the siting, scale, form and landscaping proposed, your officers consider that the landscape and scenic beauty of the Cotswold AONB would be conserved.

Highways

- 5.16 The Local Highway Authority has raised no objections subject to conditions.

Residential Amenities

- 5.17 Your officers are of the opinion that the two dwellings proposed would be afforded sufficient garden space and general levels of amenity. Given the location of the dwellings your officers do not consider that the development would have any adverse impacts on the amenity of existing neighbouring dwellings.

Biodiversity and Landscaping

- 5.18 A unilateral agreement to retain the land to the rear of the site in a natural state in perpetuity was signed by the applicant as part of the approval of 17/03057/FUL. This was to ensure that the land is managed to minimise impact on the new properties or other neighbours, acting as an area of natural habitat for wildlife and ecology. The applicant has agreed to enter into an updated unilateral agreement as part of this application.

- 5.19 The Council's Ecologist has confirmed that there are no objections to the application subject to a number of pre-commencement conditions.

Conclusion

- 5.20 In light of the above, the application is considered to be acceptable and compliant with policies OS2, OS3, OS4, H2, H6, EH1, EH3, EH9, EH10 and T4 of the adopted West Oxfordshire Local Plan 2031, the West Oxfordshire Design Guide 2016, the National Design Guide 2019, and the relevant paragraphs of the NPPF 2019.

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 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, B, C, D, E, G and H 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 and amenity
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. 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.
7. No dwelling shall be occupied until a plan indicating the positions, design, materials, type and timing of provision of boundary treatment to be erected has been agreed in writing by the Local

Planning Authority. The boundary treatment shall include provision for hedgehog highways, and shall be completed in accordance with the approved details and retained thereafter.

REASON: To safeguard the character and appearance of the area, and improve opportunities for biodiversity.

8. Prior to the commencement of above ground works, a full surface water drainage plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the size, position and construction of the drainage scheme and 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 (The West Oxfordshire Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Practice Guidance). If the surface water design is not agreed before works commence, it could result in abortive works being carried out on site or alterations to the approved site layout being required to ensure flooding does not occur.
9. The means of access between the land and the highway shall be constructed, laid out, surfaced, lit and drained in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority and all ancillary works therein specified shall be undertaken in accordance with the said specification before first occupation of the dwellings hereby approved.
REASON: To ensure a safe and adequate access.
10. No dwelling shall be occupied until the parking area and driveways have been surfaced and arrangements made for all surface water to be disposed of within the site curtilage in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority.
REASON: To ensure loose materials and surface water do not encroach onto the adjacent highway to the detriment of road safety.
11. 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.
12. 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.
13. The development shall be completed in accordance with the recommendations in Section 6 of the Preliminary Ecological Appraisal, dated 15th April 2020 prepared by Windrush Ecology, as submitted with the planning application. All the recommendations shall be implemented in full

according to the specified timescales, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that the bats, birds, reptiles, hedgehogs and amphibians are protected in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended, Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), Policy EH3 of the West Oxfordshire Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

14. Before the erection of any external walls, details of the provision of bat roosting features (e.g. bat boxes/tubes/bricks on south or southeast-facing elevations) and nesting opportunities for birds (e.g. house sparrow terrace, starling box, swift brick or house martin nest cup on the north or east-facing elevations) integrated within the external walls of the new buildings and erected onto suitable mature trees, as well as hedgehog holes/gaps within any walls/fences, shall be submitted to the local planning authority for approval. The details shall include a drawing/s showing the types of features, their locations within the site and their positions on the elevations of the buildings, and a timetable for their provision. The approved details shall be implemented before the dwellings hereby approved are first occupied and thereafter permanently retained.
- REASON: To provide additional roosting for bats and nesting birds and ensure permeability for hedgehogs as a biodiversity enhancement in accordance with paragraphs 170, 174 and 175 of the National Planning Policy Framework, Policy EH3 of the West Oxfordshire Local Plan 2031 and Section 40 of the Natural Environment and Rural Communities Act 2006.
15. Before the erection of any external walls, details of external lighting shall be submitted to and approved in writing by the local planning authority. The details shall show how and where external lighting will be installed (including the type of lighting), so that it can be clearly demonstrated that light spillage into wildlife corridors (including the stream, site boundaries and the northern area of the site) will be minimised as much as possible. All external lighting shall be installed in accordance with the specifications and locations set out in the approved details, and these shall be maintained thereafter in accordance with these details. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.
- REASON: To protect foraging and commuting bats in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), Policy EH3 of the West Oxfordshire Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.
16. Before the occupation of the development hereby approved, a comprehensive landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. A full data search shall be obtained from the Thames Valley Records Centre (TVERC) and the results of this shall inform the detailed design of the planting proposals.

The landscaping scheme shall include, but not necessarily be limited to, the following biodiversity enhancements:

- The planting of hedgerows, using native, locally characteristic species, along the eastern and southern site boundaries;

- The planting of native, locally characteristic tree and shrub species, including along the eastern boundary of the site;
- The creation of wildflower meadow areas along the southern and eastern boundaries;
- The creation of a buffer along the stream using a suitable seed mix;
- The creation of log piles;
- A work schedule (including an annual work plan capable of being rolled forward over a 5-10 year period) to detail the management and maintenance of habitat features.

The scheme must show details of all planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences and hard surface materials to be used throughout the proposed development.

The entire landscaping scheme shall be completed by the end of the planting season immediately following the completion of the development or the site being brought into use, whichever is the sooner.

REASON: To enhance the site for biodiversity in accordance with paragraphs 170 and 175 of the National Planning Policy Framework, Policy EH3 of the West Oxfordshire Local Plan 2011-2031 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

17. No development shall take place (including ground works and vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include, but not necessarily be limited to, the following:
- i. Risk assessment of potentially damaging construction activities;
 - ii. Identification of 'biodiversity protection zones' (e.g. the stream corridor to the west of the site boundary and the retained northern section of the site);
 - iii. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction. Precautionary Working Method Statements shall be provided for reptiles and hedgehogs as well as measures to detail the control of Giant Hogweed during construction;
 - iv. The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
 - v. The times during construction when specialists ecologists need to be present on site to oversee works;
 - vi. Responsible persons and lines of communication;
 - vii. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person(s);
 - viii. Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period; and
 - ix. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

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

REASON: To ensure that protected and priority species (reptiles and hedgehogs) and priority habitats are safeguarded in accordance with The Conservation of Habitats and Species

Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended, The Hedgerow Regulations 1997, Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), EH3 of the West Oxfordshire Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

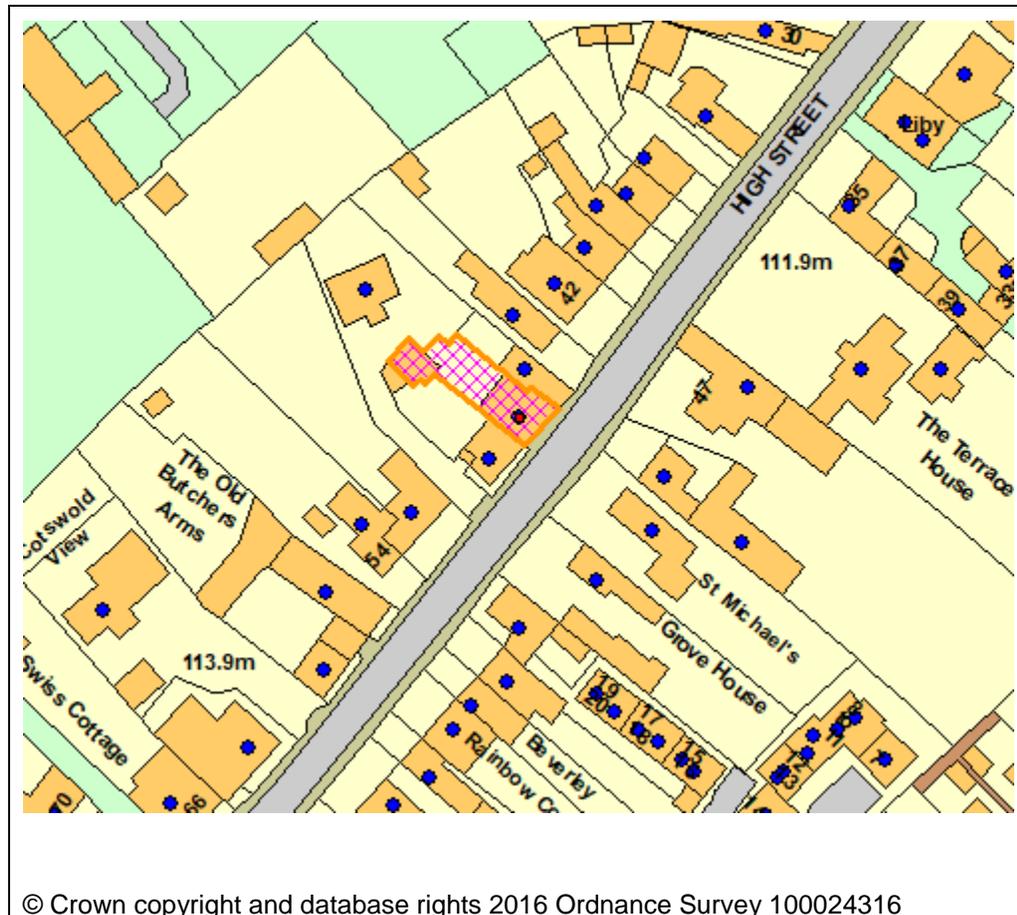
18. A report prepared by a professional ecologist certifying that the required mitigation and/or compensation measures identified in the CEMP have been completed to their satisfaction, and detailing the results of site supervision and any necessary remedial works undertaken or required, shall be submitted to the Local Planning Authority for approval within 3 months of the date of substantial completion of the development or at the end of the next available planting season, whichever is the sooner. Any approved remedial works shall subsequently be carried out under the strict supervision of a professional ecologist following that approval.
REASON: To ensure that protected and priority species and priority habitats are safeguarded in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended, The Hedgerow Regulations 1997, Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), Policy EH3 of the West Oxfordshire Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

NOTE TO APPLICANT :-

1. Please note that this consent does not override the statutory protection afforded to species protected under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended), or any other relevant legislation such as the Wild Mammals Act 1996 and Protection of Badgers Act 1992.
2. All British bat species are protected under The Conservation of Habitats and Species Regulations 2017 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). This protection extends to individuals of the species and their roost features, whether occupied or not. A derogation licence from Natural England would be required before any works affecting bats or their roosts are carried out.
3. All British birds (while nesting, building nests, sitting on eggs and feeding chicks), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. Works that will impact upon active birds' nests should be undertaken outside the breeding season to ensure their protection, i.e. works should only be undertaken between August and February, or only after the chicks have fledged from the nest.

Application Number	20/01116/HHD
Site Address	High Ridge 46 High Street Milton Under Wychwood Chipping Norton Oxfordshire OX7 6LE
Date	21st July 2020
Officer	Chloe Jacobs
Officer Recommendations	Approve
Parish	Milton Under Wychwood Parish Council
Grid Reference	426316 E 218131 N
Committee Date	3rd August 2020

Location Map



Application Details:

Replacement of existing workshop with erection of single storey garden room.

Applicant Details:

Mr And Mrs Earley
24 Stanbridge Road, Putney, London, SW1 5IDX

I CONSULTATIONS

- I.1 Parish Council The Parish Council object to the application made by the owners of this holiday let. It is considered to be over-development of the site. The privacy, light, parking availability and access for neighbours in a number of surrounding properties will be adversely impacted and modifications to the original recent application have not materially changed the impact of the development on those neighbours most affected.

2 REPRESENTATIONS

A number of representations have been made raising strong objections to the proposed scheme. These objections have been summarised into the following categories:

Design and layout

- Roof-line is approximately 40% higher than the existing building currently in situ, which in our view is inappropriate and unnecessary for a garden-room
- Given that the existing floor level of the building in situ i.e. Approximately 1.2m above the ground floor level and terrace of our adjacent property at no 50 - the total height of the proposed building would be approximately 5.65m above our ground floor, due to the disparity in height between the two properties
- Timber clad building is not in keeping with the area
- The proposed development is 40% higher than the existing structure, now standing at over 4.5 metres from being previously 3 metres
- The proposed development is, in our opinion, inconsistent with the surrounding traditional Cotswold stone buildings.
- The windows are far too large and have no precedent in the local architecture. There are very few examples of timber cladding in the local area.
- The powder coated aluminium frame would give the property the appearance of a metropolitan commercial unit.
- The size, scale and design of the proposed development will fundamentally alter the character of this small residential enclave and will not be in keeping with what there currently is

Highways

- The application form indicates that parking is not affected by the proposal, which is incorrect.
- Insufficient parking to serve the house and the 'annexe'
- The creation of additional accommodation in an 8-person holiday cottage with a single parking space will inevitably lead to additional traffic in an already extremely congested high street

Neighbouring Amenity

- The height of the building would result in loss of light to the neighbour at the rear

- This visually intrusive structure will substantially reduce the light in our garden and to the back windows of our house
- Proposed building would remove any privacy from the rear of our house and garden
- The glass wall would overlook our property
- The windows are 12.4m from our rear windows
- The building would impede our view

Other Matters

- High Ridge is used for holiday rental purposes and this proposed scheme could increase capacity to at least 10, with the added noise and disturbance
- The applicants/owners have not entered into any discussions with any of those most directly affected by the application, displaying scant regard for what would be considered as normal, neighbourly behaviour.
- The plans are date October 2019
- The proposed works they would need to access our land with heavy plant and building equipment which could potentially cause damage to our driveway, and also block our and number 50's access
- They will also need to seek permission from us to connect to drains on our land should the provision of a WC be authorised.
- The construction of the development would involve people trespassing on our land
- The lean-to store at the end of our property will be entirely destroyed as this utilises a wall of the existing structure to support it which will be removed in the proposed plans
- The proposed development is described as "Removal of existing workshop and erection of single storey replacement building to form garden room". This is not a Garden Room as it includes a sink and toilet. This is an attempt at creating an extra bedroom for additional paying guests for the holiday property.

3 APPLICANT'S CASE

Given the nature of the proposed development, a design and access statement was not required as part of the submission of this planning application.

4 PLANNING POLICIES

OS2NEW Locating development in the right places

OS4NEW High quality design

EHI Cotswolds AONB

H6NEW Existing housing

T4NEW Parking provision

NPPF 2019

DESGUI West Oxfordshire Design Guide

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1 The application seeks planning permission for the removal of the existing workshop and for the erection of a single storey garden room in its place. The new garden room would be timber clad

with a slate roof and located to the rear of the property. The application site does not fall within the Conservation Area but does sit within the Cotswolds Area of Outstanding Natural Beauty.

- 5.2 This application is brought before members of the Uplands Sub Planning Committee because Councillor Haine has called in the application and the Parish Council has raised objections to the proposed scheme.
- 5.3 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
 - Siting, Design and Form
 - Impact on character and appearance of the landscape and AONB
 - Highways
 - Residential amenity

Principle

- 5.4 The proposal seeks to remove an existing single storey workshop building and to replace it with a new, single storey building to be used as a garden room.
- 5.5 Policy H6 of the Local Plan supports alterations and extensions of existing dwellings provided the proposal respects the character of the surrounding area and will not unacceptably affect the environment of people living in or visiting the area. These issues are considered in more detail below.

Siting, Design and Scale

- 5.6 The proposed garden room would be sited to the rear of the garden where it would replace the existing outbuilding in this location. The existing outbuilding is used as an ancillary workshop and is constructed out of a mix of materials such as concrete, natural stone, and timber.
- 5.7 The existing outbuilding is sought to be replaced by a new single storey, pitched roof building. Whilst the proposed garden room would sit within the same location as the existing workshop it would have a reduced footprint. The new building would consist of a pitched roof with an eaves height of 2.5m and a total ridge height of approximately 4.7m. The building would be constructed using timber cladding under a slate roof. The proposed size, scale and design of the building reflect a clear secondary and subservient outbuilding which is considered to be an appropriate replacement for the existing outbuilding.

Impact on the AONB

- 5.8 The application site is situated within the Cotswolds Area of Outstanding Natural Beauty. Paragraph 172 of the NPPF 2019 requires great weight to be given to conserving and enhancing landscape beauty in Areas of Outstanding Natural Beauty. In this instance, it is considered that the proposed garden room would only be viewed in its immediate context which is wholly residential and will therefore conserve the wider Cotswold AONB.

Residential Amenity

- 5.9 In terms of the impact on neighbouring amenity, this has been carefully assessed. A number of objections have been received in regards to the impact the proposed garden room would have on neighbouring amenity in that it would have a detrimental impact in terms of being over bearing and resulting in a loss of privacy and/or light.
- 5.10 The proposed garden room would be of a reduced footprint to the existing building and would consist of a single storey building with a pitched roof. Whilst officers note the concerns of the surrounding neighbours regarding the increased height of the building, the proposed outbuilding would only sit approximately 1.4m higher than the existing outbuilding and the eaves would sit lower than the existing building. Officers are of the opinion that the additional height would not have a significant overbearing impact on the surrounding neighbouring properties to warrant refusal.
- 5.11 The existing outbuilding has a number of openings but this proposed replacement garden room building will have an additional number of openings. These openings include a small window within the west elevation to serve a toilet area. Given the use of this window and that it is to be located between 5m to 7m to habitable windows at no 50a High Street; officers have requested a condition that this window be obscurely glazed. Given that there is a larger window within this elevation in the existing workshop, officers are of the opinion that the proposed new garden room would not result in any additional harm over and above what currently exists on site. The north (side) elevation of the existing building presently has a high level window opening and this proposal would have a larger window and double doors, along with two roof lights. The rear elevation proposes a large window opening which would face into the existing property. The neighbouring property at no.48 High Street has raised objections in regards to the window overlooking and resultant loss of privacy into their garden/patio area. Officers have assessed this on site and are of the opinion that given this window is to be located approximately 3.2m away from the boundary and that there is an existing 1.5m boundary fence which would provide some level of screening, officers are of the opinion that the proposed window in this location would not result in unacceptable levels of overlooking and or loss of privacy..
- 5.12 Therefore on balance, officers are of the opinion that the proposed development would not have a significant detrimental impact on residential amenity, over and above what is provided by the current outbuilding on site and is therefore considered to be acceptable.

Highways

- 5.13 A number of concerns have been raised regarding the impact of the proposed development on the local highway network and the lack of parking to serve the garden room. The application seeks to utilise the existing car parking space provided for the existing dwellinghouse and the proposed garden room would require additional car parking facilities. On this basis, the scheme is considered acceptable and complies with policy T4 of the West Oxfordshire Local Plan.

Other matters

- 5.14 A number of concerns have been raised over the use of the building and the speculation that the building is to be used as an additional bedroom/ holiday let. Officers note these concerns but must deal with the application on the basis of the details submitted, which is for a garden room. Notwithstanding this, a change of use would require further planning permission and would be

assessed on its merits at that time. Given this, these concerns do not form part of the assessment as outlined in the report.

- 5.15 Other concerns have been raised in regards to the current use of the existing dwellinghouse, construction methods and access and the lack of communication between the applicant and the neighbour prior to the submission. Whilst officers note these concerns, they are civil matters that do not constitute as material planning considerations and therefore cannot be taken into consideration as part of this application.

Conclusion

- 5.16 Taking into consideration the above matters, officers are of the opinion that, on balance, the proposal is considered acceptable on its merits and is therefore recommended for approval. The application complies with Policies OS2, OS4, EH1 and H6 of the West Oxfordshire Local Plan 2031, the relevant paragraphs of the NPPF and the West Oxfordshire Design Guide 2016

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 outbuilding hereby permitted shall be used as accommodation ancillary to the existing dwelling on the site and shall not be occupied as a separate dwelling.
REASON: A separate dwelling in this location would be contrary to policies OS2, H6 and T4 of the adopted West Oxfordshire Local Plan 2031.