

Date: 9 February 2007

TO: All Members of the Development
Control Committee
FOR ATTENDANCE

TO: All Other Members of the Council
FOR INFORMATION

Dear Sir/Madam

Your attendance is requested at a meeting of the **DEVELOPMENT CONTROL COMMITTEE** to be held in the **GUILDHALL, ABINGDON** on **MONDAY, 19TH FEBRUARY, 2007** at **6.30 PM**.

Yours faithfully

Terry Stock
Chief Executive

Members are reminded of the provisions contained in Part 2 of the Local Code of Conduct, and Standing Order 34 regarding the declaration of Personal and Prejudicial Interests.

A G E N D A

Open to the Public including the Press

A large print version of this agenda is available. In addition any background papers referred to may be inspected by prior arrangement. Contact Carole Nicholl, Democratic Services Officer, on telephone number (01235) 547631.

Map and Vision

(Page 5)

A map showing the location of the venue for this meeting and a copy of the Council's Vision are attached.

1. Notification of Substitutes and Apologies for Absence

To record the attendance of Substitute Members, if any, who have been authorised to attend in accordance with the provisions of Standing Order 17(1), with notification having been given to the proper Officer before the start of the meeting and to receive apologies for absence.

2. Minutes

(Pages 6 - 24)

To adopt and sign as a correct record the Minutes of the Meetings of the Development Control Committee held on 18 December 2006 and 8 January 2007 (attached).

3. Declarations of Interest

To receive any declarations of Personal or Personal and Prejudicial Interests in respect of items on the agenda for this meeting.

In accordance with Part 2 of the Local Code of Conduct and the provisions of Standing Order 34, any Member with a personal interest must disclose the existence and nature of that interest to the meeting prior to the matter being debated. Where that personal interest is also a prejudicial interest, then the Member must withdraw from the room in which the meeting is being held and not seek improperly to influence any decision about the matter unless he/she has obtained a dispensation from the Standards Committee.

4. Urgent Business and Chair's Announcements

To receive notification of any matters, which the Chair determines, should be considered as urgent business and the special circumstances, which have made the matters urgent, and to receive any announcements from the Chair.

5. Statements and Petitions from the Public Under Standing Order 32

Any statements and/or petitions from the public under Standing Order 32 will be made or presented at the meeting.

6. Questions from the Public Under Standing Order 32

Any questions from members of the public under Standing Order 32 will be asked at the meeting.

7. Statements and Petitions from the Public under Standing Order 33

Any statements and/or petitions from members of the public under Standing Order 33, relating to planning applications, will be made or presented at the meeting.

8. Materials

To consider any materials submitted prior to the meeting of the Committee.

ANY MATERIALS SUBMITTED WILL BE ON DISPLAY PRIOR TO THE MEETING.

9. Appeals

(Pages 25 - 26)

Lodged

The following appeals have been lodged with the Planning Inspectorate:-

- (i) Appeal by Tape Crown Limited against the Council's decision to refuse to permit the

cessation of an existing lorry park use. Erection of new building for business use (648sq.m) with new parking and turning area. New access to A420 and closure of two existing accesses on land at Lorry Park, Chowle Farm Industrial Estate, A420, Great Coxwell, Faringdon.

Dismissed

The following appeal has been dismissed by the Planning Inspectorate: -

- (i) Appeal by Mr D Crossley-Cooke against the enforcement notice issued by the Council for the alleged change of use of land from use for agriculture to use for the storage of non-agricultural items, materials and equipment (GCO/18275/6-E). A copy of the decision notice is attached at **Appendix 1**. No reference to costs was made with the notice.

Recommendation

that the agenda report be received.

10. Forthcoming Public Inquiries and Hearings

(Pages 27 - 33)

A list of forthcoming public inquiries and hearings is presented.

Recommendation

that the report be received.

PLANNING APPLICATIONS

Local Government (Access to Information) Act 1995 - The background papers for the applications on this agenda are available for inspection at the Council Offices at the Abbey House in Abingdon during normal office hours. They include the Oxfordshire Structure Plan, the Adopted Vale of White Horse Local Plan (November 1999) and the emerging Local Plan and all representations received as a result of consultation.

Any additional information received following the publication of this agenda will be reported at the meeting.

Please note that the order in which applications are considered may alter to take account of the Council's public speaking arrangements. Applications where members of the public have given notice that they wish to speak will be considered first.

Report **155/06** of the Deputy Director refers.

11. SUT/570/14 & SUT/570/15-LB – Erection of a 4 bedroom, single storey dwelling incorporating a Grade II listed dovecote and stone garden wall, and associated external works. The Manor House, Church Street, Sutton Courtenay

(Wards Affected: Sutton Courtenay and Appleford)

(Pages 34 - 47)

12. **CHD/713/5 & CHD/713/6-CA - Extension and Alterations to Existing House, Demolition of Barn and Erection of Annex. Rebuild South and east External Walls of House. Land at Penn House, High Street, Childrey**
(Wards Affected: Greendown)
(Pages 48 - 60)
13. **MAR/6783/5 – Conversion of loft to bedrooms and bathroom including installation of 3 dormer windows and 4 rooflights. Nought, The Farthings, Marcham**
(Wards Affected: Marcham and Shippon)
(Pages 61 - 68)
14. **UPT/7108/2 – Erection of 4 Bedroom Chalet Bungalow with Double Garage. Ravello, Chilton Road, Upton**
(Wards Affected: Blewbury and Upton)
(Pages 69 - 79)
15. **ABG/19731 – Re-development of car park for residential use. Cattle Market Car Park, Abbey Close, Abingdon**
(Wards Affected: Abingdon Abbey and Barton)
(Pages 80 - 84)
16. **SUT/19873 – Erection of a first floor extension over garage and single storey rear extension. 13A Tullis Close, Sutton Courtenay**
(Wards Affected: Sutton Courtenay and Appleford)
(Pages 85 - 91)

Exempt Information under Section 100A(4) of the Local Government Act 1972

None



OUR VISION AND AIMS

Our Vision is to build and safeguard a fair, open and compassionate community

The Vale of White Horse District Council aims to:

Strengthen local democracy and public involvement through access to information, consultation, and devolution of power so that everyone can take part in our community and contribute to the decisions which affect our lives

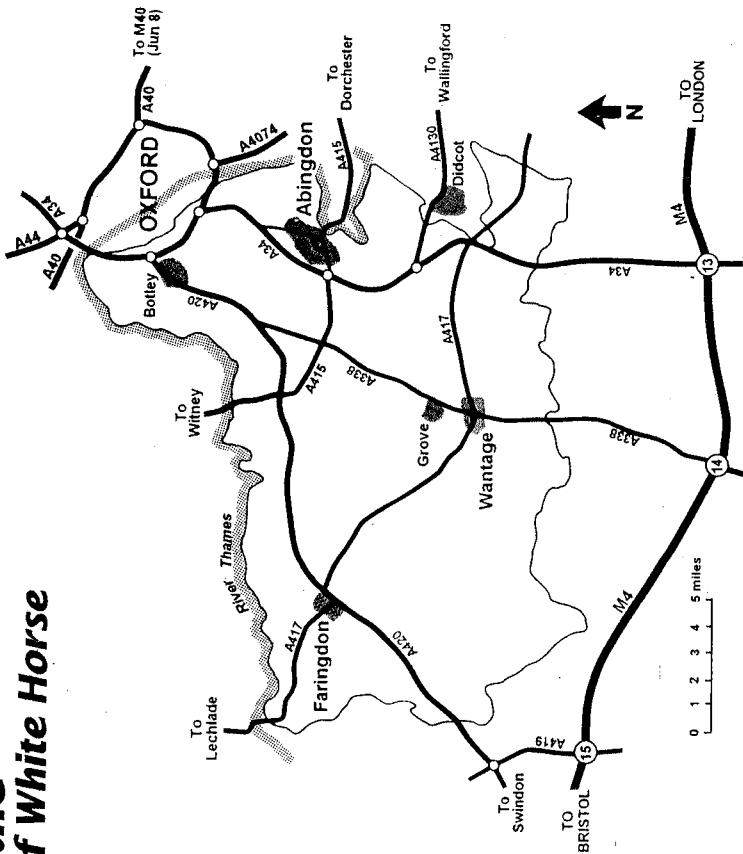
Create a safer community and improve the quality of life among Vale residents

Encourage a strong and sustainable economy which benefits all who live in, work in or visit the Vale

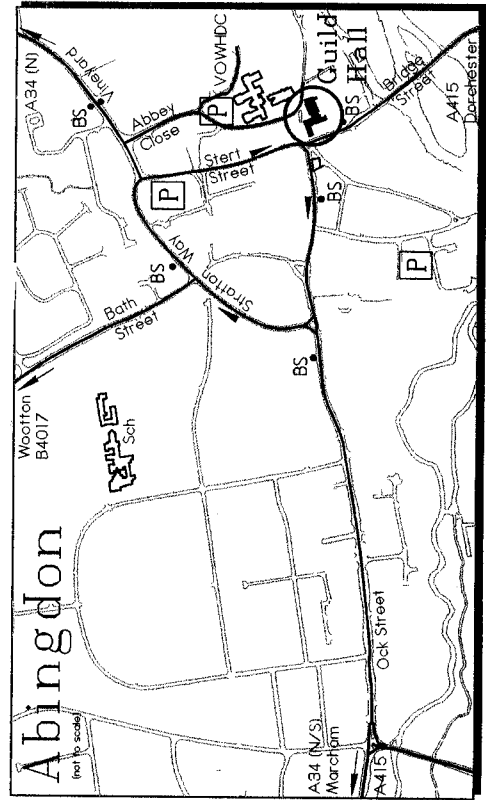
Help disadvantaged groups and individuals within the Vale to realise their full potential

Provide and support high quality public services which are effective, efficient and responsive to the needs of people within the Vale

Protect and improve our built and natural environment



Abingdon, Guildhall



KEY : BS = Bus Stop

LOCATION MAP



DC.113

MINUTES OF A MEETING
OF THE DEVELOPMENT CONTROL
COMMITTEE

HELD AT THE GUILDHALL, ABINGDON ON
MONDAY, 18TH DECEMBER, 2006 AT
6.30PM

Open to the Public, including the Press

PRESENT:

MEMBERS: Councillors Terry Quinlan (Chair), John Woodford (Vice-Chair), Roger Cox, Terry Cox, Tony de Vere, Richard Farrell, Richard Gibson, Jenny Hannaby, Monica Lovatt, Jim Moley, Briony Newport, Jerry Patterson, Margaret Turner and Pam Westwood.

SUBSTITUTE MEMBERS: Councillor Peter Jones for Councillor Peter Saunders.

NON MEMBER: Councillor Alison Rooke.

OFFICERS: Sarah Commins, Martin Deans, Mike Gilbert, Rodger Hood, Laura Hudson, Andrew Thorley and Jason Lindsey.

NUMBER OF MEMBERS OF THE PUBLIC: 19

DC.201 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

The attendance of a Substitute Member who had been authorised to attend in accordance with the provisions of Standing Order 17(1) was recorded as referred to above with an apology for absence having been received from Councillor Peter Saunders.

DC.202 MINUTES

The Minutes of the meeting of the Committee held on 6 November 2006 were adopted and signed as a correct record.

DC.203 DECLARATIONS OF INTEREST

Councillor Roger Cox declared a personal interest in planning application GFA/19425/1, in so far as he resided in Coxwell Road, although he was not close enough to the application site to warrant a neighbour notification letter from the Planning Department. Councillor Jenny Hannaby declared a personal interest in the enforcement case relating to land at Greensands, Reading Road, East Hendred, in so far as she was a proprietor of a bed and breakfast establishment in Wantage.

DC.204 URGENT BUSINESS AND CHAIR'S ANNOUNCEMENTS

The Chair reminded Members of the Committee that a private briefing would be held on the proposed Folly Farm development in Faringdon, immediately upon the rising of the meeting.

The Chair reminded Councillors and members of the public that all mobile telephones should be switched off during the meeting.

DC.205 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None.

DC.206 QUESTIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None.

DC.207 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 33

It was noted that ten members of the public had each given notice that they wished to make a statement at the meeting.

DC.208 MATERIALS

None.

DC.209 APPEALS

The Committee received and considered an agenda item which advised of three appeals which had been lodged with the Planning Inspectorate.

RESOLVED

that the agenda report be received.

DC.210 FORTHCOMING PUBLIC INQUIRIES AND HEARINGS

A list of forthcoming public inquiries and hearings was presented.

RESOLVED

that the list be received.

PLANNING APPLICATIONS

The Committee received and considered report 130/06 of the Deputy Director (Planning and Community Strategy) detailing planning applications, the decisions of which are set out below.

Applications where members of the public had given notice that they wished to speak were considered first.

DC.211 ERECTION OF A TWO STOREY SIDE EXTENSION - BLAKES OAK, 35 LODGE HILL, SUNNINGWELL (SUN/2554/6)

Members asked that a location plan, together with the postcode relating to the application site be included in future agenda's for all applications to assist Members locate individual sites.

By 14 votes to nil, with one abstention, it was

RESOLVED

that application SUN/2554/6 be approved subject to the conditions set out in the report.

DC.212 CONVERSION AND TWO STOREY SIDE EXTENSION TO FORM 4 X 1 BED FLATS AND PARKING - 2 CALDECOTT CLOSE, ABINGDON (ABG/3388/3)

Mr Dunbar made a statement objecting to the application raising concerns relating to matters already covered in the report. He stated that the car parking spaces on the road in front of the site were not within the ownership of the applicant.

Members noted that in respect of parking provision within the site, four spaces had been provided, which was considered sufficient by the County Engineer. Furthermore, it was noted that Caldecott Road already contained a building of flats and that the application site was of sufficient size to accommodate the proposed development.

The Area Planning Officer confirmed that flats had no permitted development rights and that both the proposed flats and the existing dwelling house, 2 Caldecott Close would be insulated in accordance with current Building Regulation requirements. In this regard it was suggested that an informative be added to any permission.

By 14 votes to nil, with one abstention, it was

RESOLVED

that application ABG/3388/3 be approved subject to the conditions set out in the report, together with an informative advising the applicant that Building Regulations approval will be required in respect of noise insulation at the proposed development and the existing dwelling, 2 Caldecott Close.

DC.213 DEMOLITION OF EXISTING HOUSE. CONSTRUCTION OF 6 X 2-BEDROOM FLATS AND 3 X 1-BEDROOM FLATS - 7 EYNHAM ROAD, NORTH HINKSEY (NHI/3993/1)

Mr E Batts, on behalf of the Parish Council made a statement objecting to the application raising concerns relating to matters already covered in the report. Furthermore, he stressed the need to ensure that the trees at the entrance to the site were protected during construction works. In respect of parking provision, he claimed that there was no provision for visitor parking on site and that this was likely to lead to on-street parking. Finally, he referred to the need to relocate the bus stop away from the entrance to the development site.

Mr S Pickles made a statement objecting to the application raising concerns relating to matters already covered in the report and by the previous speaker. He referred to the scale, design and layout of the proposed development which he claimed would have a detrimental impact on 4 and 6 Cumnor Hill. He expressed concern that access to some of the flats was from the side or rear of the development, which he claimed raised issues of personal safety for both residents and visitors.

Mr P Uzzell, the applicant's agent, made a statement in support of the application. He referred to Planning Policy Statement 3, which encouraged developers to make the most efficient use of development land. He considered that the proposed development had been designed to overcome any local concerns regarding loss of amenity. The provision of a natural stone wall would improve the visual impact of the development from Eynsham Road. Finally, he referred to the proposed parking provision which accorded with County Council parking standards.

Members sought assurances that the drainage scheme for the development would prevent surface water draining into the existing foul sewer, in view of past flooding problems locally. In response, the Area Planning Officer confirmed that a scheme would need to be submitted prior to development commencing and agreed by the Council's Drainage Engineer. One

Member referred to a concern raised by a local resident regarding the retention of balcony screens and considered that their retention should be a condition on any permission. Furthermore, it was suggested that an informative be added to any permission advising that any change to the glazing of high level windows on the east elevation would require planning permission. In respect of the proposed access to some of the flats from the side or rear of the development site, it was suggested that the views of the Thames Valley Police Architectural Liaison Officer be sought. Finally one Member stressed that the cost of relocating the bus stop should be borne by the applicant.

The two local Members present at the meeting welcomed the comments from the objectors, in particular the concerns regarding the retention of trees at the entrance to the site and the relocation of the bus stop away from the entrance to the site. It was recognised that this was a major development and that maximum use of the site had been achieved, with adequate parking provision. Concern regarding flooding in the area was highlighted.

In response, the Area Planning Officer advised that the Council's Arboricultural Officer had visited the site and had concluded that a number of trees be retained, although none were worthy of a Tree Preservation Order. In respect of the relocation of the bus stop, the views of the County Engineer would be sought.

By 15 votes to nil, it was

RESOLVED

that authority to approve application NHI/3993/1 be delegated to the Chief Executive in consultation with the Chair and/or Vice Chair of the Development Control Committee, subject to:-

- (1) the conditions set out in the report together with a further condition relating to the retention of balcony screens;*
- (2) clarification from the County Engineer regarding the need to relocate the bus stop from outside the entrance to the development site;*
- (3) the receipt of the views of the Thames Valley Police Architectural Liaison Officer regarding the access to some of the flats from the side or rear of the development site and whether this raised personal safety issues for both residents and visitors.*

DC.214 ERECTION OF A SINGLE STOREY REAR EXTENSION - 49 ABINGDON ROAD, DRAYTON (DRA/5017/1)

By 15 votes to nil, it was

RESOLVED

that application DRA/5017/1 be approved subject to the conditions set out in the report.

DC.215 DEMOLITION OF EXISTING HOUSE. CONSTRUCTION OF 8 HOUSES AND 2 FLATS - 26 COXWELL ROAD, FARINGDON (GFA/19425/1)

(Councillor Roger Cox had declared a personal interest in this application and in accordance with Standing Order 34 he remained in the meeting during its consideration).

Mr A Elliston made a statement objecting to the application raising concerns relating to matters already covered in the report. He referred to drainage problems at the site and, in the

event that planning permission was granted, on going maintenance of the site following the completion of the development. He requested the Committee to defer the application to allow for further consideration regarding the layout of the development and the health and safety implications raised regarding drainage and highway safety.

One of the local Members present at the meeting acknowledged that the development site was a substantial plot and expressed a preference for a development without flats, although he accepted the need for such accommodation. He accepted that the proposal accorded with planning policy and would welcome any traffic calming measures along Coxwell Road.

Members were generally of the view that this was a well designed scheme, although there was some concern regarding the massing of the terrace of 5 houses at the rear of the site and the impact on residents of Elm Road. Furthermore it was suggested that the proposed railings fronting Coxwell Road be painted black.

In respect of the proposed Section 106 Agreement, it was reported that this was almost complete. Regarding the design of the terraced houses to the rear of the property, the Area Planning Officer reported that the applicant had advised that it would be difficult in design terms to break up the terrace.

By 14 votes to 1, it was

RESOLVED

- (a) *that authority to approve application GFA/19425/1 be delegated to the Chief Executive in consultation with the Chair and/or Vice-Chair of the Development Control Committee, subject to:-*
- (1) *the completion of the Section 106 Obligation to secure the required financial contribution;*
 - (2) *conditions, to include materials, removal of permitted development rights, boundary treatment, railings to be painted black, landscaping, protection of trees, access, visibility, parking, retention of garages, surface materials, and highway drainage;*
- (b) *that authority to refuse application GFA/19425/1 be delegated to the Chief Executive in consultation with the Chair and/or Vice-Chair of the Development Control Committee, should the Section 106 Agreement not be completed within the 13 week period (which ends on 21.12.06).*

DC.216 ERECTION OF ONE DWELLING - LAND ADJOINING 1-12 NALDERTOWN, WANTAGE (WAN/19489/1)

It was reported that the County Engineer had confirmed that, following the receipt of revised plans clarifying tracking for larger vehicles within the site, he had no objection.

Mr B Tapscott made a statement objecting to the application, raising concerns relating to matters already covered in the report. He claimed that the submitted plans did not show the profile of the terrace of four houses and the relationship with dwellings in Hamcroft, which were set lower than the development site.

Ms S Smith, on behalf of the Naldertown residents, also made a statement objecting to the application, raising concerns relating to matters already covered in the report. She referred to

the outline consent granted in May 2006 and advised that works on site had commenced. She made particular reference to the access road which comprised black tarmac and not block paving, as promised by the former owner of the site.

Mr A Raven, the applicant's agent, made a statement in support of the application. He considered that the proposed development was simple to determine in planning terms, in that it was not over development and there was no impact on surrounding properties. The County Engineer had raised no objection to the access and parking arrangements, which overall would improve parking provision in the locality. He referred to the promises made by the previous owner of the site concerning parking provision but explained that his client had purchased the site with no pre-agreement regarding these matters. Finally, he warned that in the event that planning permission was refused, his client was likely to go to appeal and if successful seek an award of costs against the Council.

In response the Chair advised that each application was considered on its merits and the Committee was fully aware of the appeal process and would not be intimidated by threats of costs being awarded against the Council. Furthermore, he reported that one of the local Members, not present at the meeting had asked that the Committee's attention be drawn to paragraph 5.7 of the Officer's report regarding parking provision and requested that such provision be conditioned, in the event that planning permission was granted.

The other local Member present at the meeting, referred to the previous permission which provided 26 parking spaces to serve both existing and proposed dwellings and expressed her disappointment that parking provision had been reduced as part of the current application. Furthermore, she queried whether the revised parking provision of 23 spaces could be accommodated on the site. In respect of the impact on properties in Hamcroft, it was suggested that brick detailing on the elevation fronting that development should be required. In this regard it was reported that materials for the development approved in May had already been agreed. However, the Committee could agree the materials for the additional dwelling proposed as part of the application. In respect of density, it was confirmed that in calculating the density figure the whole site, including access areas were taken into account, in accordance with national guidance.

The Committee expressed its grave concerns that promises made by the previous owner of the site regarding parking provision had not been honoured by the new owners and considered that such action caused great harm to the housing development industry.

By 10 votes to 5, it was

RESOLVED

that application WAN/19489/1 be approved subject to the conditions set out in the report, together with an additional condition regarding brick detailing on the end elevation of the additional dwelling.

DC.217 PROPOSED ERECTION OF A TWO STOREY SIDE EXTENSION TO PROVIDE LIVING ROOM AND STUDY ON GROUND FLOOR AND BEDROOM ON FIRST FLOOR - 6 PYTENRY CLOSE, ABINGDON (ABG/19500/1)

Ms S Lee made a statement objecting to the application, raising concerns relating to matters already covered in the report. She referred to Pytenry Close development which comprised mainly semi detached dwellings and considered that the proposed development would be out of keeping. Furthermore, she stated that there was a need locally for two bed dwellings.

One of the local Members, present at the meeting, urged the Committee to take account of the topography of Pytenry Close, in particular the lack of pavements and in the case of the development site no road frontage. She considered the proposed development to be out of character with the area and stressed the need to prevent the creation of two separate dwellings on the site.

Members generally supported the proposed development but considered that an informative be added to any permission advising the applicant that the current parking arrangements would not support two separate dwellings on the site. In response, the Deputy Director (Planning and Community Strategy) advised that proposed condition number 4 could be expanded to ensure that the issue of parking was made clear.

By 14 votes to nil, with 1 abstention, it was

RESOLVED

that application ABG/19500/1 be approved subject to the conditions set out in the report, with condition number 4 being expanded to make it clear that the current parking arrangements at the site could not support two separate dwellings.

DC.218 DEMOLITION OF DWELLING (28 ARNOLDS WAY). CONSTRUCTION OF 2 APARTMENTS AND 3 DETACHED HOUSES WITH ASSOCIATED ROADS AND SEWERS - LAND AT 28 ARNOLDS WAY, CUMNOR HILL (CUM/19803)

In respect of the amended plans, the Parish Council had requested that the Committee take account of the views expressed by local residents. Furthermore, it was reported that two additional letters had been received from local residents reiterating previous concerns, requesting that the hours of work on site be restricted and that the distances between the application site and properties in Scholar Place be confirmed.

The Area Planning Officer confirmed that the proposed development accorded with the Council's requirements in terms of distances and that the hours of work on site was a matter for the Council's Environmental Health Team.

Mr R Fletcher of 12 Scholar Place made a statement objecting to the application, raising concerns relating to matters already covered in the report. He questioned the distance between plot 3 of the proposed development and the properties at 12 and 14 Scholar Place, which he had been advised was 17.5 metres.

In response, the Area Planning Officer confirmed that the distance between the proposed houses and the existing houses measured from the plans was at least 21 metres and therefore met the Council's standards. He referred to paragraph 5.7 of the report which stated that the Council's Arboricultural Officer had confirmed that none of the trees identified for removal were worthy of a Tree Preservation Order.

Members generally accepted the principle of development of the site but expressed disappointment at the quality of the design of the proposed dwellings. One of the local Members present at the meeting considered that three dwellings on site was over development and concurred with the views regarding poor design. Finally, Members asked that the distance between plot 3 and 12 and 14 Scholar Place be checked on site prior to development works commencing.

By 14 votes to 1, it was

RESOLVED

that authority to approve application CUM/19803 be delegated to the Chief Executive, in consultation with Chair and/or Vice Chair of the Development Control Committee, subject to:-

- (1) the completion of a legal agreement to secure the required highways contribution;*
- (2) the distance between plot 3 and 12 and 14 Scholar Place being confirmed as 21.5m prior to development works commencing and if this is found to be in correct then the matter be referred back to the Committee;*
- (3) the conditions set out in the report, together with a further condition requiring the development site to be pegged out prior to the commencement of works.*

DC.219 ENFORCEMENT PROGRAMME

(Councillor Jenny Hannaby had declared a personal interest in the enforcement case relating to land at Greensands, Reading Road, East Hendred and in accordance with Standing Order 34, she remained in the meeting during its consideration).

The Committee received and considered report 137/06 of the Deputy Director (Planning and Community Strategy) which sought the approval of the Committee to take enforcement action to cease the unauthorised occupation/residential use of land at Greensands, Reading Road, East Hendred (EHE/1965/8-E). Furthermore, the report informed Members of five resolved enforcement cases relating to Appletree House, Lincombe Lane, Boars Hill; The Lord Nelson Public House, 78 Charlton Road, Wantage; 20 North Quay, Abingdon; The Maybush Public House, Newbridge; and land to the rear of The Fold, Harcourt Hill, North Hinksey and sought approval to remove them from the active enforcement list.

In respect of enforcement action relating to land at Greensands, Reading Road, East Hendred, the Committee asked that a progress report be given to the Committee in March 2007.

RESOLVED

that the cases referred to in paragraphs 4, 5, 6, 7 and 8 of report 137/06 be removed from the active enforcement list and that authority be delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Chair and/or Vice Chair of the Development Control Committee, to take enforcement action in the case referred to in paragraph 9 relating to land at Greensands, Reading Road, East Hendred, if in their judgement it is considered expedient to do so.

Exempt Information Under Section 100A(4) of the Local Government Act 1972

None.

The meeting rose at 9.32 pm

DC.121

**MINUTES OF A MEETING
OF THE DEVELOPMENT CONTROL
COMMITTEE**

**HELD AT THE GUILDHALL, ABINGDON ON
MONDAY, 8TH JANUARY, 2007 AT 6.30PM**

Open to the Public, including the Press

PRESENT:

MEMBERS: Councillors John Woodford (Vice-Chair - in the Chair), Roger Cox, Terry Cox, Tony de Vere, Richard Farrell, Richard Gibson, Jenny Hannaby, Monica Lovatt, Jim Moley, Briony Newport, Jerry Patterson, Margaret Turner and Pam Westwood.

SUBSTITUTE MEMBERS: Councillors Mary de Vere for Councillor Terry Quinlan and Councillor Peter Jones for Councillor Peter Saunders.

NON MEMBER: Councillor Derek Rawson.

OFFICERS: Sarah Commins, Mike Gilbert, Laura Hudson, Jason Lindsey and Stuart Walker.

NUMBER OF MEMBERS OF THE PUBLIC: 52

DC.220 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

The attendance of Substitute Members who had been authorised to attend in accordance with the provisions of Standing Order 17(1) was recorded as referred to above with apologies for absence having been received from Councillors Terry Quinlan (Chair) and Peter Saunders.

DC.221 DECLARATIONS OF INTEREST

Councillor	Type of Interest	Item	Reason	Minute Ref
Briony Newport	Personal	CUM/8320/1	Acquainted with one of the objectors.	DC.231
Jerry Patterson	Personal	DRA/14126/20	Acquainted with the applicant.	DC.232
Derek Rawson	Personal	CUM/19835 CUM/8320/1 NHI/1660/1	Resident of Cumnor Hill but not close enough to the application sites to warrant receipt of a neighbour notification letter.	DC.230 DC.231 DC.234

DC.222 CORRECTION TO MINUTES PREVIOUSLY ADOPTED

It was noted that the Minutes of the meeting of the Committee held on 7 November 2006 had been adopted and signed as a correct record at the last meeting. However, since that time notification had been received from one of the members of the public who spoke at the meeting asking that corrections be made to her statement and furthermore that a correction be made elsewhere in the Minutes.

The corrections were set out as an Appendix to the agenda.

RESOLVED

that the corrections be noted.

DC.223 URGENT BUSINESS AND CHAIR'S ANNOUNCEMENTS

The Chair reminded Councillors and members of the public that all mobile telephones should be switched off during the meeting.

DC.224 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None.

DC.225 QUESTIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None.

DC.226 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 33

It was noted that 7 members of the public had each given notice that they wished to make a statement.

DC.227 MATERIALS

None.

DC.228 APPEALS

The Committee received and considered an agenda report which advised of one appeal which had been lodged with the Planning Inspectorate.

RESOLVED

that the agenda report be received.

DC.229 FORTHCOMING PUBLIC INQUIRIES AND HEARINGS

A list of forthcoming public inquiries and hearings was presented.

RESOLVED

that the list be received.

PLANNING APPLICATIONS

The Committee received and considered report 147/06 of the Deputy Director (Planning and Community Strategy) detailing planning applications, the decisions of which are set out below.

Applications where members of the public had given notice that they wished to speak were considered first.

DC.230 CUM/19835 - DEMOLITION OF DWELLING & GARAGE (NO 3). ERECTION OF 2
DETACHED DWELLINGS AND 2 BLOCKS OF 6 APARTMENTS. ASSOCIATED
CARPORTS, GARAGES, PARKING, CYCLE & BIN STORES. RELOCATION OF ACCESS.
1 & 3 DEAN COURT ROAD, CUMNOR HILL

(Councillor Derek Rawson had declared a personal interest in this application and in accordance with Standing Order 34 he remained in the meeting during its consideration).

It was reported that two further letters of objection had been received raising concerns to matters already covered in the report. Furthermore, a request had also been received that consideration of the application be deferred until all Members of the Committee had visited the site. Members attention was drawn to the guidance set out in Planning Policy Statement 3 (PPS3). It was reported that the County Engineer had suggested an additional condition requiring further details of the access drive were provided prior to the commencement of development. In response to comments made by the Consultant Architect regarding the dormers being inconsistent between the plans, it was proposed that an informative be added to any permission to clarify that the dormers as shown on the elevations were the ones approved and not those as shown on the block plan.

Mr N Lyzba, the applicant's agent, made a statement in support of the application. He noted that infilling development was causing much concern locally but stated that the application before the Committee met both Government planning guidance and District Council Planning Policies. He referred to the support of the Council's Consultant Architect and reminded the Committee that the density of the proposed development was at the lower end of the density scale. He considered that the design and layout of the scheme was imaginative and referred to the retention of trees and the provision of a wildlife corridor as part of the development.

One of the local Members, present at the meeting referred to the level of local concern regarding the increasing amount of infilling development in the area. He expressed disappointment that the proposed development and a previous development permitted at 7 Dean Court Road had not included provision for affordable housing, which was required locally. He supported the comments of his fellow Ward member, as set out in paragraph 4.5 of the report, regarding drainage problems in the locality and made mention of a letter on the Planning file from the Council's Drainage Engineer regarding flooding. In this regard he asked whether these concerns were covered by the proposed drainage condition. He expressed concern at the impact of increased traffic and asked whether a traffic assessment had been undertaken. Finally, he suggested that separate drainage conditions to address surface water and foul water be attached to any permission and that similar wording be used as detailed at condition 15 on page 39 of the agenda.

In response, the Officers confirmed that the development site was not within any Flood Zone and the proposed drainage condition covered the views of the Council's Drainage Engineer. Furthermore, the drainage problems being experienced in the local area were caused by severe weather conditions and not the capacity of the drainage system. In respect of the access arrangements, the County Engineer had expressed a preference for the access to be off Dean Court Road.

Other Members of the Committee made the following observations:-

- Support the comments of the Consultant Architect that chimneys or some other feature be incorporated into the design to break the long ridgelines.
- The dormers were not shown consistently on all of the drawings.
- Need for a slab level condition.

- Development sites were being broken up to avoid providing affordable housing.
- Need to ascertain from Thames Water, as a matter of urgency, what plans it had in place to address drainage problems in the local area and that the response be reported back to the Development Control Committee.

By 13 votes to 1, with 1 abstention, it was

RESOLVED

- (a) *that authority to approve application CUM/19835 be delegated to the Chief Executive in consultation with the Chair and/or Vice-Chair of the Development Control Committee and Councillor Derek Rawson subject to:-*
- (1) *the completion of a S106 Agreement to secure the required financial contribution;*
 - (2) *the conditions set out in the report, together with a slab level condition and separate drainage conditions for surface and foul water, such conditions to reflect the wording of condition 15 on page 39 of the agenda;*
 - (3) *the design of the proposed dwellings being amended to include chimneys or finial's to break up the long ridgelines;*
 - (4) *an informative being added to any permission to clarify that the dormers as shown on the elevations were the ones approved and not those as shown on the block plan;*
- (b) *that authority to refuse application CUM/19835 be delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Chair and/or Vice-Chair of the Development Control Committee and Councillor Derek Rawson should the Section 106 Agreement not be completed within the 13 week period (which ends on 9 February 2007);*
- The Reason for refusal would be based on the lack of necessary financial contributions towards improving local services and facilities;*
- (c) *that the Deputy Director (Planning and Community Strategy) be requested to write to Thames Water, as a matter of urgency, to ascertain what plans it had in place to address drainage problems in the North Hinksey/Cumnor area and that the response be reported back to the Development Control Committee.*

DC.231 CUM/8320/1 DEMOLITION OF HOUSE & GARAGE. ERECTION OF BUILDING COMPRISING FLATS. ERECTION OF HOUSES AND COACH HOUSE WITH ASSOCIATED OFF-STREET PARKING & LANDSCAPING. 40 CUMNOR HILL

(Councillors Briony Newport and Derek Rawson had each declared a personal interest in this item and in accordance with Standing Order 34 they remained in the meeting during its consideration).

It was reported that a letter dated 8 January 2007 had been received from Dr Evan Harris MP expressing concern at the number of applications for developments in the area of lower Cumnor Hill and Eynsham Road, whereby an existing footprint was expanded, with the result that there was less screening and more traffic. He noted a number of recent applications in the local area, none of which had been sufficient in size for the Council to insist on a significant proportion of affordable housing and therefore did little to deal with the wider social

housing needs in the area. His concern and that of many of his constituents was that sequential piecemeal applications of this nature would over time change the neighbourhood from one which had an extremely rural feel and that local planning policy needed to reflect the need to maintain the character of the area, especially in the absence of making progress in meeting local housing need through these developments.

The Principal Planning Officer reported the following additional information:-

Local Objections

A further 35 letters of objection had been received reiterating concerns already covered in the report and making additional comments, as follows:-

- The amended proposals made little change to the overall proposal, apart from some tinkering with the positioning of the various units and did nothing to address the core problem in that the proposal was out of keeping with Cumnor Hill.
- The archway was narrower than previously and would pose more of a risk to pedestrians walking underneath.
- The relocated Coach House restricted the amount of on site parking, making it inevitable that visitors would park on Cumnor Hill.
- The slope of the driveway was now greater, which would increase the revving of engines to the detriment of neighbouring amenity.
- Car parking was still inadequate.
- There was now no vehicular access to the terraced houses and the parking area was now closer to no 36 and no 42 Cumnor Hill, which would lead to light pollution, exhaust emissions and noise.
- The block of flats, being forward of the existing building line, remained intrusive and out of keeping with the character of Cumnor Hill. It was still higher than surrounding property and filled the width of the plot. The bay windows also protruded further than before.
- The proposed bin store was totally inappropriate and would be unsightly. It replaced the few trees that might have remained on the northern part of the road frontage.
- Should permission be given, there should be a condition requiring appropriate mature trees to be planted adjoining the pavement.
- The amended block of flats remained extremely intrusive to no 36 Cumnor Hill, and undermined the privacy to the bedroom that faced the site, which only had one window and not two as stated in the applicant's supporting information. It would also impact on light to the main bedroom window at the front. The rear terrace would also overshadow the side access path and the kitchen window by virtue of its height.
- The badger sett would be disturbed and no care appeared to have been taken to protect them from harm.
- The key to developing this site was good design. As proposed it did not represent good design, and should not be accepted.

The Oxford Badger Group

The Oxford Badger Group had objected to the application stating that the report only covered activity on the site. It was concerned that the report did not cover badger activity on Cumnor Hill and that a wider survey was vital to ensure that wildlife corridors and foraging areas outside the site were not adversely affected. The Group considered that the proposed development involved an excessive overdevelopment of the site that would have a devastating impact on the wildlife habitat of the area.

Cumnor Parish Council

It was reported that Cumnor Parish Council had been unable to meet to consider its response to the amended plans. However, two Councillors familiar with the application had considered the amended plans and re-iterated previous concerns raised by the Council regarding the proposal and made further comments in respect of the badger sett. The two members urged the Council to obtain its own independent advice regarding the protection of the sett, prior to determining the application. Other comments related to the continued over-dominance of the main block fronting Cumnor Hill and if the flat roof was sacrificed it would be possible to design a more compact and pleasing building, possibly allowing for access to the rear via the side of the plot. Finally, in respect of the Coachhouse it was considered that despite providing one flat and five dry parking spaces, this part of the development had a major effect, not only on existing neighbours, but also the quality of life for future occupants of the proposed new dwellings. In this regard the Committee was urged to omit the Coachhouse from any permission granted.

County Engineer

It was reported that the County Engineer had raised no objection to the proposal on highway safety grounds, subject to conditions, but had raised a query regarding the potential adoption of the parking area. As there could be a requirement for Oxfordshire County Council to adopt the access drive and parking area, it had been requested that the height of the arch was increased to 5.7m as per current adoptable standards. The Highways Officer had requested that a further condition be added to ensure a site storage area was provided for all materials, plant and equipment in the interest of highway safety.

Environment Agency

It was reported that the Environment Agency had submitted a holding objection to the application stating that the development might increase flood risk in the area. Should sufficient information subsequently be provided which demonstrated that the development would not have a detrimental impact at the site or downstream and that appropriate mitigation measures could be employed, the Environment Agency might be in a position to remove its objection on flooding grounds.

In response to the comments and observations set out above, the Principal Planning Officer responded as follows:-

- In respect of the proposed arch, it was confirmed that it was no different than previously, and remained at a width of 4m. However, its height had been reduced at the rear to mirror the slope of the drive, as could be seen on the section drawing P104 on page 48 of the agenda.
- The allocated parking spaces had increased from 20 spaces on the original scheme to 21.
- Natural England had raised no objection to the proposal subject to the recommendations in the badger report being adhered to and that a further walk-over survey was carried out prior to any construction work commencing on site.
- In respect of the potential adoption of the parking area by Oxfordshire County Council, this was not a material planning consideration, and there had been no specific objection raised regarding the height of the arch on safety grounds. Furthermore the Council's Building Control Officer had confirmed that the height and width of the arch was acceptable for access by a fire tender, as per part B of the Building Regulations.
- In the event that planning permission was granted further information be sought from the applicant to address the Environment Agency's objection prior to any consent being issued. In the event the objection could not be overcome, the application would be refused on such grounds.

- The bin store should be relocated to a less prominent position on the site. It was therefore proposed that condition 10 on the report be replaced with the following wording:

Notwithstanding the submitted details, no works shall commence upon site until revised details of bin storage, location of bin store(s) and collection facilities have been submitted to and approved in writing by the Local Planning Authority. Prior to occupation the bin store/collection facilities shall be completed in all respects in accordance with the approved details and maintained as such thereafter.

In relation to the report, the Principal Planning Officer clarified the following points:-

- In addition to the differences stated in paragraph 1.3, there was also a further difference in that the projection of the bay windows to the front of the block of flats had been increased by 300mm, thus having a total depth of 1m from the front of the block. The block itself came forward 0.8m forward of the existing at the corner closest to No 36 and 2m forward at the corner of the existing dwelling at no 42. Plan number P1.02 showed the position of the block in relation to the existing building.
- At paragraph 3.6, objectors had raised issues in relation to PPS3. For the avoidance of doubt, the presumption in favour of developing previously developed sites mentioned did not state that all land that was previously developed must be built on. The report was merely stating that as per Paragraph 40 of PPS3 a key objective was that the Council should continue to make effective use of land by re-using previously developed land rather than building on a green field site. As per Annex B of PPS3, there was no presumption that land that had been previously developed was necessarily suitable for housing development nor that the whole curtilage should be developed.
- Paragraph 9 of PPS3 reiterated the Government's strategic housing policy goal was to create sustainable, inclusive, and mixed communities in all areas. This consideration had been a key factor in allowing the appeal at No 116 Oxford Road, Abingdon where there had been objections to a proposal for a block of flats.
- Paragraph 12 of PPS3 confirmed that good design was fundamental to the development of high quality new housing, which contributed to the creation of sustainable, mixed communities.
- Paragraph 13 of PPS3 stated that design which was inappropriate in its context, or which failed to take the opportunities for improving the character and quality of an area and the way it functioned, should not be accepted.
- Paragraph 49 of PPS3 also confirmed that careful attention to design was particularly important where the chosen local strategy for new housing involved the intensification of the existing urban fabric. More intensive development was not always appropriate.
- Paragraph 69 stated that in determining planning applications, Local Planning Authorities should have regard to: 1) Achieving high quality housing, 2) ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, 3) in particular families and older people, 4) the suitability of a site for housing, including its environmental sustainability, 5) using land effectively and efficiently and 6) ensuring the proposed development was in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and did not undermine wider policy objectives.

Dr P Hawtin, on behalf of the Parish Council, made a statement objecting to the application, raising concerns relating to matters already covered in the Parish Council's response attached to the agenda. He claimed that this was the wrong development at the wrong time in the wrong place. He questioned the views of the Consultant Architect in respect of the application.

Mr J Rees, the owner of 36 Cumnor Hill, made a statement objecting to the application, raising concerns relating to matters already covered in the report. He claimed that the Oxford Badger Group had been denied access to the site and referred to the letter of concern from the local Member of Parliament regarding the proposed development and increased development generally in the Cumnor Hill area. He urged the Committee to reject the application.

Mr J Phillcox, the applicant's agent, made a statement in support of the application. He considered that the Officers had produced a thorough report and referred to the amount of pre-application discussion that had been undertaken with both the Vale and Oxfordshire County Council. Furthermore, there had also been much discussion on the amended scheme with the Vale, its Design Panel, Oxfordshire County Council, Cumnor Parish Council and neighbours. He accepted that the proposal would result in the loss of a family home, but claimed the proposed development would provide a healthy mix of residential units to meet local need. Referring to concerns regarding precedent, he reminded the Committee that each application should be considered on its merits. Finally, he referred to the Council's stated objective of protecting the Oxford Green Belt and claimed that the proposed development would assist with that aim.

Two of the local Members, present at the meeting, referred to the many local objections to the application and one expressed concern that the public consultation on the amended plans had been undertaken over the Christmas and New Year period. In speaking against the application they made the following comments:-

- The proposed development would harm the character of the area, contrary to Local Plan Policy H10.
- The proposed density was too high.
- Detrimental impact on neighbouring properties in terms of privacy and drainage. Reduce slab levels to lessen any impact.
- Urban development and out of keeping.
- No account had been taken of the impact of culverting the stream currently running through the application site.

Other Members of the Committee made the following additional comments:-

- Drainage concerns in the locality should be explored outside of the meeting.
- The principle of backland development was acceptable, however the current application was unacceptable for the reasons given by the local Members and local objectors above.
- Increased noise nuisance from vehicles entering the site, due to the slope of the land from the highway to the application site.
- Disappointed with the views of the Consultant Architect.
- Building at front of site too high and dominant.

It was proposed by Councillor Jerry Patterson, seconded by Councillor Richard Gibson and by 15 votes to nil, it was

RESOLVED

- (a) *that authority to refuse application CUM/8320/1 be delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Chair and/or Vice Chair and Opposition Spokesman of the Development Control Committee and local Members, the reasons for refusal relating to the design, scale and massing of the proposed block fronting Cumnor Hill, impact on 36 Cumnor Hill, lack of relevant information in respect of the Environment Agency's holding objection regarding possible flooding and the absence of financial contributions towards improving local services and facilities;*

(b) *that the principle of development of the site, including the demolition of 40 Cumnor Hill be accepted.*

DC.232 DRA/14126/20 - INSTALLATION OF SOLAR PANELS INTO ROOF STONEHILL HOUSE, STONEHILL LANE, DRAYTON

(Councillor Jerry Patterson had declared a personal interest in this application and in accordance with Standing Order 34 he remained in the meeting during its consideration).

The Committee was reminded that the Council had a statutory duty to protect Listed Buildings, irrespective of whether it was in public view.

Some Members, whilst accepting the above, considered that the environmental benefits outweighed any harm that might be caused to the character of the property.

By 11 votes to 3, with one abstention, it was

RESOLVED

that application DRA/14126/20 be refused for the reason set out in the report.

DC.233 LRE/4783/5 EXTENSION & ALTERATIONS TO EXISTING GARAGE. ERECTION OF A DOMESTIC GARAGE. ANTWICKS STUD, MAIN STREET, LETCOMBE REGIS

It was reported that the description of the application on the agenda was incorrect, and should have read "Extension & alteration to existing dwelling. Erection of a domestic garage." It was further reported that two further letters of local support had been received and a letter from the applicant's agent had been received responding to concerns raised locally. A letter of support had also been received from the local Member, the content of which was read out in full at the meeting. In particular the local Member asked that he be consulted on the materials to be used and sought confirmation that the legal agreement relating to the site still applied.

In response, the Principal Planning Officer confirmed that the legal agreement relating to a previous permission still applied and suggested an informative, in the event that planning permission was granted, stating that the application was for an extension and should the existing dwelling be demolished then no planning permission would exist to rebuild the property and the reasons for permitting this development would not apply.

Major D Shaw, on behalf of the Parish Council, made a statement objecting to the application, raising concerns relating to matters already covered in the report. He questioned the Officer view that the proposal would enhance the character of the area. He referred to a previous planning application submitted by the applicant to convert the stables to form three dwellings at the site, which was withdrawn in September 2005.

Mr A Fox-Edwards made a statement objecting to the application, raising concerns to matters already covered in the report. He claimed that the proposed development would be detrimental to the North Wessex Downs Area of Outstanding Natural Beauty and supported the views of the Planning Advisor to that body.

Mr C Strang, the applicants agent, made a statement in support of the application. In response to objections raised he explained that extensions to dwellings in the AONB were allowed. He accepted that there were some public views into the site but considered that the development would be well screened. The proposed development of one and a half storeys would be an attractive construction, which would enhance the local area. He referred to the

Officer report which addressed all of the objections and noted that the closest neighbour to the site had raised no objection and that the Parish Council had not been unanimous in its objection.

Members supported the proposal and commended the design, which it was considered enhanced the AONB and was an improvement on the existing dwelling. It was accepted that the proposed extension was large and that the use of appropriate materials would be an important consideration.

One Member, although welcoming the design of the proposed extension, expressed concern that its size might be contrary to policy. In response, the Development Control Manager understood this concern but confirmed that two principal walls of the existing dwelling would be retained and therefore the proposal did not constitute a complete rebuild.

By 14 votes to 1, it was

RESOLVED

that application LRE/4783/5 be approved subject to the conditions set out in the report, together with an informative advising that should the existing dwelling be completely demolished, the development would constitute a rebuild and due to its size, it would be contrary to policy.

DC.234 NHI/1660/1 – DEMOLITION OF HOUSE AND OUTBUILDING. ERECTION OF BUILDING COMPRISING FLATS (FRONTING CUMNOR HILL). ERECTION OF HOUSES (FRONTING ONTO CONIFER CLOSE). 3 CUMNOR HILL

It was reported that a further six letters of objection had been received raising concerns to matters already covered in the report. In addition, concern was expressed that the proposed properties fronting Conifer Close would result in a loss of daylight and outlook and would be out of keeping with the Close. Furthermore, it was claimed that the turning space for vehicles on the site was inadequate and that the drawings accompanying the application misrepresented the gap between the proposed building and 3a Cumnor Hill. Finally, there was concern regarding dust and noise pollution during demolition and construction works. It was reported also that the Parish Council had raised no objection to the amended plans but it had expressed some concerns regarding the accuracy of the plans. The Council had requested that if the application was approved, it was important that there was special protection for the neighbours during demolition and construction works due to ill health.

Mr J Philcox, the applicants agent, made a statement in support of the application.. He explained there had be much discussion with the Vale and Oxfordshire County Council regarding the amended plans and he noted that the Parish Council had now withdrawn its objections. He claimed that the proposed development would lessen the impact on neighbouring properties compared to the existing dwelling, which was set well back in the site. Off street car parking had been provided in accordance with County Council standards and there was adequate public transport provision locally. Finally, he considered that the proposed development made the most efficient use of the site.

One of the local Members, present at the meeting, welcomed the amended plans to reduce the number of flats to six but still expressed a preference for one dwelling at the rear of the site. She requested that in the event planning permission was granted, separate drainage conditions be included covering both surface and foul water and supported the decision taken earlier in the meeting that the views of Thames Water be sought on its plans to address drainage problems in the local area.

One Member expressed his disappointment with the design of the semi detached dwellings. Another Member expressed concern at the adequacy of the turning space on the site and the dangers of vehicles reversing onto a busy junction.

By 14 votes to 1, it was

RESOLVED

that application NHI/1660/1 be approved subject to the conditions set out in the report and separate drainage conditions for surface and foul water, such conditions to reflect the wording of condition 15 on page 39 of the agenda.

DC.235 NHI/19799/1 – NEW SHOP FRONT AND SIGNAGE TO ENABLE DISABLED ACCESS. 9, THE SQUARE, WEST WAY, BOTLEY

By 15 votes to nil it was

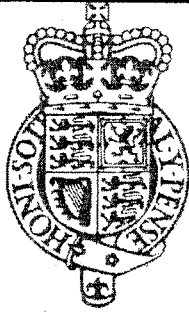
RESOLVED

that application NHI/19799/1 be approved subject to the condition set out in the report.

Exempt Information Under Section 100A(4) of the Local Government Act 1972

None.

The meeting rose at 9.15 pm



Appeal Decision

Site visit made on 4 January 2007

by **Christopher Jarvis LLB MRTPI Solicitor**

an Inspector appointed by the Secretary of State for
Communities and Local Government

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Date

23 Jan 2007

Appeal Ref: APP/V3120/C/06/2009713

Land south of Coxwell House, Coxwell Road, Great Coxwell, Faringdon, SN7 7DW.

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
- The appeal is made by Mr D Crossley-Cooke against an enforcement notice issued by Vale of White Horse District Council.
- The Council's reference is GCO/18275/6-E.
- The notice was issued on 25 January 2006.
- The breach of planning control as alleged in the notice is change of use of the land from use for agriculture to use for the storage of non-agricultural items, materials and equipment.
- The requirements of the notice are:
 - a. Remove all non-agricultural items, materials and/or equipment.
 - b. Remove the metal compound.
 - c. Remove all hard standing from the land hatched black and restore ground levels prior to the year 2000.
 - d. Cease using the land for the storage of any non-agricultural items, materials and/or equipment.
- The period for compliance with the requirements is one month.
- The appeal is proceeding on the grounds set out in section 174(2)(f) of the Town and Country Planning Act 1990 as amended. Since the prescribed fees have not been paid within the specified period, the application for planning permission deemed to have been made under section 177(5) of the Act as amended does not fall to be considered.

Summary of Decision: The appeal is dismissed and the enforcement notice is upheld.

Procedural Matters

1. The appeal was programmed for an accompanied site visit. After looking at the site from the road while unaccompanied between 1030 and 1040 hours, I arrived at the appointed time of 1115 hours and met the District Council's representative who was waiting. As I could see the appeal site clearly, including the fencing forming the metal compound, I proceeded to carry out a further unaccompanied inspection from publicly accessible land. No representative of Mr Crossley-Cooke had arrived by the time I finished the visit and I needed to proceed to my next site visit which was also accompanied at a fixed time. I finally left the site at 1130 hours. I was able to gain all the information and evidence that I feel that I need from my unaccompanied site visit so I have determined the appeal on that basis.
2. The appeal was initially made on grounds (d) and (g) but these grounds of appeal were withdrawn and ground (f) was substituted by a letter dated 18 July 2006.

The Appeal on Ground (f)

3. At my site visit I found that the enforcement notice had been partially complied with but I must assess the development described in the enforcement notice at, or about, the time that the notice was issued. I find the alleged use of the site, including the conspicuous and visually intrusive fence, is materially harmful in terms of planning policy and environmental impact as described in the notice. I elaborate on this visual impact below.
4. The specific argument in this appeal relates only to the fence and whether its removal is excessive. It is submitted that Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) Order 1995 permits fences to be erected or constructed as a means of enclosure and that there is no linkage between construction of the fence and the use of the land enforced against. The fence that is the subject of the enforcement notice is an enclosure and, as Counsel's opinion confirms, a purpose, a use or a planning permission are not specified in the 1995 Order as a pre-requisite for a fenced enclosure to be erected.
5. The point about this fence is that it is of a special type. It has closely spaced pointed steel stakes some 1.8m high and covers a reasonably substantial area. It is a fence that gives me the clear impression that it has been designed to secure valuable or vulnerable items against theft or vandalism. It does not appear to have any agricultural, or other permitted, purpose in this location and is more intrusive visually than the usual agricultural fences. This leads me to the conclusion that it is likely to have been constructed as an integral part of the implementation of the non-agricultural storage use now enforced against. My conclusion is reinforced by photographs submitted by interested persons showing building materials stored within the metal compound. My further conclusion is that this fenced compound facilitates the unlawful use and has been constructed as an important part of that use.
6. I do not accept the argument that, because the same metal fence could be lawfully re-erected on its present site, that its removal would be futile and an unnecessary burden on the Appellant. This is because, on present evidence, and even though the Appellant says otherwise, I believe that its re-erection is not likely once the enforcement notice is complied with. It is not a type of compound normally found in agricultural use which is the permitted use of the land. Its re-erection would thus appear to serve no useful purpose and be perverse and so unlikely from a reasonable viewpoint.
7. For these reasons the requirements of the enforcement notice are not excessive and the appeal fails on ground (f).

Conclusions

8. For the reasons given above and having regard to all other matters raised, I consider that the appeal should not succeed.

Formal Decision

9. I dismiss the appeal and uphold the enforcement notice.

Christopher Jarvis

Inspector

List of Planning Appeals

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
29.09.05	APP/V3120/A/05/11879 22	NHI/6289/3 Against the LPA refusal of an application	Mr Caisbrook	Hilarton, Harcourt Hill, Oxford	Erection of a triple garage.	Hearing Date to be confirmed	North	Allowed 07.09.06
03.11.05	APP/V3120/A/05/119287 6	GFA/16696/2 Against the LPA refusal of an application	Wicklesham Commercial Properties Ltd	Wicklesham Lodge Farm, Faringdon	Removal of existing agricultural building/farm office and erection of replacement buildings for use class B1(a) office purpose. Car parking.	Hearing Date to be confirmed	North	Appeal Withdrawn – 05.09.06
09.03.06	APP/V3120/C/06/ 2009713	GCO/18275/6-E	Mr David Crossley-Cooke	Land south of Coxwell House Coxwell Road Great Coxwell	Enforcement against change of use of land from agriculture to use for the storage of non-agric. items, materials and equipment	Written Representations	North	Dismissed 23.1.07
29.05.06	APP/V3120/A/06/201546 8	SAH/19303	Mr Anderson	31 Rookery Close Shippon Abingdon Oxon OX13 6LZ	Erection of a two storey side extension and alterations.	Written Representations	North	Dismissed – 19.09.06
21.06.06	APP/V32120/A/06/20142 87/WF	KEN/19144/1	Mr Andrew MacDonald	106 Kennington Road, Kennington, Oxford, OX1 5PE	Erection of a single storey extension to front. Demolish existing single storey rear extension and replace with a new two storey extension	Written Representations	North	Dismissed – 06.10.06
10.07.06	APP/V3120/A/06/201854 8/WF	BUK/18468/2	Mr & Mrs Wakefield	Rose Cottage Gainfield Buckland Faringdon Oxon SN7 8QS	Demolition of existing house and garage. Erection of a dwelling and garage.	Written Representations	North	Dismissed – 26.10.06
20.07.06	APP/V3120/A/06/202031 7/WF	WTT/1002/60	Miss A Bennett & Mr G Busby	Plot 76, Deerhurst Park, Besselsleigh Road, Wootton,	Installation of French doors and construction of external staircase to allow access to	Written Representations	North	Dismissed – 09.11.06

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
				Oxon, OX1 5LF	garden (Plot 76)			
24.07.06	APP/V3120/A/06/202026 7/WF	ABG/10612/16	Mr A U Impey	Longwall House, Northcourt Lane, Abingdon, Oxon, OX14 1PN	Demolish existing double garage. Erection of a four bedroom bungalow and detached garage block providing garaging for the new bungalow and Longwall House. (Land adjacent to Longwall House) (Re-submission)	Written Representations	North	Dismissed – 09.11.06
28.07.06	APP/V3120/A/06/201992 2/NWF	ABG/19504	Ledron Developments Ltd	Land adjacent to Abingdon Motorcycles, Marcham Road, Abingdon	Four storey residential development comprising of 14 one & two bedroom and studio flats with parking for twelve cars. Provision for bicycles, refuse and assoc external works	Hearing 8 th November 2006	North	
21.11.06	APP/V3120/A/06/203049 7/WF	CUM/18846/3	M & W Richardson	Chilswell Farm Villa, Boars Hill, Oxford, OX1 5HB	Erection of a replacement dwelling including linked garage	Written Representations	North	
20.11.06	APP/V3120/A/06/203070 8/WF	ABG/19673	Mr & Mrs A Grimes	31 Curtis Avenue, Abingdon, OX14 3UL	Alterations and extensions to ground floor to form dining room and wc. Alterations and extensions to first floor to form additional bedroom space	Written Representations	North	
21.11.06	APP/V3120/A/06/203076 6/WF	CUM/480/6	Mr & Mrs Michael Rayson	32 High Street, Cumnor, Oxford, OX2 9PE	Proposed conversion of existing garage to form a dwelling with one bedroom and with parking	Written Representations	North	
05.12.06	APP/V3120/A/06/203147 9/NWF	MAR/19761	Try Homes Ltd	Site at Timber Yard, Packhorse Lane Marcham Abingdon. OX13 6NT	Residential development of 4 dwellings and associated access	Written Representations	North	
24.03.06	APP/V3120/A/06/201040 2	STE/11488/7 Against the LPA Refusal of an application	OSG Co-op	55 The Causeway Steventon Abingdon Oxon OX13 6SE	Application to modify the parking arrangements of application STE/11488/4.	Hearing 22.11.06	South	Allowed 04.01.07

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
10.04.06	APP/V3120/A/06/201172 5	EHE/1965/10 Against the LPA Refusal of an application	L Wells	Greensands Reading Road East Hendred Wantage Oxon OX12 8JE	Construction of tarmac access road and the construction of an area of Hard-standing surrounded by an Earth Bund. (Retrospective)	Public Inquiry 27.2.07	South	
24.04.06	APP/V3120/A/06/201286 0	WCH/1974/12 Against the LPA Refusal of an application	D Major	The Leather Bottle Challow Station West Challow Wantage Oxon SN7 8NT	Conversion of restaurant into dwelling. Erection of new thatched country cottage. Revised highway access onto Faringdon Road.	Hearing 21.11.06	South	Dismissed 20.12.06
01.06.06	APP/V3120/A/06/201327 9	ECH/18921/1 Against the LPA Refusal of an application	BHP Harwood	Land Opposite VOWH Depot Challow Road Wantage Oxon	Conversion of existing barn to architects offices.	Hearing 04.01.07	South	
09.07.06	APP/V3120/E/06/201909 9/WF	STA/14707/3-LB Against the LPA Refusal of an application	Mrs Cradock	5 Church Green Stanford In The Vale Faringdon Oxon SN7 8LQ	Loft conversion with eyebrow dormer.	Written Reps	South	Allowed 09.01.07
31.08.06	APP/V3120/A/06/202121 9/NWF	WAN/8608/9 Against the LPA Refusal of an application	Vakkas Cokgezki	30 Wallingford Street Wantage Oxon OX12 8AX	Variation of planning permission WAN/8608/3 condition 2 to extend the opening times to Friday and Saturday 11pm to 1am and Sunday to Thursday 11pm to midnight.	Written Reps	South	Dismissed 09.01.07
06.09.06	APP/V3120/A/06/202375 5/WF	WAN/16143/1 Against the LPA Refusal of an application	Mr and Mrs Thompson	Ham Mill Ickleton Road Wantage Oxon OX12 9JA	Demolition of existing garage/annexe. Erection of replacement garage/annexe.	Written Reps	South	Allowed 09.01.07
08.09.06	APP/HH/06/306	HH 2/05	Mr J F Lloyd	The Paddock 18 Longcot Road Shrivenham	Against a Remedial Notice concerning a High Hedge		South	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
17.10.05	APP/3120/C/05/ 2003519	EHE/19657-E	Mr L Wells	SN6 8HE Greensands East Hendred OX12 8JG	Enforcement against without planning permission change of use from use for agriculture to storage of non-agricultural items, materials and equipment including parking and storage of vehicles.	Public Inquiry 27.2.07	South	
27.10.06	APP/V3120/A/06/202674 9/NWF	MIL/17362/2 Against the LPA Refusal of an application	Mr A Wichello	Bramley Cottage Milton Hill Steventon Abingdon Oxon OX14 4DP	Proposed car park on adjacent paddock. Change of use of train set within garden to visitor attraction with associated toilet block.	Written reps	South	Withdrawn 28.11.06
23.11.06	APP/V3120/A/06/202838 1/NWF	ARD/17904/2	The Baring Family	Ardington House Church Street Ardington Wantage Oxon OX12 8QA	Demolition of existing greenhouses and outbuildings and erection of new dwelling and garage.	Hearing	South	Withdrawn 22.12.06
23.11.06	APP/V3120/A/06/202980 0/WF	GRO/19143/1	John Bell	5A Kingfishers Grove Wantage Oxon OX12 7JL	Construction of one dwelling and a garage (Land adjoining 5A)	Written reps	South	
05.12.06	APP/V3120/A/06/203191 3	STA/8763/4	Stephen Munday	Meadowlands 3 High Street Stanford In The Vale Faringdon Oxon SN7 8LH	Erection of a small scale wind turbine	Written reps	South	
11.12.06	APP/V3120/A/06/203140 5/WF	LON/16205/6-X	Mr D Ridgway	Hill View Shrivenham Road Longcot Faringdon Oxon SN7 7TL	Outline application for the erection of one dwelling.	Written reps	South	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
20.12.06	APP/V3120/A/06/203321 8/NWF	EHE/1965/12	L Wells	Greensands Reading Road East Hendred Wantage Oxon OX12 8JE	Retrospective application for the retention of guest house and associated buildings.	Public Inquiry	South	

20.12.06	APP/V3120/A/06/203322 1	EHE/1965/13	L Wells	Greensands Reading Road East Hendred Wantage Oxon OX12 8JE	Retrospective planning permission to regularise and retain the siting of 7 temporary accommodation units	Public inquiry	South	
09.01.07	APP/V3120/A/07/203455 2WF	SUT/4647/1-X	S Alden	2 Abingdon Road Sutton Courtenay Abingdon Oxon OX14 4NF	Erection of a dwelling and garage. Alterations to existing access to create new joint access.	Written Reps	South	
30.01.07	APP/V3120/H/07/1200836	SUT/6342/23	HSBC UK Active Property Fund And Charterland LTD	Paradigm House Trident Park Basil Hill Road Didcot Oxon OX11 7HJ	Erection of a non-illuminated sign	Written Reps	South	
31.01.07	APP/V3120/A/07/203544 5	WAN/19614	Mrs E O'Donnell	42 Foliat Drive Wantage Oxon OX12 7AL	Erection of a detached dwelling.	Hearing	South	
31.01.07	APP/V3120/A/07/203655 3	SHR/19619	Hannick Homes	17 Highworth Road Shrivenham Swindon Wilts SN6 8BH	Erection of 4 x 3 bedroomed semi detached cottages.	Written Reps	South	
06.01.07	APP/V3120/A/07/203325 2	GCO/2087/21-X	Tape Crown Ltd	Lorry Park, Chowle farm Industrial Estate, A420 Faringdon, Oxon	Cessation of existing lorry park use. Erection of new building for business use (648sq.m) with new parking and turning area. New Access to A420 and closure of 2 existing accesses	Written Reps	North	
06.01.07	APP/V3120/A/07/203325 9	GCO/2087/22	Tape Crown Ltd	Lorry Park Chowle Farm Industrial Estate A420 Faringdon Oxon	New access to A420 and closure of two existing accesses.	Written Reps	North	

SUT/570/14 & SUT/570/15-LB – Mr and Mrs Warne

Erection of a 4 bedroom, single storey dwelling incorporating a Grade II listed dovecote and stone garden wall, and associated external works.

The Manor House, Church Street, Sutton Courtenay, OX14 4NJ.

1.0 The Proposal

- 1.1 The Manor House is situated within the village of Sutton Courtenay. It is a Grade II* listed building which lies within the conservation area and the majority of its gardens and grounds are identified as a Grade II historic park and garden. The applications for planning permission and listed building consent involve the erection of a modern single storey dwelling next to and incorporating a listed dovecote within the grounds of the House and the alteration and partial demolition of a curtilage listed wall. The application site plan and elevation plans are attached at **Appendix 1**.
- 1.2 The dovecote is a Grade II listed building. It forms part of a small informal courtyard of agricultural buildings which incorporates two further listed barns. A curtilage listed wall forms the eastern boundary of the site with the village road.
- 1.3 The new development will be accessed via the existing driveway to The Manor House, which also serves the existing cottages in the courtyard area.
- 1.4 The application site is well treed on its boundaries and has a number of apple trees in the centre of the farm yard. The will result in the loss of some apple trees on the site and some trees near the old tennis court by the dovecote.
- 1.5 A plan showing the extent of the boundary of the historic park and garden is attached at **Appendix 2**. The only part of the application site which falls within this area is the driveway and the row of lime trees abutting the northern side of the drive.
- 1.6 The applications come to Committee as the Parish Council objects.

2.0 Planning History

- 2.1 In 1973 planning permission was granted for the conversion of a poultry house opposite the listed barns into two dwellings.
- 2.2 In March 2004, planning permission and listed building consent were granted for the conversion of barn 2 (which abuts the application site) into one dwelling.
- 2.3 In 2006 a planning application and listed building application which proposed the dwelling the subject of this application and two other dwellings to replace the converted poultry house were withdrawn.

3.0 Planning Policies

- 3.1 Oxfordshire Structure Plan Policy EN4 seeks to protect historic parks and gardens from harmful development.
- 3.2 Policy HE1 of the adopted Local Plan requires development within conservation areas to preserve or enhance the character and appearance of the area. Development in gaps, gardens and open spaces will only be permitted where it can be shown that these areas do not make a positive contribution to the character of the area, and views into and out of the conservation area would not be lost or damaged. All new development should respect its context through appropriate siting, scale, height and form.
- 3.3 Policy HE4 states planning permission for development within the setting of a listed building will not be granted unless the scale, design and form respect the character of the listed building.

- 3.4 Policy HE5 states that extensions or alteration to a listed building will not be permitted if it causes harm to the special interest of the building or fails to retain important features. Policy HE7 seeks to ensure that changes of use of listed buildings can be accommodated without having an adverse effect on the building's character.
- 3.5 Policy HE8 states that proposals for development within or affecting the setting of an historic park and garden will only be permitted if it conserves and causes no significant harm to the historic character of the site.
- 3.6 Policy H11 states that within the built-up area of Sutton Courtenay, developments of up to 15 dwellings will be permitted provided the layout, scale and design of the proposal would not harm the character of the settlement.
- 3.7 Policy DC1 encourages high quality development, in either a modern or traditional interpretation.
- 3.8 The proposed works to the listed dovecote and wall also need to be considered in relation to the advice contained within PPG15, "Planning and the Historic Environment."
- 4.0 **Consultations**
- 4.1 Sutton Courtenay Parish Council objects to the planning application – letter attached at **Appendix 3**.
- 4.2 Consultant Architect - see letter attached at **Appendix 4**. His comments regarding the dovecote house as part of the withdrawn application were "the modern dwelling incorporating the listed dovecote has in my judgement the potential to be an outstanding work of architecture, an enrichment of the conservation area and one which would not detract from the setting of the nearby listed buildings."
- 4.3 Architects Panel – support the dovecote house.
- 4.4 English Heritage – no comments. However, in relation to the recently withdrawn application, English Heritage made the following comments in respect of the dovecote dwelling "we have no objection to the design of house 3 but suggest that a full schedule of works is obtained for the dovecote in order to ensure that its special interest is not lost through the conversion."
- 4.5 SPAB – has not responded to this application but their comments on the withdrawn application were "while there may be good reason to re-use the historic dovecote in order to give it a purpose that will ensure its long term maintenance, we would prefer to see the new building detached from it so that it stands alone and can be read as an independent historic structure."
- 4.6 Ancient Monuments Society – has not responded to this application but their comments on the withdrawn application were "the juxtaposition of the new modernist house and dovecote is challenging. Indeed what dictates the physical connection with the dovecote? A dovecote is best appreciated freestanding. Why must the house have such a large central lantern? This does oversail the boundary wall even at its new height and challenges the dominance of the dovecote."
- 4.7 Environment Agency – comments awaited but they had no objections to the withdrawn scheme.
- 4.8 County Engineer – comments awaited. No objections were raised to the scheme previously.
- 4.9 Council's Drainage Engineer – requests that surface and foul drainage schemes be conditioned.

5.0 **Officer Comments**

- 5.1 The application site is situated in a very sensitive part of Sutton Courtenay Conservation Area. The Grade II* listed Manor House and its grounds are set behind a long stone wall which fronts the village street opposite the Green. The wall screens most of the site's buildings from public view but the roofs of the two existing semi-detached single storey dwellings (ex-poultry house) can be seen, particularly in the winter months. The dovecote is not visible from the road.
- 5.2 The proposal involves the erection of a new house adjoining the dovecote. This will provide a new use for the dovecote and secure its long term maintenance and retention. The new house and its garden will sit on the site of an old hard-surfaced tennis court.
- 5.3 The new house has a very contemporary design and will be situated behind the existing courtyard wall, which will be raised by 0.7 metres to 3.6 metres in height. The new building is single storey and predominantly glazed on its north and eastern elevations. It will be linked to the dovecote by a small glazed courtyard.
- 5.4 From within the site, the new dwelling will be hidden from view behind the raised courtyard wall, although the central lantern feature will be visible above this parapet. However, no public views of the new building will be available.
- 5.5 The proposed design allows the dovecote to remain in its original form with no new openings or floors inserted. The space will be used as a study and the fully glazed courtyard which joins the dovecote to the new house will allow the historic building to be viewed as a freestanding structure.
- 5.6 Vehicular and pedestrian access to the house will be across the courtyard and through a 3 metre wide breach in the court wall.

Impact on listed buildings and the conservation area

- 5.7 The most important consideration of this proposal is the impact of the development on the preservation and setting of the existing listed buildings on the site and on the character and appearance of the conservation area and historic park and garden.
- 5.8 The design concept behind house 3 has received support from the Consultant Architect and the Conservation Officer. Some concerns have been expressed by SPAB and AMS but as a stand alone building the dovecote is not considered viable. Officers are also mindful of the sympathetic manner in which the dovecote has been attached to the proposed house and the fact that the impact of the proposal on the dovecote is totally reversible. The dovecote is a building which requires long term care and this scheme allows it to form a useful part of a new dwelling.
- 5.9 The Parish Council takes the opposite view and considers the design of the new house is incongruous within this historic context. This is an understandable stance to take because matters of design and taste are subjective. However, for the reasons given above, your Officers believe that the proposal offers a sensitive and innovative solution to the long term retention of the dovecote which, while affecting its setting, has little impact on the integrity of the building itself.
- 5.10 The new house will not be visible from any public viewpoints within the conservation area and is not considered to detract from the setting of the dovecote or adjacent barns. However, the detailing of the building and the use of high quality materials will be extremely important if the scheme is to be successful. Nor is the proposal considered to compromise or harm the character and appearance of the designated Historic Park and Garden.

5.11 None of the trees which are proposed to be lost as part of the application are considered to make a positive contribution to the character of the conservation area.

6.0 **Recommendation**

6.1 *It is recommended that*

(i) *Planning application SUT/570/14 is permitted subject to the following conditions:*

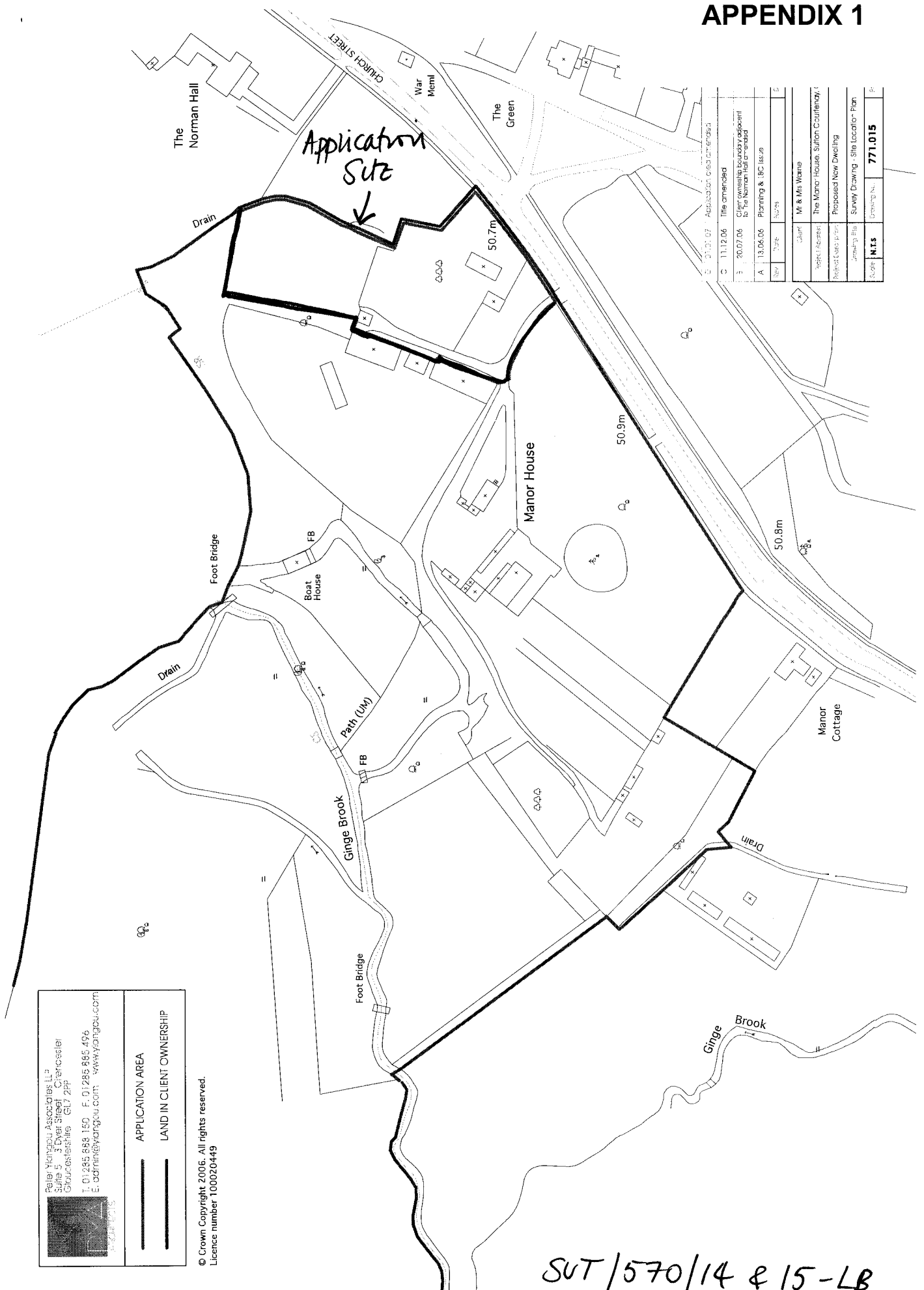
1. *TL1 Time Limit - Full Application*
2. *RE22 Floor/Slab Levels (Dwellings)*
3. *RE7 Submission of Boundary Details*
4. *RE8 Submission of Drainage Details (Surface Water and Foul Sewage)*
5. *RE14 Garage Accommodation*
6. *LS4 Implementation of Landscaping Scheme (incorporating existing tree(s))
- to be submitted*
7. *LS9 Retention of Existing Trees/Hedges*
8. *LS12 Layout and Maintenance of Open Space*
9. *CN8 Submission of Full Details*
10. *MC2 Submission of Materials (Samples)*
11. *MC7 Submission of details of Windows/Doors, etc*
12. *MC11 Details of External Lighting*
13. *MC23 Removal of Existing Buildings (Specified) Prior to Commencement*
14. *Notwithstanding the submitted details and prior to work commencing on site, a plan showing the extent of the residential curtilage of the new dwelling shall be submitted to and approved in writing by the District Planning Authority. Thereafter, only this area shall be used as garden area for the new dwelling.*
15. *Prior to work commencing on site, a full schedule of works for the dovecote shall be submitted to and approved in writing by the District Planning Authority and thereafter all works to the dovecote shall only be carried out in accordance with the approved details.*

(ii) *Listed building application SUT/570/15-LB be granted consent subject to the following conditions:*


1. *TL4 Time Limit -Listed Building/Conservation Area Consent*
2. *MC2 Submission of Materials (Samples)*
3. *CN8 Submission of Full Details*
4. *MC7 Submission of details of Windows/Doors, etc*

5. *Prior to work commencing on site, a full schedule of works for the dovecote shall be submitted to and approved in writing but the District Planning Authority and thereafter all works to the dovecote shall only be carried out in accordance with the approved details.*

APPENDIX 1



C	11.12.06	Title amended
E	20.07.06	Client ownership bounds & adjacent to the Norman Hall amended
A	13.06.06	Planning & IBC issue
Rev	Date	Notes
Client	Mr & Mrs Waine	
Project Address	The Manor House, Surton, Courtenay	
Project Name	Proposed New Dwelling	
Drawing File	Survey Drawing - Site Location Plan	
Scale	N.T.S.	Drawing No. 771.015



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APPLICATION AREA
 LAND IN CLIENT OWNERSHIP

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SUT/570/14 & 15-LB

General Notes:
 1. To be used in conjunction with other contract documents.
 2. Check all conditions prior to commencement of work.
 3. Any dimensions to be reported directly to the Architect.
 4. Do not scale off drawing. Use figured dimensions only.
 5. All notes on this drawing are to be read in their entirety.

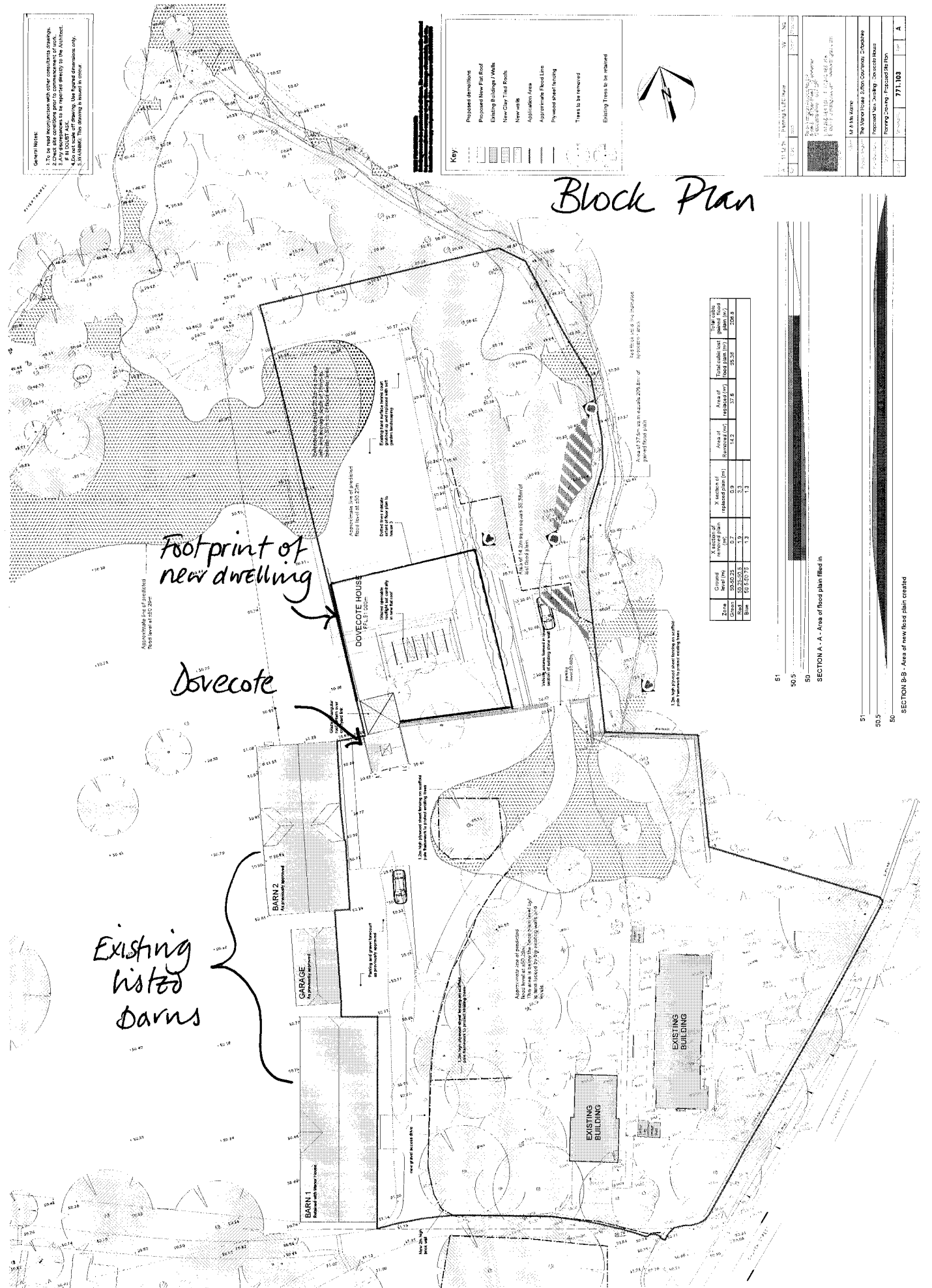
Key

- Proposed demolitions
- Proposed New Flat Roof
- Existing Buildings Walls
- New Clear "Flat" Floods
- New Walk
- Application Area
- Appropriate Flood Line
- Physically Leveling Footing
- Trees to be removed
- Existing Trees to be retained



Project No.	771.103
Client	Henry Clancy Incorporated
Project Name	Proposed New Dwelling - On-site Mass
Site No.	771.103
Scale	1:100
Sheet No.	A

Block Plan



Zone	Ground level (m)	Area of replaced plain (m ²)	X section of replaced plain (m)	Area of replaced plain (m ²)	Area of replaced plain (m ²)	Total area of replaced plain (m ²)
Zone 1	35.25	0.9	0.9	0.81	0.81	0.81
Zone 2	35.25	0.9	0.9	0.81	0.81	0.81
Zone 3	35.25	0.9	0.9	0.81	0.81	0.81
Zone 4	35.25	0.9	0.9	0.81	0.81	0.81
Zone 5	35.25	0.9	0.9	0.81	0.81	0.81
Zone 6	35.25	0.9	0.9	0.81	0.81	0.81
Zone 7	35.25	0.9	0.9	0.81	0.81	0.81
Zone 8	35.25	0.9	0.9	0.81	0.81	0.81
Zone 9	35.25	0.9	0.9	0.81	0.81	0.81
Zone 10	35.25	0.9	0.9	0.81	0.81	0.81
Zone 11	35.25	0.9	0.9	0.81	0.81	0.81
Zone 12	35.25	0.9	0.9	0.81	0.81	0.81
Zone 13	35.25	0.9	0.9	0.81	0.81	0.81
Zone 14	35.25	0.9	0.9	0.81	0.81	0.81
Zone 15	35.25	0.9	0.9	0.81	0.81	0.81
Zone 16	35.25	0.9	0.9	0.81	0.81	0.81
Zone 17	35.25	0.9	0.9	0.81	0.81	0.81
Zone 18	35.25	0.9	0.9	0.81	0.81	0.81
Zone 19	35.25	0.9	0.9	0.81	0.81	0.81
Zone 20	35.25	0.9	0.9	0.81	0.81	0.81
Zone 21	35.25	0.9	0.9	0.81	0.81	0.81
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Zone 36	35.25	0.9	0.9	0.81	0.81	0.81
Zone 37	35.25	0.9	0.9	0.81	0.81	0.81
Zone 38	35.25	0.9	0.9	0.81	0.81	0.81
Zone 39	35.25	0.9	0.9	0.81	0.81	0.81
Zone 40	35.25	0.9	0.9	0.81	0.81	0.81
Zone 41	35.25	0.9	0.9	0.81	0.81	0.81
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Zone 86	35.25	0.9	0.9	0.81	0.81	0.81
Zone 87	35.25	0.9	0.9	0.81	0.81	0.81
Zone 88	35.25	0.9	0.9	0.81	0.81	0.81
Zone 89	35.25	0.9	0.9	0.81	0.81	0.81
Zone 90	35.25	0.9	0.9	0.81	0.81	0.81
Zone 91	35.25	0.9	0.9	0.81	0.81	0.81
Zone 92	35.25	0.9	0.9	0.81	0.81	0.81
Zone 93	35.25	0.9	0.9	0.81	0.81	0.81
Zone 94	35.25	0.9	0.9	0.81	0.81	0.81
Zone 95	35.25	0.9	0.9	0.81	0.81	0.81
Zone 96	35.25	0.9	0.9	0.81	0.81	0.81
Zone 97	35.25	0.9	0.9	0.81	0.81	0.81
Zone 98	35.25	0.9	0.9	0.81	0.81	0.81
Zone 99	35.25	0.9	0.9	0.81	0.81	0.81
Zone 100	35.25	0.9	0.9	0.81	0.81	0.81

SECTION A-A - Area of flood plain filled in

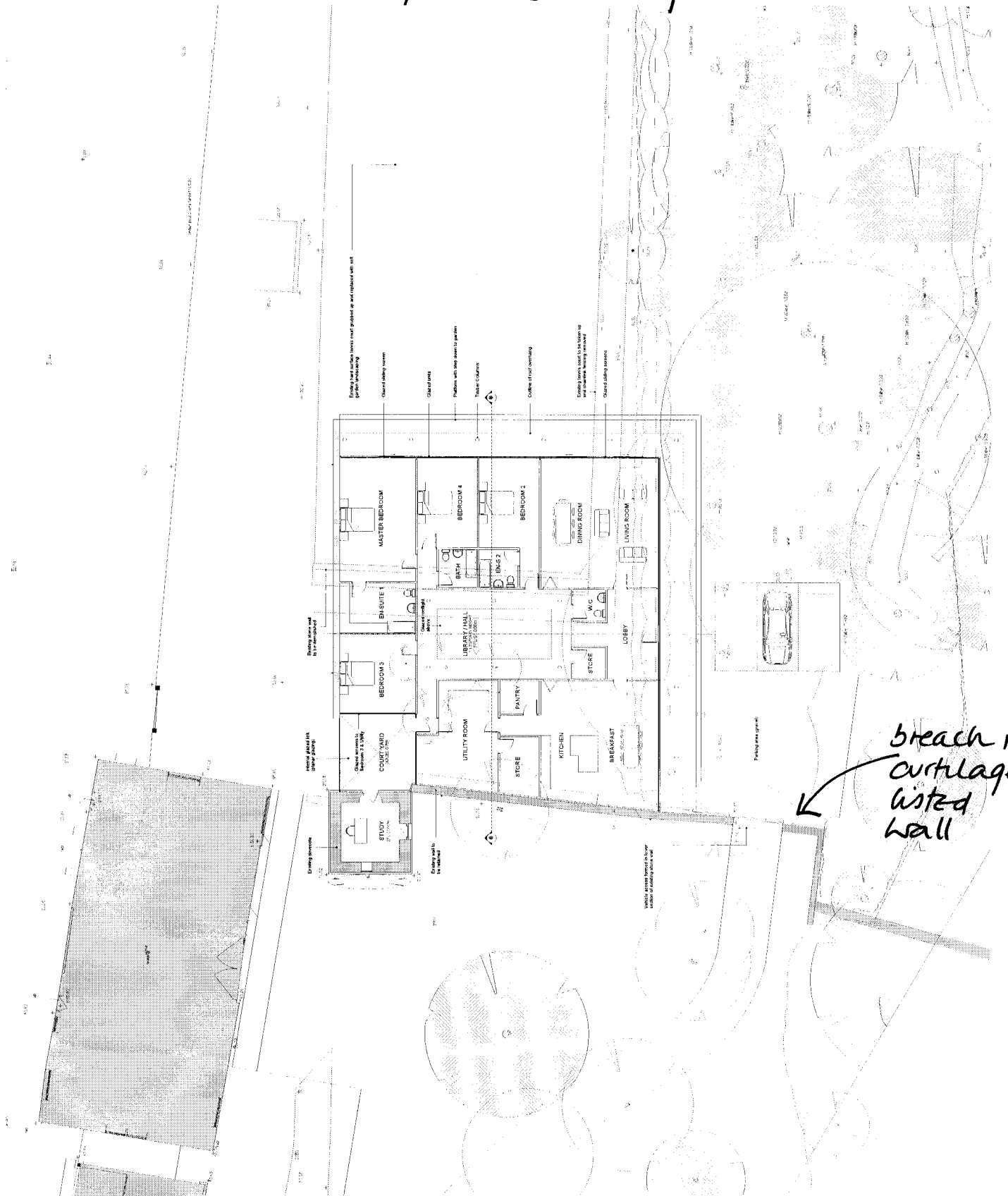
SECTION B-B - Area of new flood plain created

General Notes:	
1. To be used in conjunction with other construction drawings.	
2. Any dimensions to be reported directly to the Architect.	
3. All dimensions to be reported in feet and inches.	
4. Do not scale off drawings. Use figured dimensions only.	
5. Workload: This drawing is issued in color.	
Schedule of materials to proposed Extensions & Alterations:	
Roof	Single Ply Flat Roof in Grey
Walls	1. Existing masonry walls to be retained and repaired. 2. New masonry walls to be constructed in grey. 3. Existing brick walls to be retained and repaired. 4. New brick walls to be constructed in red. 5. Existing plaster walls to be retained and repaired. 6. New plaster walls to be constructed in white.
Windows	1. Existing windows to be retained and repaired. 2. New windows to be constructed in white frames with bronze/bronze mesh. 3. Existing doors to be retained and repaired. 4. New doors to be constructed in white frames with bronze/bronze mesh.
Doors	1. Existing doors to be retained and repaired. 2. New doors to be constructed in white frames with bronze/bronze mesh.
Rainwater	Painted cast iron with copper heads.
Key:	
[Symbol]	Proposed demolitions
[Symbol]	New timber columns
[Symbol]	Existing building fabric
[Symbol]	New construction on plan
[Symbol]	To be removed

Floor plan of Proposed Dwelling



Project No.	771130
Client	Mr. & Mrs. Jones
Architect	Mr. J. M. Jones
Proposed Dwelling	1000 Main Street, Sydney, N.S.W.
Scale	1:100
Date	1/1/19
Sheet No.	771130
Sheet of	1



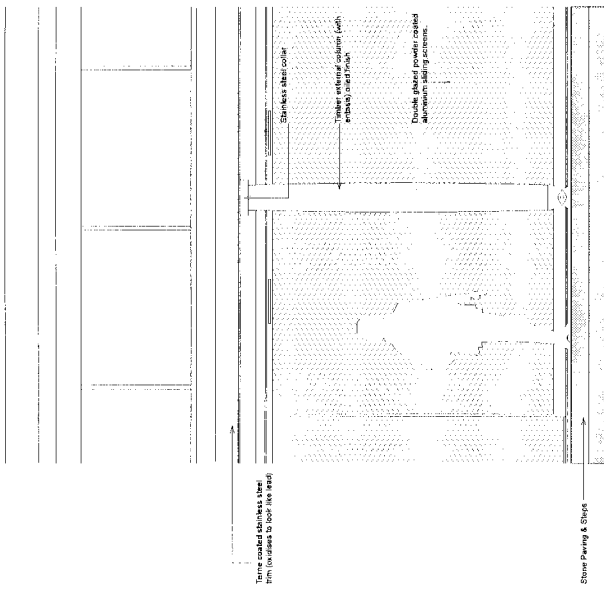
GENERAL NOTES:
 1. To be read in conjunction with other consultants' drawings.
 2. Any discrepancies to be reported immediately to the architect.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 5. FINISHES TO BE AS SHOWN, UNLESS OTHERWISE NOTED.

Schedule of materials to proposed Extensions & Alterations:

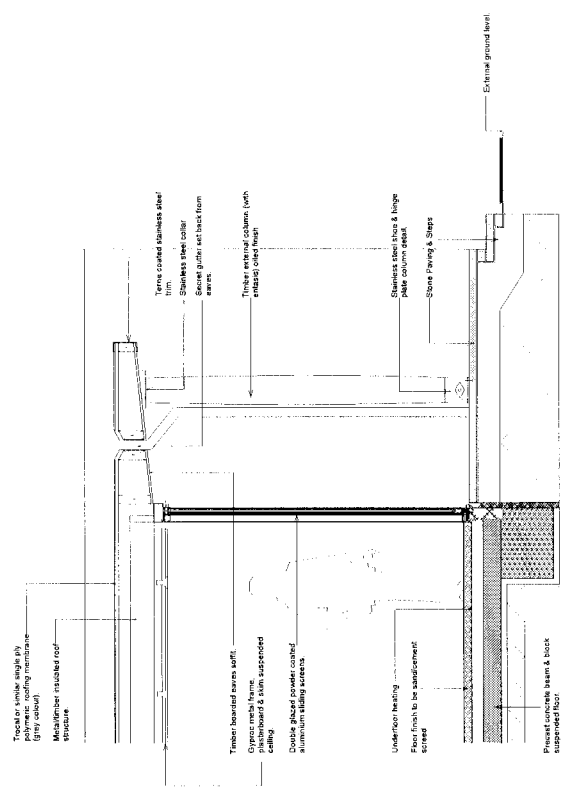
Roof:	Single Ply Flat Roof in Gully
Walls:	Light weight concrete masonry blocks with external plaster finish & render to remaining floors
Windows:	Powdercoated metal frames with double glazing units
Doors:	Flush glazed with powdercoated metal frames
Staircase:	Painted cast iron with hopper heads to stone walls, aluminium downpipes to glazed nosings

Details of Construction

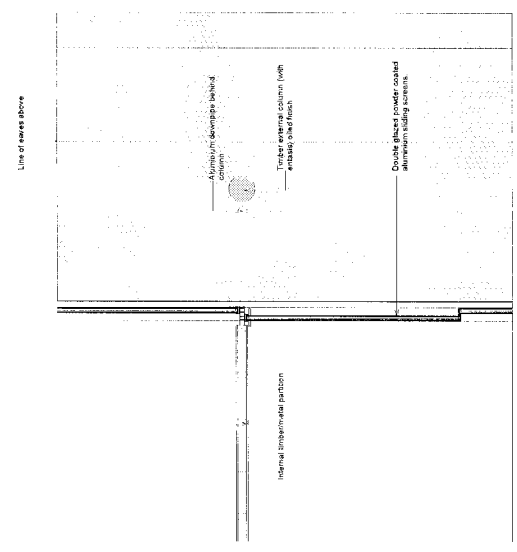
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2	20/01/14	Issue for construction
3	25/01/14	Issue for construction
4	30/01/14	Issue for construction
5	05/02/14	Issue for construction
6	10/02/14	Issue for construction
7	15/02/14	Issue for construction
8	20/02/14	Issue for construction
9	25/02/14	Issue for construction
10	30/02/14	Issue for construction
11	05/03/14	Issue for construction
12	10/03/14	Issue for construction
13	15/03/14	Issue for construction
14	20/03/14	Issue for construction
15	25/03/14	Issue for construction
16	30/03/14	Issue for construction
17	05/04/14	Issue for construction
18	10/04/14	Issue for construction
19	15/04/14	Issue for construction
20	20/04/14	Issue for construction
21	25/04/14	Issue for construction
22	30/04/14	Issue for construction
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35	05/07/14	Issue for construction
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37	15/07/14	Issue for construction
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70	30/12/14	Issue for construction



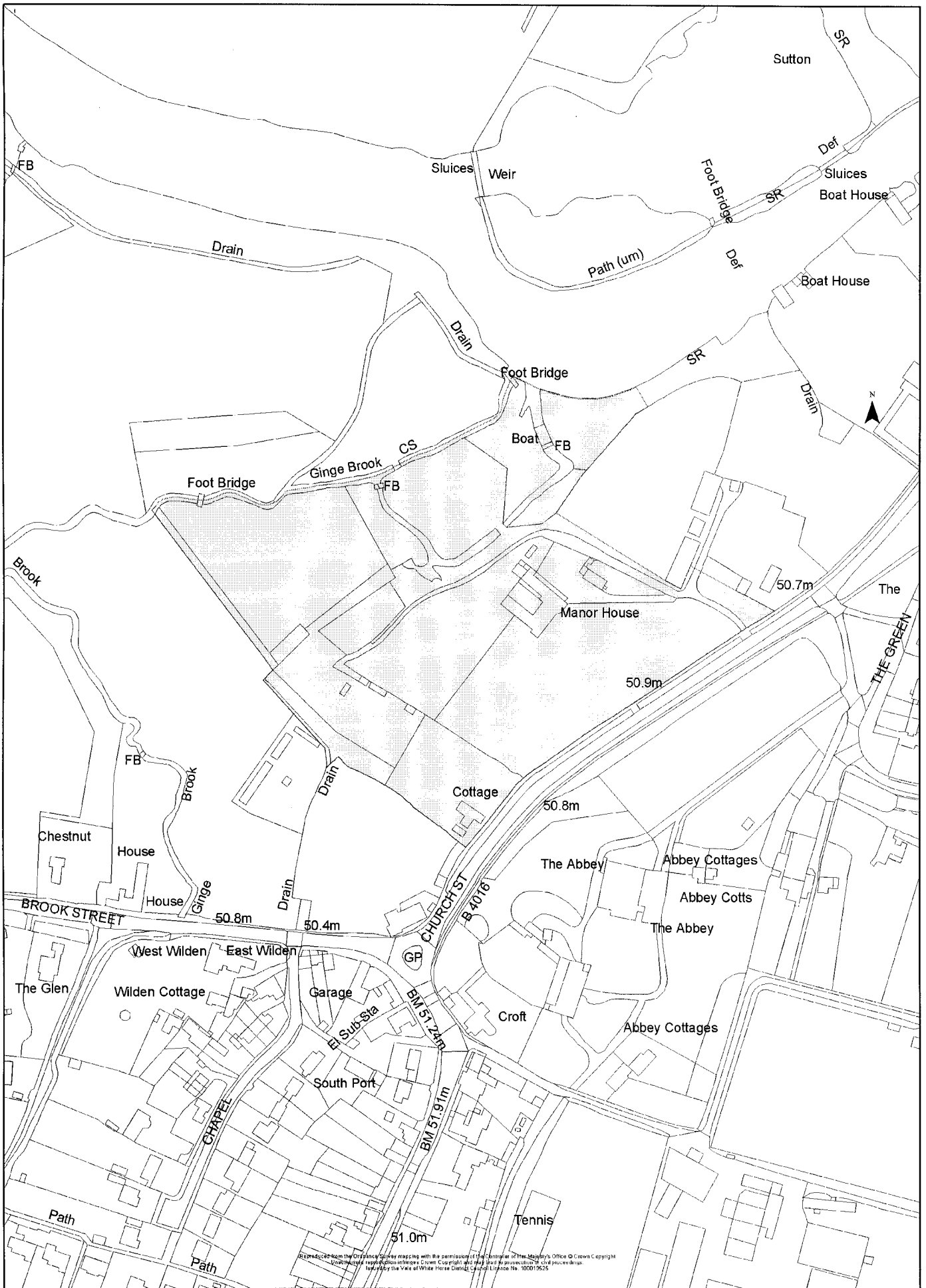
ELEVATION



SECTION



PLAN



Sutton Courtenay Parish Council

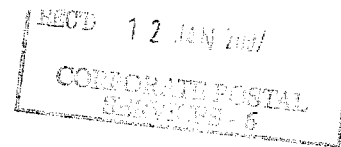
Clerk: Mrs. L. A. Martin B.A.

Telephone/Fax: Frilford Heath
(01865 391833)

Orchard House,
90 Howard Cornish Road,
Marcham, Abingdon,
Oxfordshire OX13 6PU

Mrs. G. Le Cointe,
Planning Services,
Vale of White Horse District Council,
Abbey House,
Abingdon,
Oxon.
OX14 3JE

APPENDIX 3



9th January, 2007

Dear Mrs. Le Cointe,

**SUT/570/14 Erection of a 4 bedroom single storey dwelling incorporating a grade II listed dovecote and associated external works
Manor House, Church Street
For: Mr. and Mrs. A. Warne**

The Parish Council objects to this application. The design of dwelling is not in keeping with the historic buildings around the area and the design and materials with large quantities of glass do not reflect any of the nearby properties. The development, by virtue of its design represents an incongruous and inappropriate form of development. It detracts from the character and appearance of this part of the village, harming the form, structure and open space character of the settlement, and thereby having a harmful impact on the heart of the village and conservation area. Historically dovecotes were designed as separate buildings to be a feature of the landscape. The Parish Council would prefer to see the dovecote remain as a separate building.

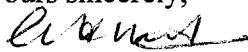
The proposal is not in keeping with the application for the conversion of the adjacent barns to residential use which has already been approved and where the design was to use traditional materials.

Policy HE1 of the Local Plan only permits development within a conservation area where the proposal preserves or enhances the character and appearance of the area. This is not the case with the current application and the nature of the area would change if consent were granted setting a precedent for further similar development.

Thames Water Utilities Ltd has been carrying out checks on the sewage systems in the village, in that there have been several episodes of overflowing. The Council is of the opinion that the construction of a further dwelling would only exacerbate the current problems.

The Parish Council would urge that this application be refused.

Yours sincerely,


L.A. Martin
Clerk to the Council

CHD/713/5 & CHD/713/6 - CA – Mr. G Chambers
Extension and Alterations to Existing House, Demolition of Barn and Erection of Annex.
Rebuild South and east External Walls of House.
Land at Penn House, High Street, Childrey, Wantage, Oxon. OX12 9UW.

1.0 The Proposal

- 1.1 Penn House is a substantial two storey red brick and tiled cottage on the corner of the junction of Dog Lane and the High Street in the centre of Childrey. It is not a listed building, but it lies within the Childrey Conservation Area. Its frontage is set back about 11 metres from the High Street but the side of the property abuts the pavement in Dog Lane, which is a minor road travelling west from High Street. There is a single storey extension to the gable on the Dog Lane frontage. Also on this frontage is a large dilapidated barn, which is clad in wood boarding with a rounded corrugated metal roof. Behind this is the area of yard to the rear of Penn House. There is a boarded up gateway and a separate pedestrian gate between the house and the barn and an open vehicular access onto Dog Lane at the rear of the site.
- 1.2 The whole property is in clear need of renovation, as confirmed by a structural report accompanying the applications, and the applicant is taking the opportunity of a comprehensive revamp involving extensions, the demolition of the barn and the erection of ancillary accommodation in its place. The planning application included the erection of a detached garage in the yard alongside the northern boundary of the site, which has now been deleted from the scheme. Both access points are to be used and the central one will be widened to provide both vehicular and pedestrian access.
- 1.3 A porch and French window are being added to the frontage but most of the additions and alterations to the house take place at the rear. In addition to the single storey gabled extension to the rear, the present house features a cat-slide roof sloping right down to the ground floor with only a gabled doorway in this elevation. The proposal involves the rebuilding of the gable of the house and adding a first floor to the rear extension, which is being lengthened by a metre and inset from the present frontage with Dog Lane. This will provide a study area on the ground floor and a new bedroom on the first floor. The windows in these rooms will look out into the yard area. It is also proposed to provide additional first floor area at the rear of the house by raising the roof slope and inserting two dormer windows, which will provide light to an en-suite room and a landing area. In addition to the study, the scheme will provide a sitting room and kitchen on the ground floor and still provide three bedrooms with improved bathroom facilities on the first floor.
- 1.4 The barn is to be replaced by a new built annexe with a reduced footprint set back 0.8 of a metre from the Dog Lane frontage. The footprint of the new annex will be 10 sq.m. less than the barn but will also be two storeys high. The barn's height is given as 6.4 metres, the same height as the new annexe. The annexe will be clad in weather boarding above a brick plinth and will have a tiled pitched roof. The accommodation is to be ancillary to the main house and provides an entrance hall with stairway and a bedroom and bathroom on the ground floor. The stairs lead to an open plan living area and kitchen on the first floor. There are no windows onto Dog Lane. There is a window to the kitchen area in the gable at first floor level and a landing window midway up the stairs in the almost rounded corner of the building. The living room area is lit by high level roof lights facing the yard area.
- 1.5 The application drawings are at **Appendix 1**.
- 1.6 The applications come before Committee at the request of Councillor Andrew Crawford.

2.0 Planning History

- 2.1 Two previous schemes were the subject of applications last year but were withdrawn when it was made clear that they were not to be recommended for approval because of the likely

adverse impact on the site surroundings. The present applications were submitted following further negotiations with your Officers.

3.0 **Planning Policies**

- 3.1 Policy DC1 of the adopted Local Plan requires development to be of a high quality design in terms of layout, scale, mass, height, detailing, materials to be used, its relationship with adjoining buildings and takes into account local distinctiveness and colour.
- 3.2 Policy DC5 requires safe and convenient access and parking.
- 3.3 Policy DC9 seeks to discourage development that would harm the amenities of adjoining properties or the wider environment in terms of, amongst other things, loss of privacy, daylight, sunlight, dominance or visual intrusion.
- 3.4 Policy HE1 requires development to preserve or enhance the character or appearance of the Conservation Area.
- 3.5 Policy H24 enables the erection of ancillary buildings and structures within the curtilage of a dwelling provided the proposal would not cause demonstrable harm to the amenities of neighbouring properties or the character and appearance of its surroundings.

4.0 **Consultations**

- 4.1 Childrey Parish Council does not object in principle but wants serious consideration to be given to whether the defects in the structure warrant such rebuilding. Other issues raised include traffic, and whether a change of use is involved.
- 4.2 The County Engineer has no objections to the principle of the scheme.
- 4.3 Objections have been raised by residents from 6 local households on the following grounds:
- The scheme is overdeveloped and does not accord with the distinctiveness and character of the area and will therefore not preserve or enhance the character and appearance of the Conservation Area.
 - The development will remove the most distinctive feature of Penn House, the cat-slide roof.
 - The height of the proposed annexe will create a tunnel effect in Dog Lane.
 - The annexe has the potential for use as a separate dwelling, which would result in additional traffic on a narrow and congested highway.
 - The plans include west facing and inappropriate dormer windows in the first floor where none exist at present. There is also a north facing bedroom window. These windows will invade the privacy of the adjoining property.
 - The proposal also includes a detached garage with a pitched roof right on the boundary of the adjoining property in a position that will result in a loss of sunlight.
 - The Design and Access Statement is misleading.
 - The property should be listed.
- 4.4 English Heritage has written to say that a request has been made to have the building listed. The Secretary of State has decided not to list the building following the outcome of a report from the listed building advisor who has visited the site and concluded that the property has been too altered to be recommended for listing. Although it has local character and interest he concludes that it does not merit inclusion in the national list.

5.0 **Officer Comments**

- 5.1 The scheme has been through a series of revisions following negotiations with your Planning and Conservation Officers and, apart from the presence of the garage, previous objections

about the scale and appearance of the development have been addressed and the proposal is considered to meet the tests of acceptability within the terms of the above mentioned policies. Confirmation has been received that the applicant is willing to delete the garage proposal from the application. The removal of the garage from the scheme overcomes the remaining objections to the development. When interested parties heard of this change they pointed out that the removal of the garage would result in the loss of its screening effect allowing for a greater degree of overlooking. The following paragraphs address the points made by the objectors.

- 5.2 Alteration to the rear roof slope to allow additional accommodation on the first floor will change the appearance of the existing cat-slide roof. The first question is whether the feature is worth retaining in itself or in the interests of the Conservation Area. It is clear that the building is not considered worthy of listing and does not have any special architectural or historic value. The other question to be addressed is whether the new elevation that will be created is acceptable in design terms. This is considered to be the case by your Officers. As to the contribution the appearance of the cat-slide roof makes to the character of the Conservation Area, it cannot be observed from any public place. Although it can be seen from the immediately neighbouring property this does not amount to a material contribution to the character or appearance of the Conservation Area.
- 5.3 Unfavourable references to the relative height of the proposed annexe and its effect on the street scene are not borne out by the information on the drawings. It will be set further back than the barn and is at the same height as the existing barn according to the drawings. As to its potential use as a separate dwelling, this can be controlled by condition. Any subsequent application to turn it into separate dwelling would have to satisfy different criteria, which are not relevant in the case of an annexe, e.g. matters of privacy, private amenity space and car parking and traffic generation.
- 5.4 One of the objections relates to the matter of privacy in relation to overlooking from the proposed windows. The west facing dormer windows are not to living space. The nearest window to the adjoining property will be to a bathroom and will be obscure glazed enforced by planning condition. The other window is to a landing. This will be 5 metres offset from the adjoining property boundary and will only have an oblique view over the private garden area immediately at the rear of the adjoining house at a distance of 17 metres. The north facing bedroom window is 8.5 metres away from the adjoining garden boundary and will only have an oblique view of the rear of the adjoining property at a distance of 20 metres. This is considered to more than adequate to avoid any loss of privacy. The living room roof lights in the annexe roof are set at a high level and can be controlled by planning condition. They are also set 10 metres away from the adjoining property boundary. Apart from the high level glazing facing Penn House the only other first floor window in the annexe facing west is to the kitchen area. There is also a window lighting the staircase on the rounded corner of the building.

6.0 **Recommendation**

6.1 *As the proposal is now considered to meet the objectives of the relevant policies, it is recommended that the planning application be approved subject to the following conditions.*

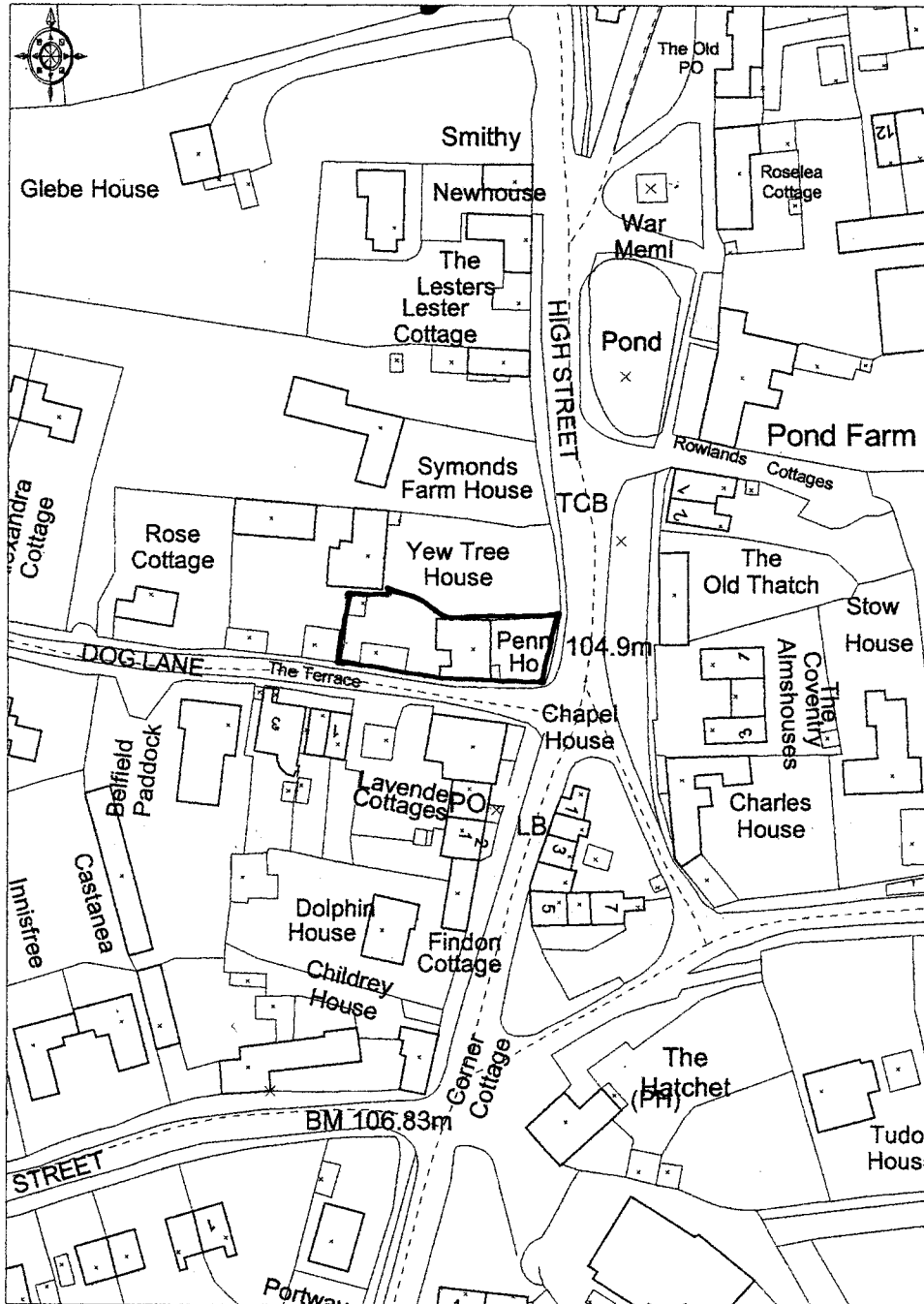
1. TL1 *Time Limit – Full Application*
2. MC1 *Submission of Materials (Details)*
3. MC9 *All Bathroom/En Suite Windows on West & South Elevations be glazed with obscured glass only*
4. MC12 *Height of Sill of Roof Lights*
5. CN8 *Submission of full details as to extent and method of rebuilding existing walls and all joinery*

6. RE16 *Ancillary Self Contained Accommodation*

7. RE2 *Restriction on Alteration to Buildings inc Alterations to windows or ancillary structures of buildings within curtilage*

6.2 *It is recommended that Conservation Area Consent be granted subject to the following condition.*

1. *TL4 Time Limit – LB/CA Consent*

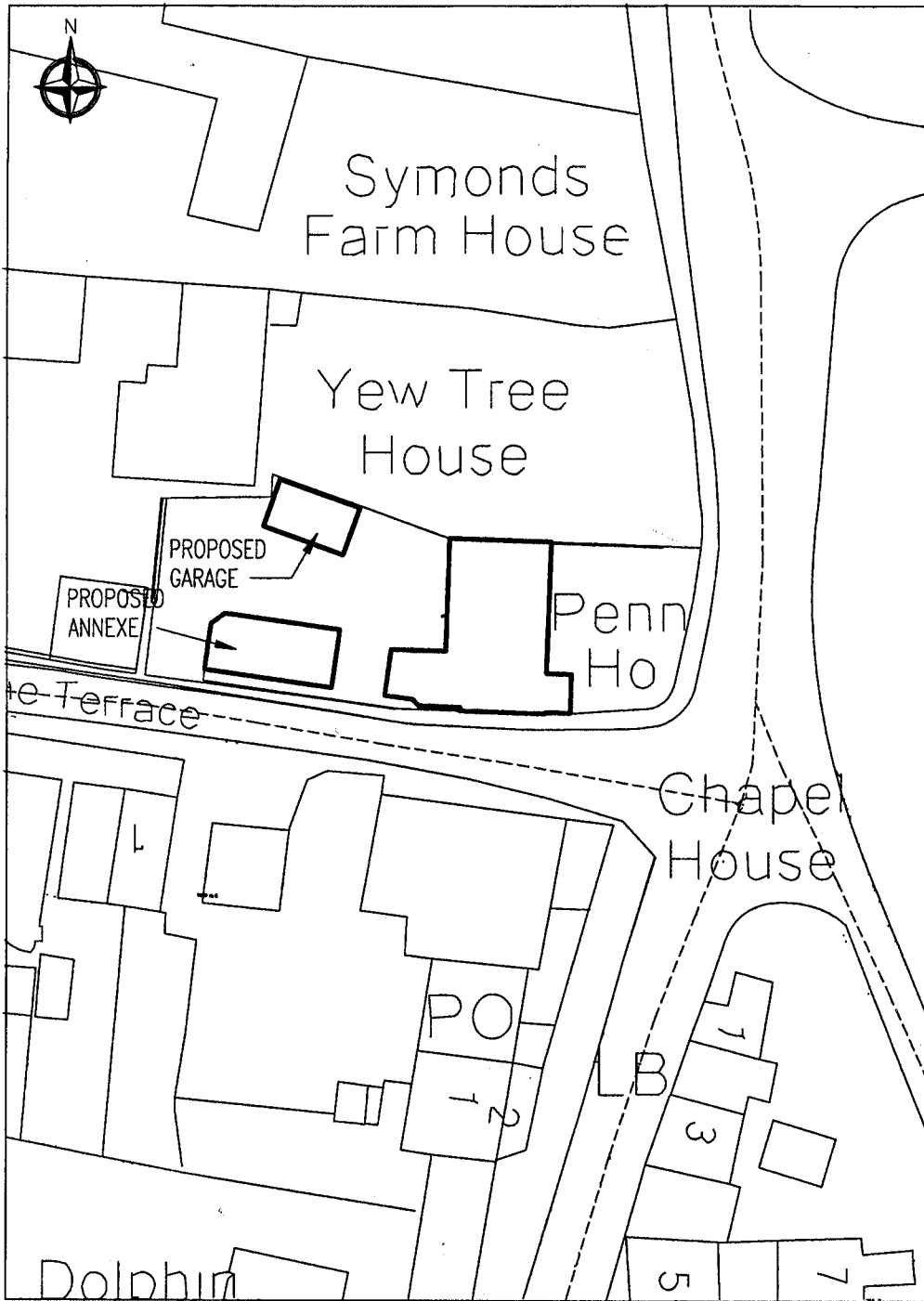


Ordnance Survey

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CH/07/15

VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 15 SEP 2006
CORPORATE POSTAL
SERVICES - 3



CHD/715/5

Rev.	Date	Description
A	20.06.06	HOUSE PLAN AMENDED.
B	29.08.06	GARAGE PLAN AMENDED.

Project Title
 Mr Gareth Chalmers
 Penn House
 High Street, Childrey

Date
 OCT '05

Drawing No.
 715-03

Drawn
 L. COX

Project No.
 715

Checked
 ED CLARE

Revision
 B

File-reference
 715-03

Paper size/Scale
 A4 1:500

**VALE OF WHITE HORSE
 DISTRICT COUNCIL**
 REC'D 15 SEP 2006
 CORPORATE POSTAL
 SERVICES - 3

Drawing Title
 SITE LAYOUT

Challow Design

Unit 11A
 Home Farm
 Ardington
 OXON
 OX12 8PN
 Tel: 01235 821176 Fax: 01235 834027

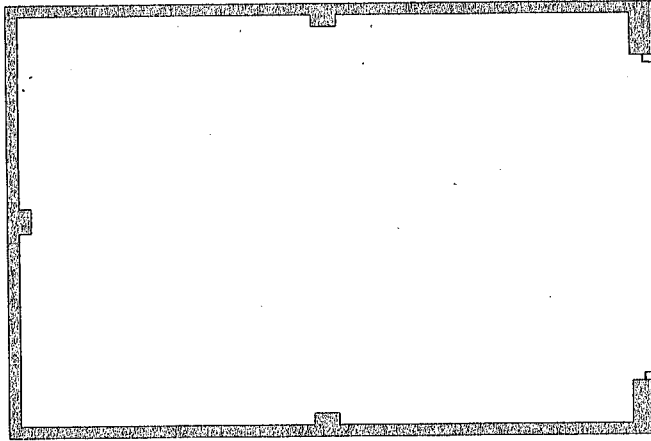
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- 1:50 = 2 m
- 1:100 = 6 m
- 1:200 = 12 m
- 1:500 = 30 m
- 1:1000 = 75 m
- 1:2500 = 150 m



VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 15 SEP 2006
CORPORATE POSTAL
SERVICES - 3

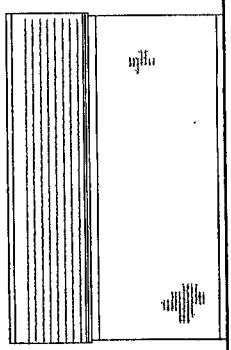
REV	DATE	DESCRIPTION	INITIAL

Challow Design
Unit 11A
Home Farm
Ardington
OX10 0XN
OX12 8PN
Tel: 01235 821176 Fax: 01235 824077

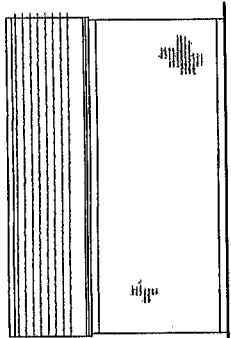
CLIENT
Mr Gareth Chalmers
INTERPRET
PROPOSED RE-DEVELOPMENT AT
PENN HOUSE, HIGH ST
CHILDREY OX12 9JA

PLANS & ELEVATIONS
FILE REFERENCE: 715-07-SG
DATE: AUG 06
DRAWN BY: L. COX
CHECKED BY: AS
ISSUED: 1.100.1.50
DRAWING NO: 715-07-SG
REVISION:

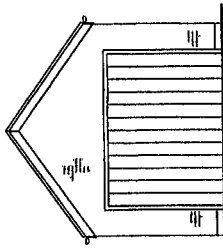
FLOOR PLAN



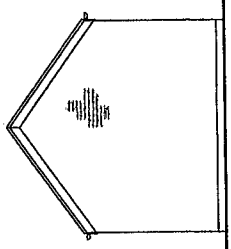
SOUTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

06/01/06/06
CHD/TJS

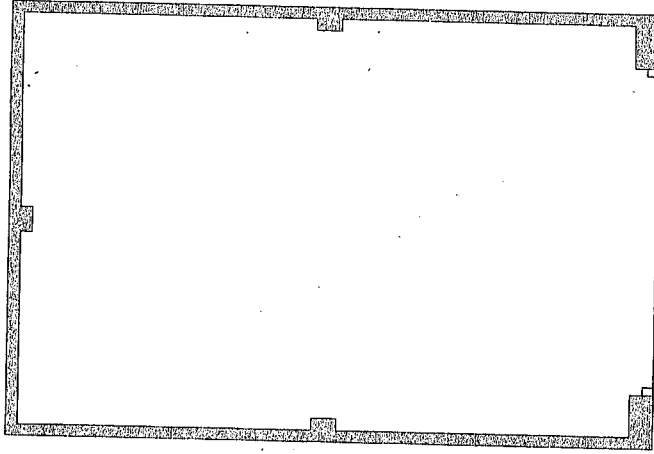
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Warning

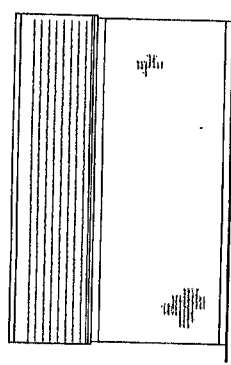
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VALLEY WHITE HORSE
DISTRICT COUNCIL
REC'D 15 SEP 2006
CORPORATE POSTAL
SERVICES - 3

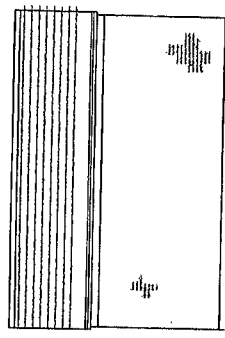
REV	DATE	DESCRIPTION	INITIALS
<p>Challow Design</p> <p>Unit 11A Home Farm Avington OXON OX12 8PN Tel: 01235 851176 Fax: 01235 854027</p> <p>CLIENT Mr Gareth Chalmers</p> <p>SITE/PROJECT PROPOSED RE-DEVELOPMENT AT PENN HOUSE, HIGH ST CHILDREY OX12 9UA</p> <p>GARAGE PLANS & ELEVATIONS</p> <p>FILE REFERENCE: 715-07-SG</p> <p>DRAWN BY AUG 06 L. COX</p> <p>CHECKED BY ED CLARE</p> <p>PAPER SIZE/SCALE A3 1:100 1:50</p> <p>DRAWING No. 715-07-SG</p> <p>REVISION</p>			



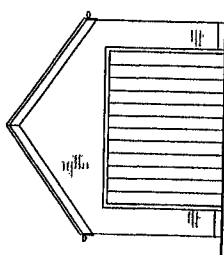
FLOOR PLAN



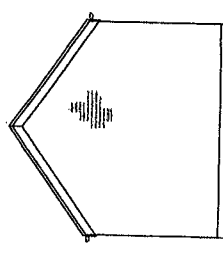
SOUTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION

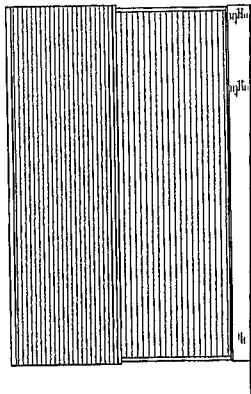


NORTH WEST ELEVATION

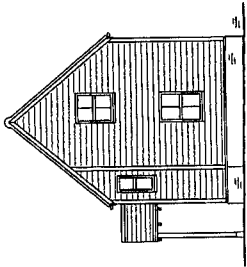
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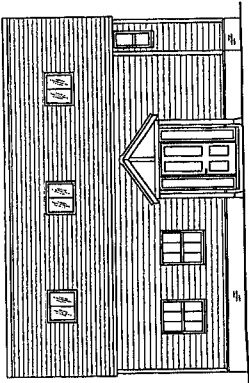
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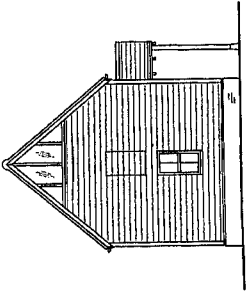
SOUTH ELEVATION



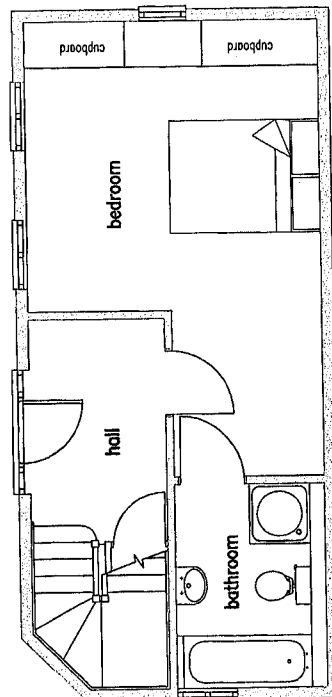
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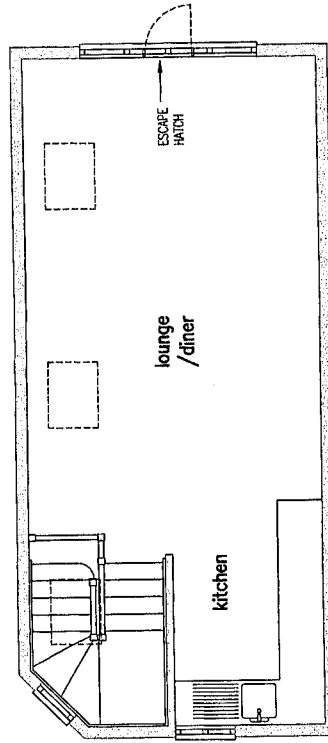
NORTH ELEVATION



EAST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

1:50 = 3 m
1:100 = 6 m
1:200 = 12 m
1:300 = 30 m
1:500 = 150 m

Challow Design

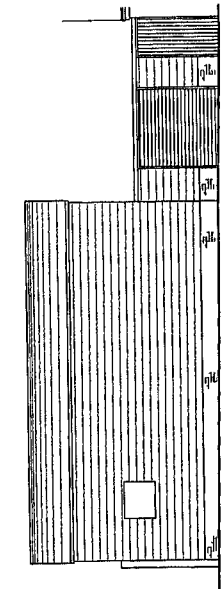
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DISTRICT COUNCIL
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CORPORATE POSTAL
SERVICES-3

CHADWICKS

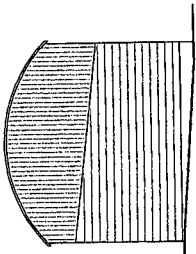
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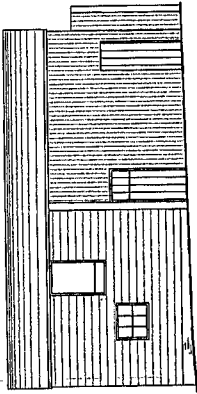
Challow Design	
Unit 11A Home Farm Ardington OX12 8PN Tel: 01235 821176 Fax: 01235 834027	
CLIENT Mr Gareth Chalmers	
STRIP/PROJECT PROPOSED RE-DEVELOPMENT AT PENN HOUSE, HIGH ST CHILDREY OX12 9UA	
BARN PLANS & ELEVATIONS AS PROPOSED	
FILE REFERENCE: 715-06-SG	
DATE: AUG 06	DRAWN BY: L. COOK
SCALE: 1:50	ED. CLARE: 1:100
DRAWING NO.: 715-06-SG	REVISION:



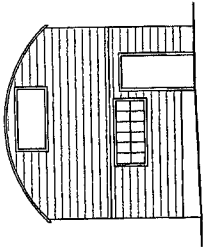
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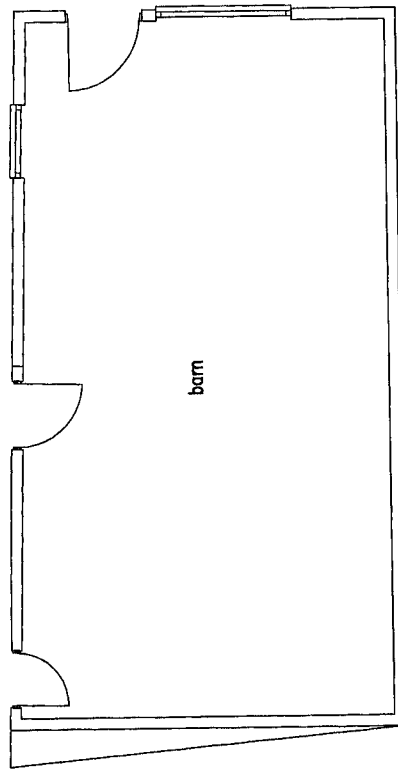
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



REV	DATE	DESCRIPTION	INITIAL

WATKIN WHITE HORSE
DISTRICT COUNCIL
REC'D 15 SEP 2006
CORPORATE POSTAL
SERVICES - 3

Challow Design

Unit 11A
Horse Farm
Ardingly
OX12 8PN
Tel: 01295 821176 Fax: 01295 894027

challow

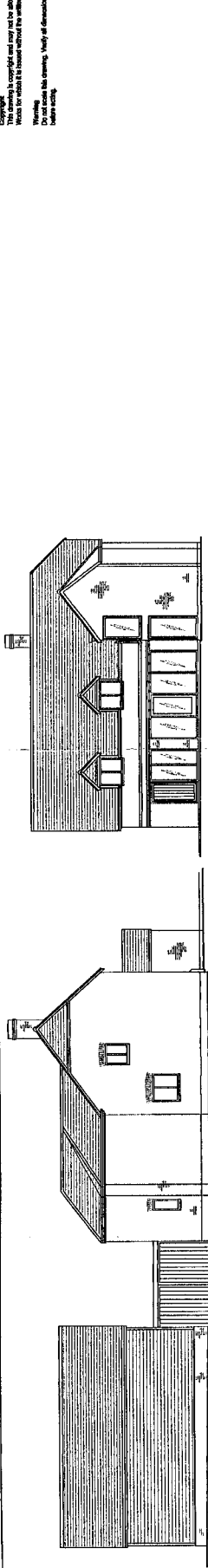
CLIENT
Mr. Gareth Chalmers

SITE/PROJECT

PROPOSED REDEVELOPMENT AT
PENN HOUSE, HIGH ST.
CHILDREY OX12 9UA
**BARN PLAN & ELEVATIONS
AS EXISTING**

DATE SEPT 05	DRAWN BY L. COX	CHECKED BY ED CLARE	SCALE 1:100 1:50
FILE REFERENCE 715-02	DRAWING NO. 715-02		REVISION

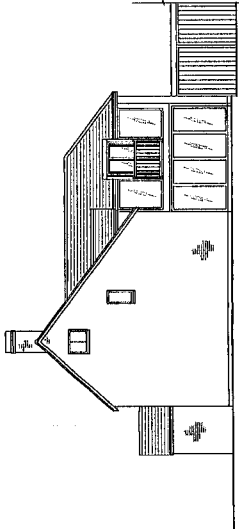
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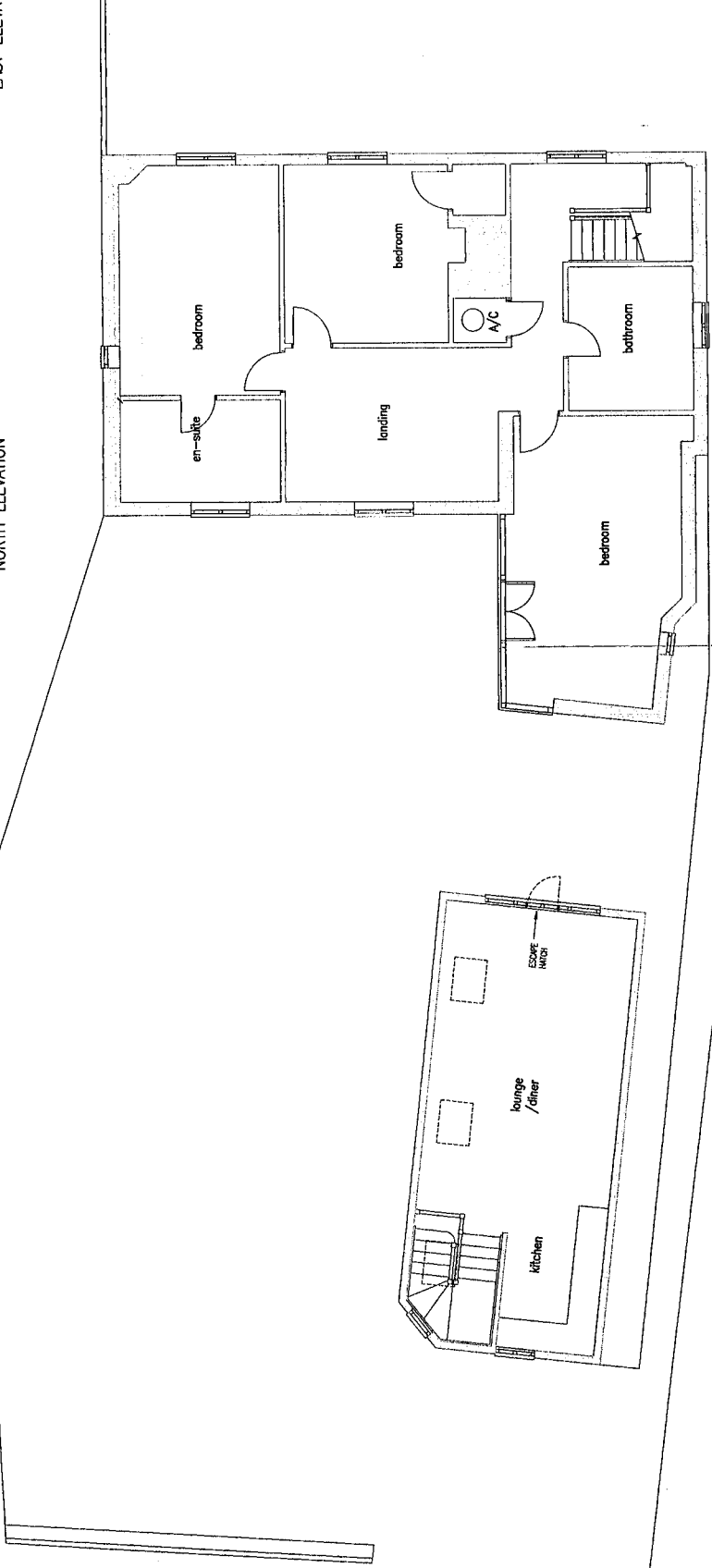
SOUTH ELEVATION

WEST ELEVATION

EAST ELEVATION



NORTH ELEVATION

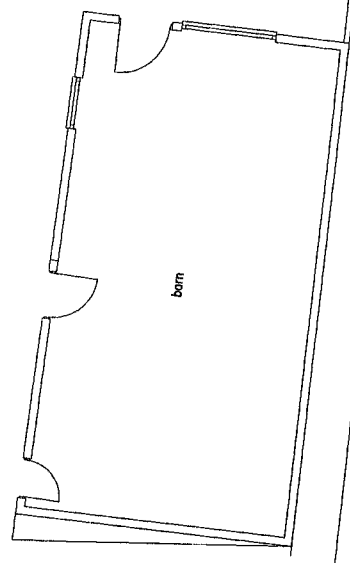
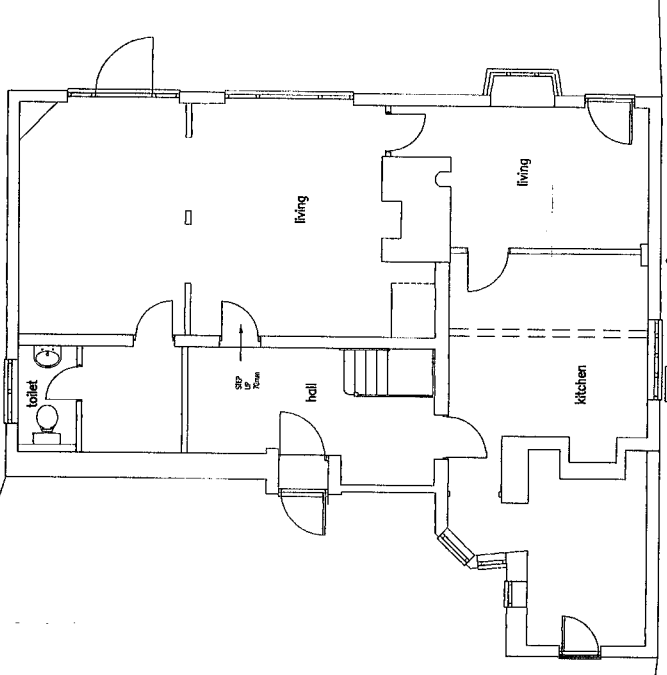
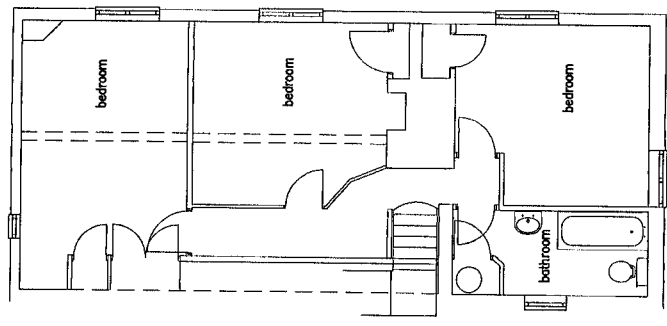


FIRST FLOOR PLAN

VALLEY OF WHITE HORSES
 DISTRICT COUNCIL
 REC'D 13 SEP 2006
 CORPORATE POSTAL
 SERVICES - 3

REV	DATE	DESCRIPTION	INITIAL
Challow Design Unit 11A The Mill Ardrosson OXON OX12 8PN Tel: 01235 824176 Fax: 01235 824027 <i>challow's</i>			
CLIENT Mr Gareth Chalmers			
PROJECT PROPOSED RE-DEVELOPMENT AT PENN HOUSE, HIGH ST CHILDRY OX12 9UA			
FIRST FLOOR PLAN & ELEVATIONS - AS PROPOSED			
FILE REFERENCE 715-05-SG			
DATE AUG 06		SCALE 1:50 1:100	
DRAWN BY L. COX		DESIGNED BY ED CLARE	
DRAWING NO. 715-05-SG		REVISION	

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FIRST FLOOR PLAN

GROUND FLOOR PLAN

VALLEY WHITE HORSE
 DISTRICT COUNCIL
 REF'D 15 SEP 2006
 CORPORATE CORPORAL
 SERVICES 3

Challow Design
 Unit 11A
 Home Farm
 Ardington
 OX10N
 OX12 8PN
 Tel: 01235 621176 Fax: 01235 624027

CHALLOWS

CLIENT
 Mr Gareth Chalmers

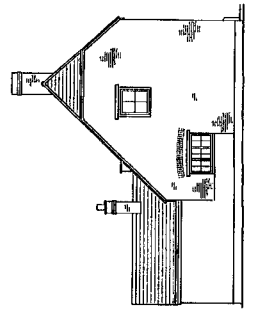
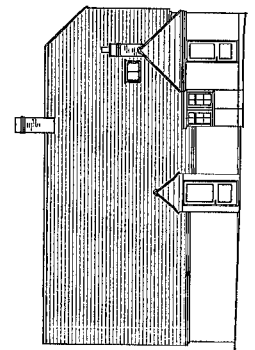
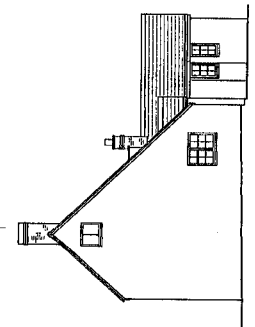
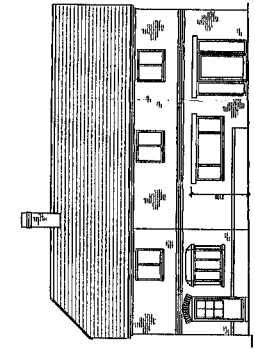
PROJECT
 PROPOSED RE-DEVELOPMENT AT
 PENN HOUSE, HIGH ST
 CHILDEY OX12 9UA

**HOUSE PLAN & ELEVATIONS
 AS EXISTING**

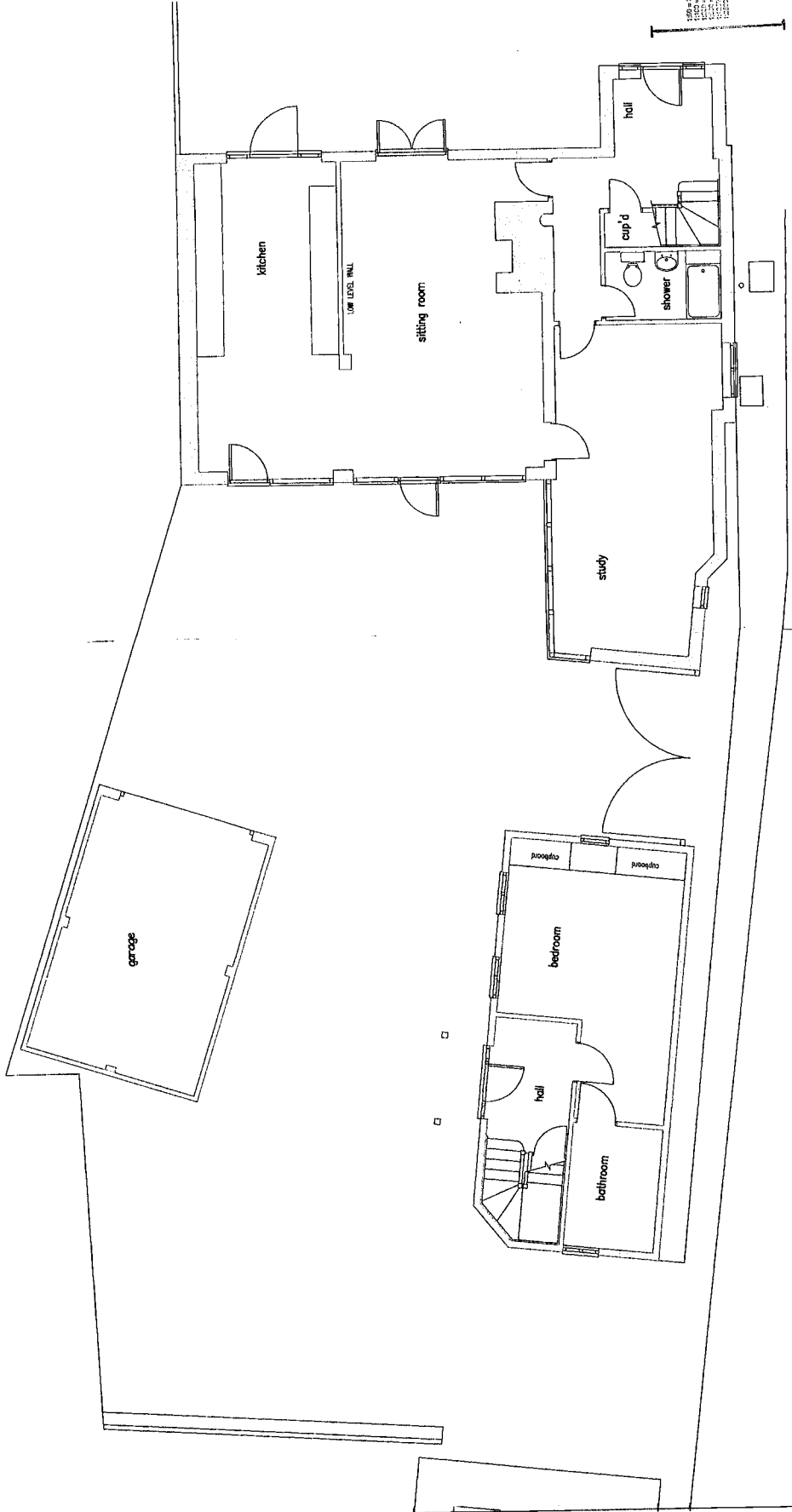
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FILE REFERENCE: 715-01

DATE: SEPT '06
 DRAWN BY: L. COX
 CHECKED BY: ED CLARE
 SCALE: 1/100 1/50
 DRAWING NO: 715-01
 REVISION:



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GROUND FLOOR PLAN

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NOT FOR CONSTRUCTION
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 CORPORATE CAPITAL
 SERVICES LTD

REV	DATE	DESCRIPTION	INITIAL

Chalhow Design
 14th Flr
 Home Farm
 Arlington
 OXON
 OX12 8PN
 Tel: 01235 821176 Fax: 01235 834027

Chalhow
Chalhow

CLIENT: Mr Gareth Chalmers
 SITE/PROJECT: PROPOSED RE-DEVELOPMENT AT PENN HOUSE, HIGH ST CHILDREY OX12 9JA
GROUND FLOOR PLAN AS PROPOSED

DATE: AUG '06
 DRAWN BY: L. COX
 FILE REFERENCE: 715-04-SG

SCALE: 1:50
 DESIGNED BY: ED CLARE
 DRAWING NO: 715-04-SG
 REVISION:

MAR/6783/5 – Mr and Mrs C Chisholm

Conversion of loft to bedrooms and bathroom including installation of 3 dormer windows and 4 rooflights.

Nought, The Farthings, Marcham, OX13 6QD.

1.0 **The Proposal**

1.1 This is an application for a loft conversion to provide two bedrooms and a bathroom. The proposal includes three dormer windows on the rear and four rooflights on the front.

1.2 **Appendix 1** is a site location and block plan, and **Appendix 2** details the elevation and floor plans.

1.3 The plans have been amended from those originally submitted. The original plans are detailed in **Appendix 3**. The floor plans remain unchanged. The two large dormer windows have been reduced in size from three lights to two and a fourth rooflight has been added on the front elevation.

1.4 The application comes to Committee because of objections received from Marcham Parish Council.

2.0 **Planning History**

2.1 The existing dwelling was permitted in 1995 (ref. MAR/6783/4).

3.0 **Planning Policies**

3.1 Policies DC1, DC5 and DC9 of the adopted Local Plan require all new development to achieve a high standard of design, not cause harm to neighbours and be acceptable in terms of highway safety.

4.0 **Consultations**

4.1 Marcham Parish Council objects:

“The development of 1-24 The Farthings took place many years ago. More recently another new property was constructed at the beginning of The Farthings and was allocated the name “Nought”. This individual property, the subject of the present application, is already much larger than the existing adjacent development with a higher ridge line. It has elevations to two roads, the back facing Sheepstead Road and the front facing The Farthings.

The application states that there is a proposed loft conversion to form bedroom and bathroom. The drawings actually show 2 bedrooms and a bathroom.

The Parish Council objects to the application. The 3 dormer windows would be highly prominent on the street scene, and totally out of character with the adjacent dwellings. The scale, mass and height of the development would have an adverse impact on the area, and therefore does not comply with Policy DC1.”

4.2 No letters have been received from neighbours.

4.3 The County Engineer raises no objection, subject to conditions.

5.0 **Officer Comments**

5.1 The main issue to consider in determining this application is whether the proposal would have a harmful impact on the street scene.

5.2 Nought, The Farthings is a detached house built in 1995 situated in a corner position at the head of a cul-de-sac of similar properties off Sheepstead Road. The original development of 24 detached houses was permitted in 1978. The proposed design respects the existing dwelling and the dormer windows, now reduced in size, are considered to relate well to the fenestration and form of the existing dwelling. Although visible from Sheepstead Road, it is considered that a refusal based on harm to the character and appearance of the area or the street scene could not be justified.

6.0 **Recommendation**

6.1 *That planning permission be granted subject to the following conditions:-*

1. *TL1 Time Limit – Full Application*
2. *RE1 Matching Materials*
3. *RE14 Garage Accommodation*
4. *MC20 Amended Plans*



Siteplan[®] 1:1250

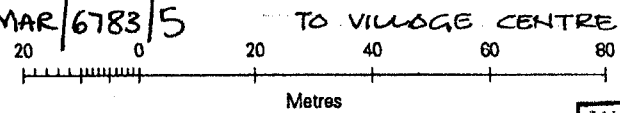


TO COTBILL

APPLICATION SITE^{NC}

RED

NORTH STREET



06/01761/FUL MAR/6783/5

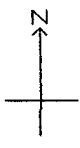
TO VILLAGE CENTRE

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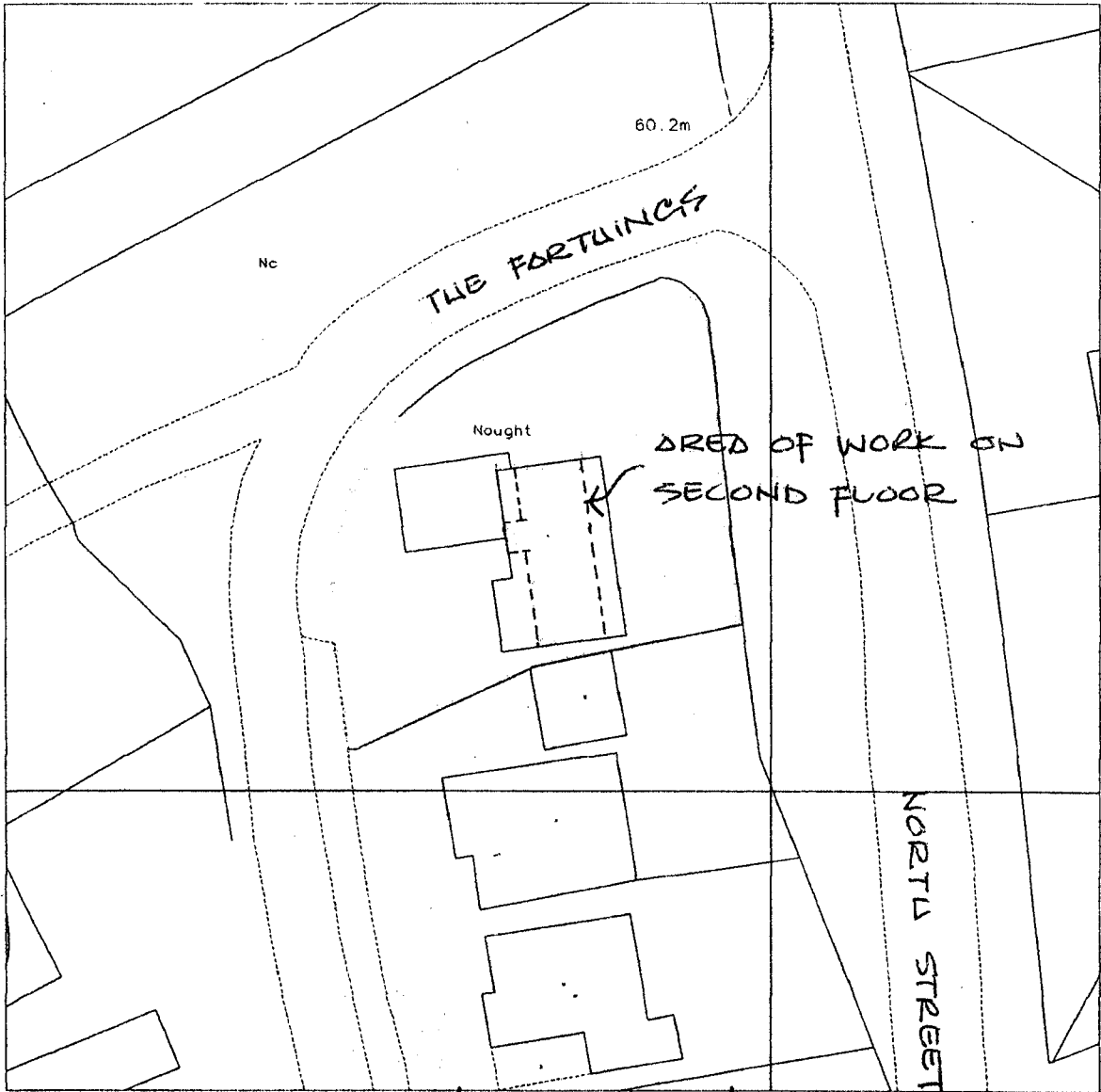
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SERVICES - 5

^u NOUGHT, ^u THE FORTHINGS, MARCUAM,



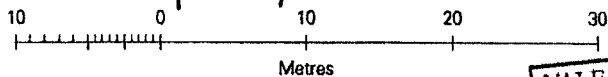
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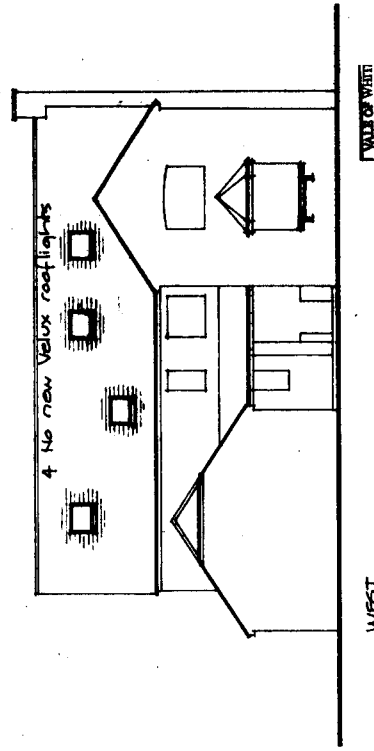
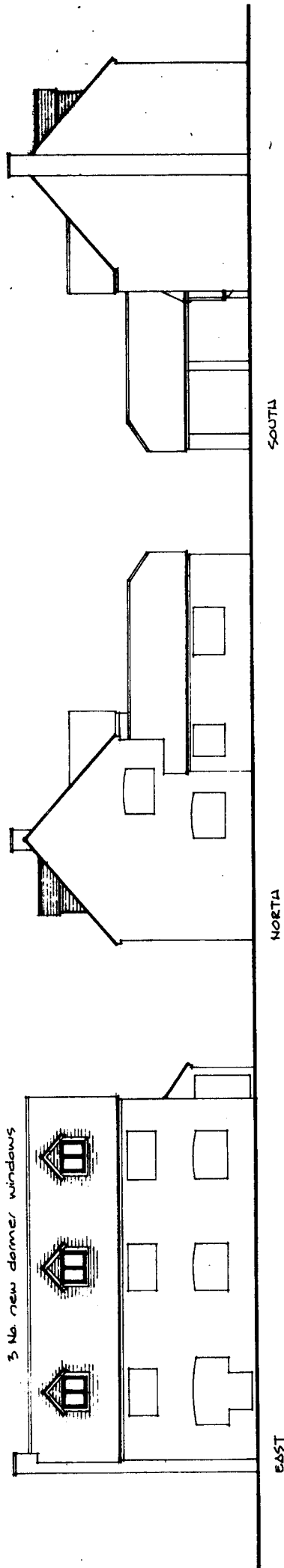
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Serial Number: 01171300

VALE OF WHITE HORSE DISTRICT COUNCIL
REC'D 16 NOV 2006
CORPORATE POSTAL SERVICES - 5

"NOUGHT", THE FORTUNCS, MARCLAM

APPENDIX 2

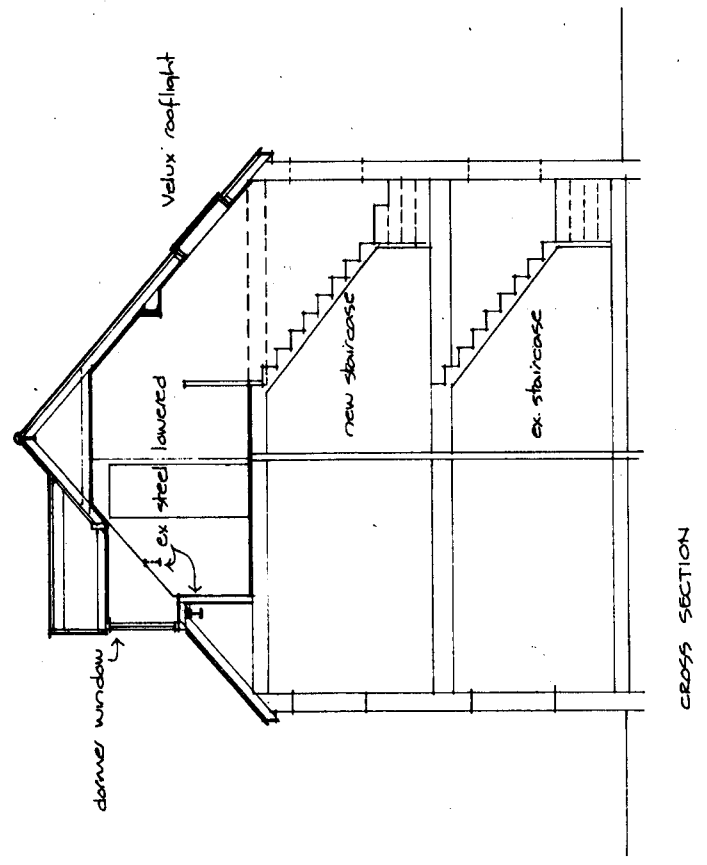


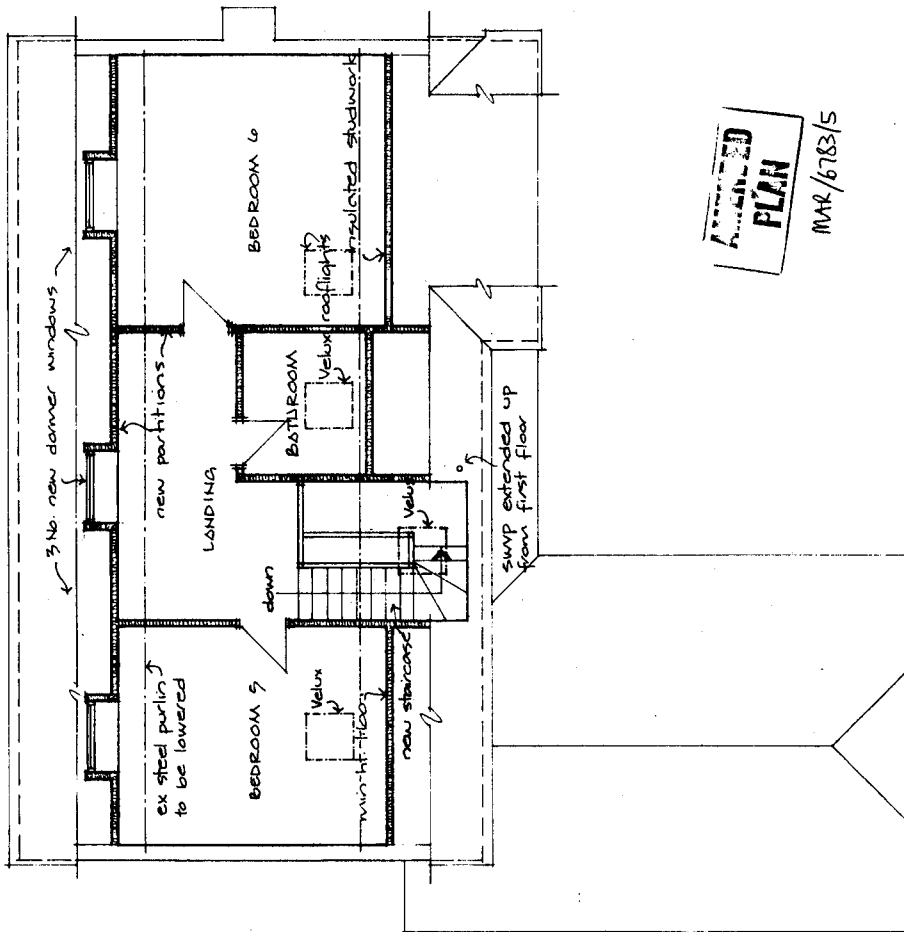
VILLE OF WINDY HILLS DISTRICT CO
 RECD 19 DEC 1
 CORPORATE SERVICES

REV. A. all new domers now two lights wide, additional Velux rooflight on west elevation

PROPOSED LOFT CONVERSION AT 14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	DATE 19 DEC 1
MARCUSIA - MR & MRS C. CAMPBELL	
ELEVATIONS & SECTION	
14, CROSS ROAD, NORTH HILLS, WINDY HILLS, NSW. 6279 68A	

REVISED PLAN
 MAR/6783/5





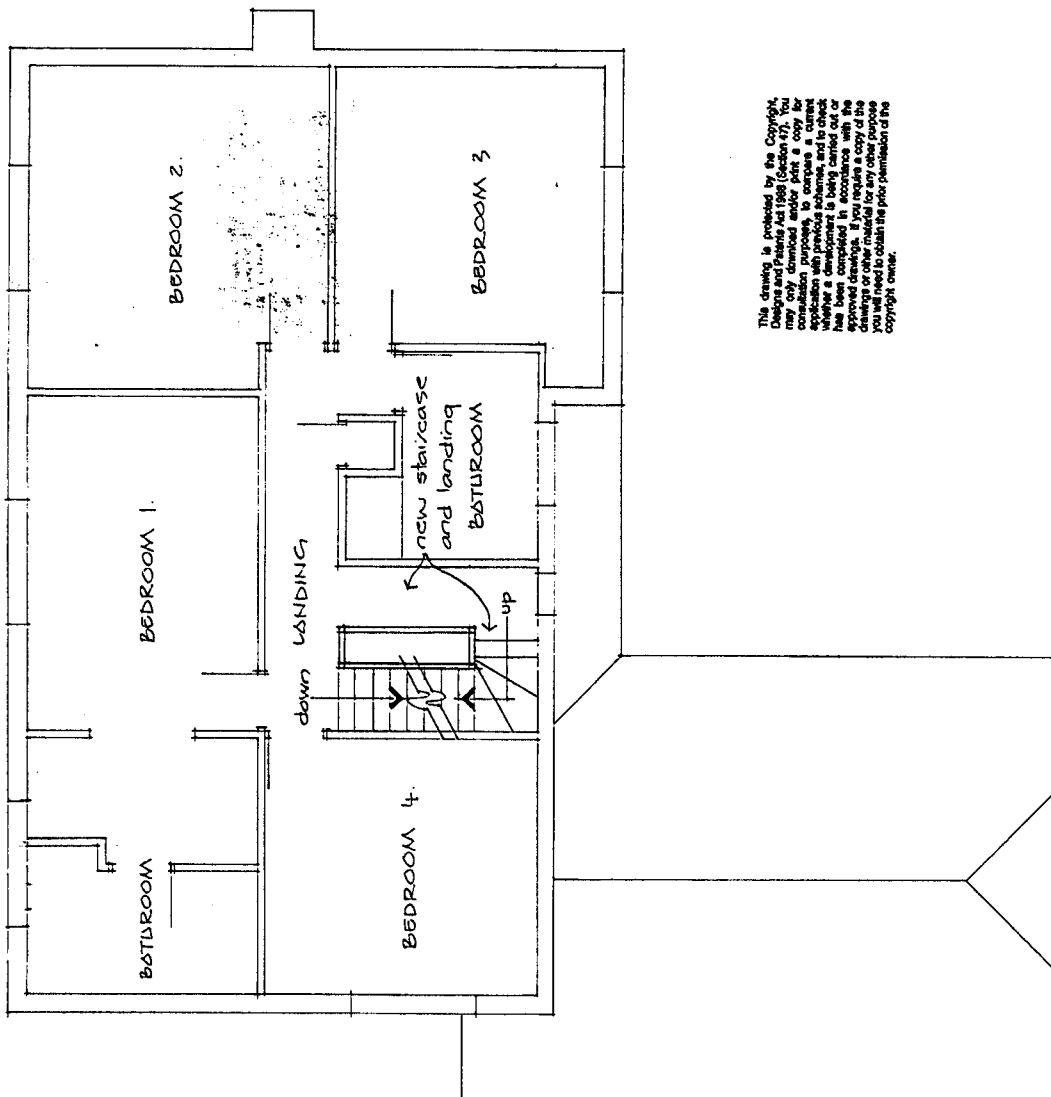
VALLEY OF WHITE HORSES
DISTRICT COUNCIL
REFD 11 AC 196
CONSERVATION POSTAL
SERVICES 2

REV. A. damers to Beds 5 & 6 now two lights wide, add Velux to Bed 6. 19.12.2006

APPROVED PLAN

MAR/6783/5

PROPOSED LOFT CONVERSION AT MOUNTAIN THE PARTINGGS MARCUDAM - MR & MRS C. CANSIBOURA	DATE 11/09	SCALE 1:50
SECOND FLOOR PLAN	NO. OF SHEETS 2A	SHEET NO. 791
DRAWN BY M. J. COOPER CHECKED BY M. J. COOPER PROJECT NO. 05/09-00000	DRAWN BY M. J. COOPER PROJECT NO. 05/09-00000	



VALLEY WHITE HORSE
 DISTRICT COUNCIL
 REC'D 16 NOV 2004
 CORPORATE POSTAL
 SERVICES - 5

06/10/04/FIL Mm/6783/5

PROPOSED LOFT CONVERSION AT NOUGHTON THE FARMINGS MARCHAM - MR & MRS C. CHISHOLM	Scale 1:50 Date SEP 2004 Drawn [Signature]
FIRST FLOOR PLAN	
ROGER SELBY 14, COPPIN ROAD NORTH LEIGH WITNEY, OXON. OX29 6RA tel. 01993-804449	79/4

**UPT/7108/2 – Setter Homes Ltd.
Erection of 4 Bedroom Chalet Bungalow with Double Garage.
Ravello, Chilton Road, Upton, OX11 9JL.**

1.0 **The Proposal**

- 1.1 This application seeks permission for the erection of a 4 bedroom chalet bungalow on land adjacent to Ravello, Chilton Road, Upton. The scheme includes an attached double garage and new access onto Chilton Road.
- 1.2 Ravello is a detached bungalow that sits on a corner plot between Chilton Road and the A417. The proposed dwelling would be located to the east of the existing property within the existing garden area. The site slopes downwards slightly, away from the existing dwelling, therefore the proposed unit would sit at a lower level. The north, east and south site boundaries are defined by a range of vegetation including evergreen trees.
- 1.3 The site has outline planning permission for a single storey dwelling.
- 1.4 The proposed dwelling measures 2.5 metres high to eaves and between 5.5 and 6 metres high to ridge. Most of the bedrooms would be on the ground floor, however some accommodation is proposed within the roof space.
- 1.5 The site is located within the North Wessex Downs AONB.
- 1.6 Extracts from the application plans are at **Appendix 1**.
- 1.7 The application comes to Committee as the Parish Council objects.

2.0 **Planning History**

- 2.1 Planning permission was granted in April 1983 for the erection of a double garage and various alterations to the existing dwelling.
- 2.2 Outline planning permission was granted in March 2005 for the erection of a detached dwelling in the garden of Ravello (UPT/7108/1-X). That outline permission included only access which was proposed via a new access onto Chilton Road serving both the existing and proposed dwellings. The permission conditioned the dwelling to be single storey only. A copy of the approved plan is at **Appendix 2**.

3.0 **Planning Policies**

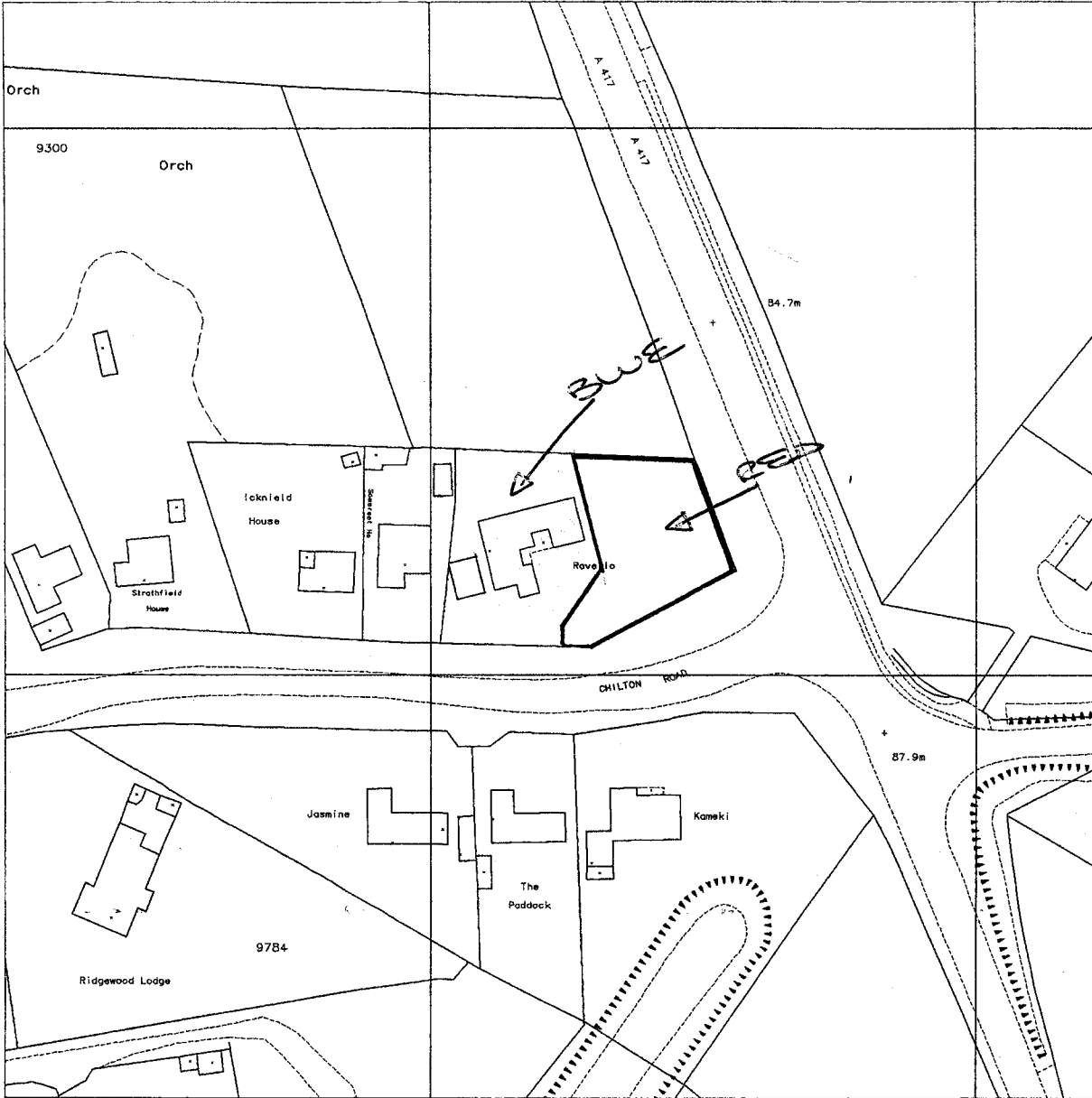
- 3.1 Policy H12 of the adopted Vale of White Horse Local Plan includes Upton as a village suitable for accommodating up to 4 small dwellings within the main built up area of the settlement and providing the layout, mass and design of the dwellings would not harm the character of the area.
- 3.2 Policy NE6 of the adopted Local Plan refers to development within the North Wessex Downs AONB and states that development will only be permitted if the natural beauty of the landscape is conserved or enhanced.
- 3.3 Policies DC1, DC5 and DC9 refer to the design of new development, impact on neighbouring properties, and parking and access considerations.

4.0 **Consultations**

- 4.1 Upton Parish Council objects to the application. Their full comments are attached at **Appendix 3**.

- 4.2 4 Letters of objection have been received from neighbouring properties raising the following concerns:
- The proposed dwelling is too large for the plot.
 - The proposed dwelling is out of keeping in the AONB.
 - The proposal will overlook the neighbouring properties.
 - The proposed dwelling would require a new drainage system which would not fit within the site.
 - There is insufficient garden left for the existing property.
 - The new access will result in a highway safety hazard.
 - The proposed dwelling is too high for the plot.
- 4.3 Thames Water has raised no objection in relation to sewage and water infrastructure.
- 4.4 The County Engineer has raised no objections to the location of the new access subject to conditions. However, he has stated that the proposal should include a shared access with Ravello and the existing access should be closed. He would object to two accesses in such close proximity.
- 5.0 **Officer Comments**
- 5.1 The site has outline permission for a single dwelling, therefore the principle of the proposal in this location has been accepted. The main issues to consider are therefore; i) the design of the proposed dwelling in terms of the impact on the character of its area, in particular the AONB; ii) the impact of the proposal on the amenity of neighbouring properties; and iii) access and parking considerations.
- 5.2 The previous outline permission included a condition requiring the proposed dwelling to be single storey only in recognition of the prominent and sensitive location of the site. Whilst the current proposed dwelling has rooms within the roof space, the eaves are at a low level and the roof has a relatively shallow pitch, thereby keeping the structure as low as possible. Due to the sloping nature of the site, the proposed dwelling would not appear higher than the existing dwelling. Officers, therefore, consider that the proposed dwelling would not appear unduly prominent. The site boundaries have some screening which helps to limit views from the wider countryside. It is therefore considered that the natural beauty of the landscape within the AONB would be conserved.
- 5.3 The rooms within the roof space are mainly lit by a small number of rooflights, however there is one dormer window facing east towards the A417. This would not overlook any neighbouring properties. The proposed dwelling would sit adjacent to the eastern flank wall of Ravello which has no openings, therefore the proposal would have no harmful impact on the amenities of the existing dwelling. There would also be no harmful impact on any neighbouring properties in terms of overshadowing.
- 5.4 The County Engineer has raised concern over the retention of the existing access to serve Ravello. The approved outline permission proposed a shared access to serve both units which is the arrangement currently requested by the County Engineer. An amended access plan is being sought and an update on this matter will be reported at the Meeting.
- 5.5 Concerns have been raised by some local residents in relation to drainage on the site. Although Thames Water has not objected, a condition is recommended requiring details of both foul and surface water drainage to be submitted for approval by the Council's Land Drainage Engineer.
- 6.0 **Recommendation**
- 6.1 *It is recommended that subject to receiving a plan showing a shared access, the application be approved subject to the following Conditions:*

1. TL1 *Time Limit – Full Application*
2. MC2 *Submission of Materials (Samples)*
3. RE7 *Submission of Boundary Details*
4. RE8 *Submission of Drainage Details (Surface Water and Foul Sewage)*
5. LS2 *Implementation of Landscaping Scheme to be submitted.*
6. HY5 *Access to Specification*
7. HY10 *Visibility (access)*
8. HY8 *Closure of Existing Access*
9. RE21 *Floor/Slab Level*
10. MC20 *Amended Plans*

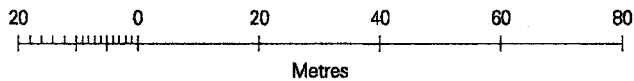


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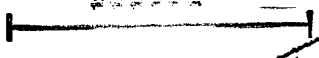
C _____
 B _____
 A _____ DATE _____

GRAEME JONES ARCHITECT
 CLIENT SETTER HOMES LTD
 PROJECT NEW HOUSE AT RAVELLO
 CHILTON ROAD UPTON
 DWG REF L.2 PROJ REF 518/06
 DRAWING SITE LAYOUT
 SCALE 1:250 DATE 31/06 DRAWING GT

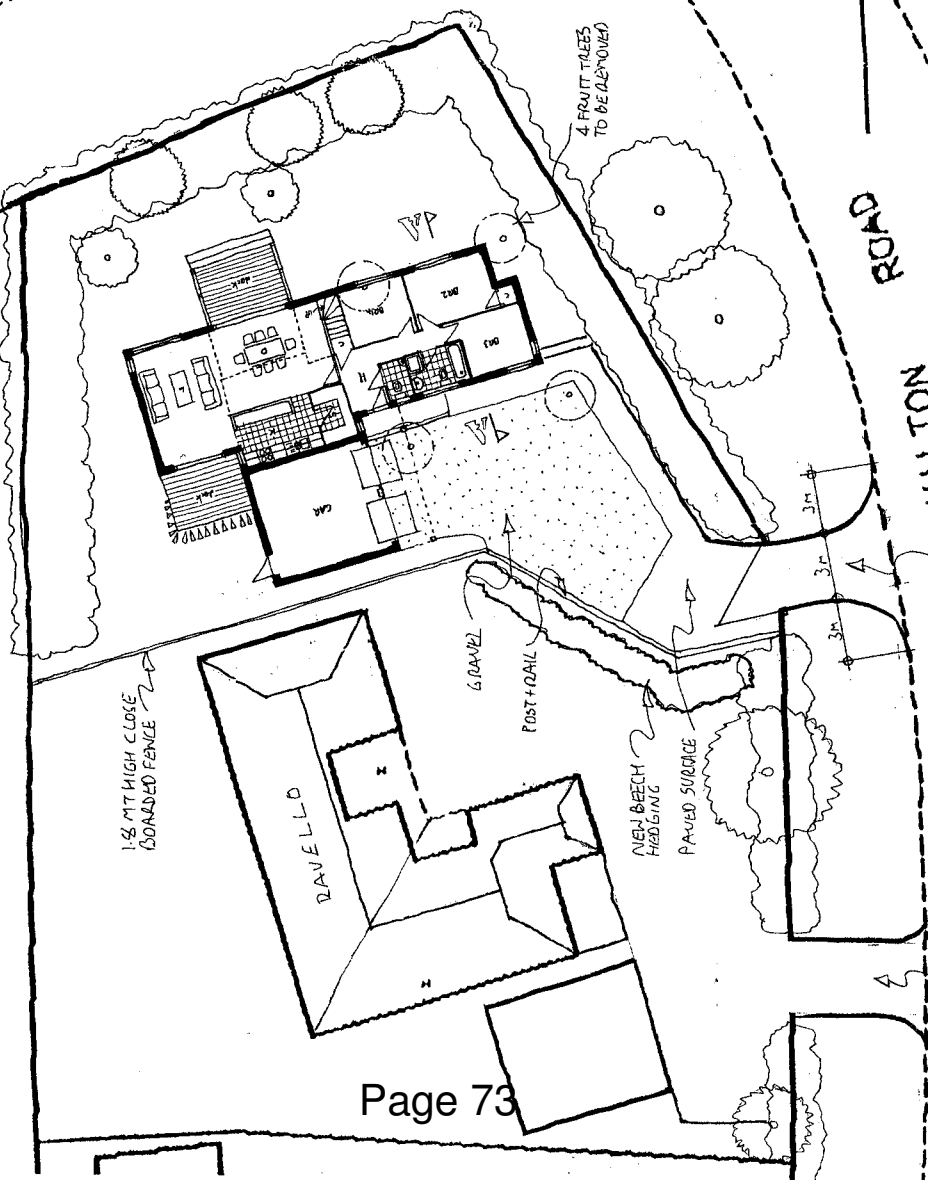
STUDIO 22 THE NURSERY SUTTON COURTENAY ABRINGTON OXON OX14 4JA
 TEL 01235 848046 E MAIL graeme.j@grjinh.net FAX 01235 848047

VALE OF WHITE HORSE
 DISTRICT COUNCIL
 RECD 21 DEC 2006
 CORPORATE POSTAL
 SERVICES - 6

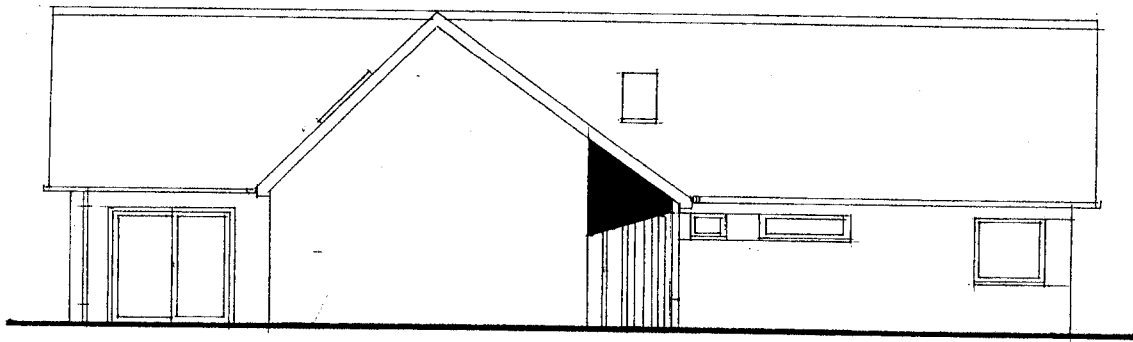
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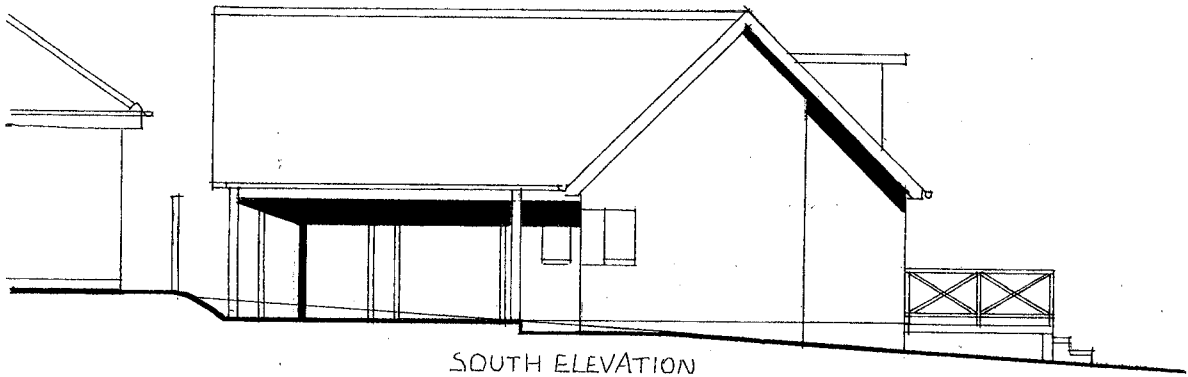
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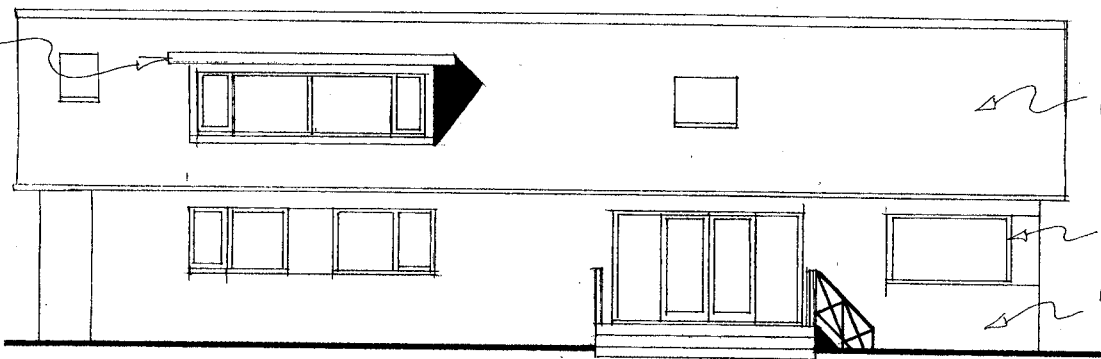
+ 06/09/55/FUL
 WPT/1108/2
 87.9m
 (A3)



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

LEAD ROOF TO DORMER

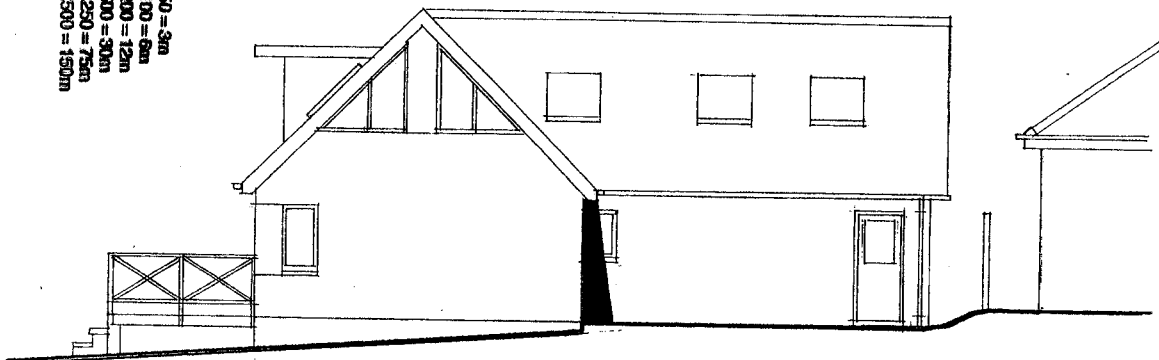
BLUE/GREY FIBRE CEMENT SLATES

PAINTED TIMBER WINDOWS

PAINTED RENDER



1:50 = 3m
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NORTH ELEVATION

B _____
A _____ DATE _____

GRAEME JONES ARCHITECT

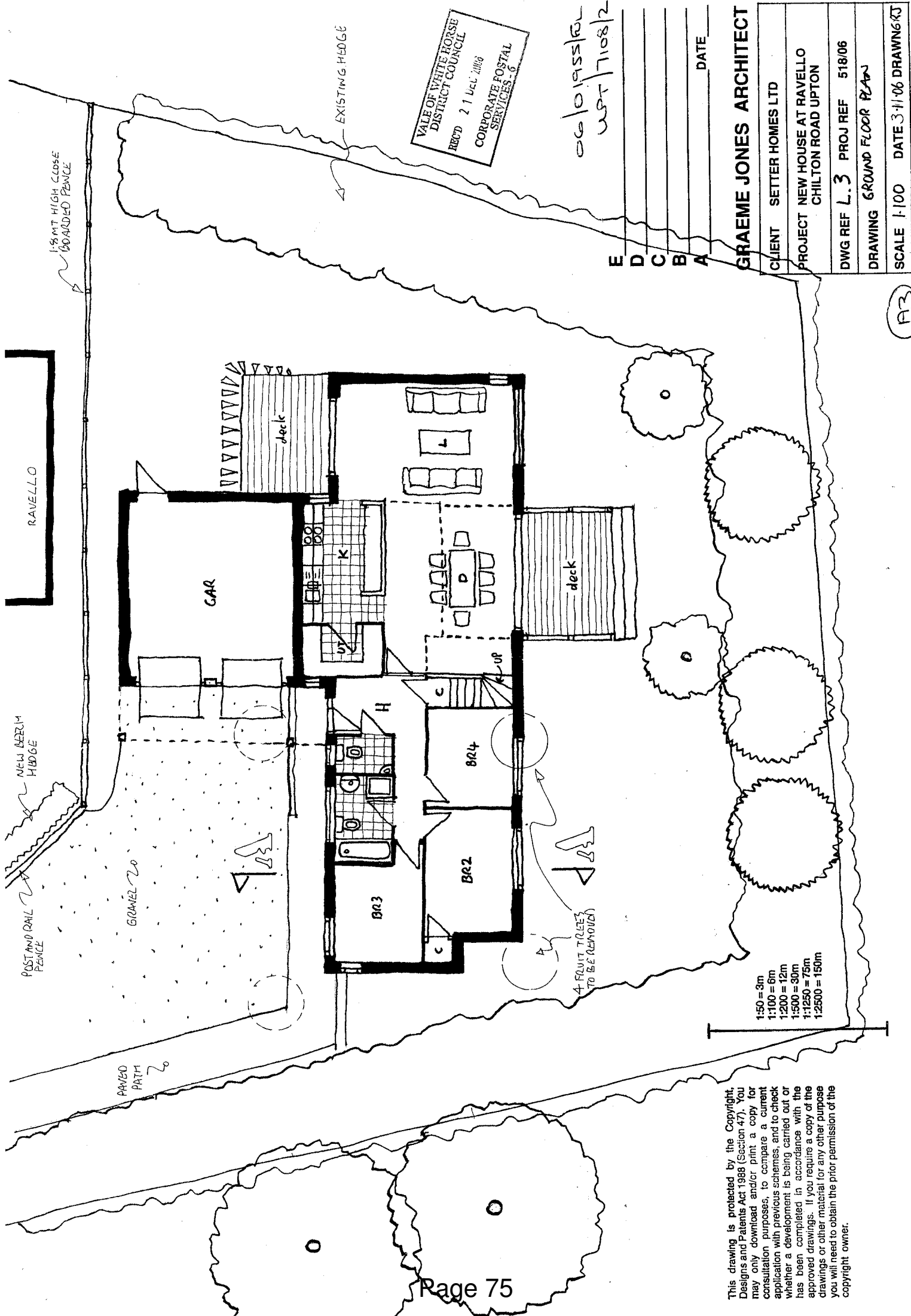
CLIENT	SETTER HOMES LTD
PROJECT	NEW HOUSE AT RAVELLO CHILTON ROAD UPTON
DWG REF	L.5 PROJ REF 518/06
DRAWING ELEVATIONS	
SCALE	1:100 DATE 3-11-06 DRAWN GRT

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VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 21 DEC 2006
CORPORATE POSTAL
SERVICES - 6

06/01955/06
UP/17108/2





VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 21 DEC 2006
CORPORATE POSTAL
SERVICES - 6

06/01/2006
WST/108/2

E
D
C
B
A

DATE

GRAEME JONES ARCHITECT

CLIENT SETTER HOMES LTD

PROJECT NEW HOUSE AT RAVELLO
CHILTON ROAD UPTON

DWG REF L.3 PROJ REF 518/06

DRAWING GROUND FLOOR PLAN

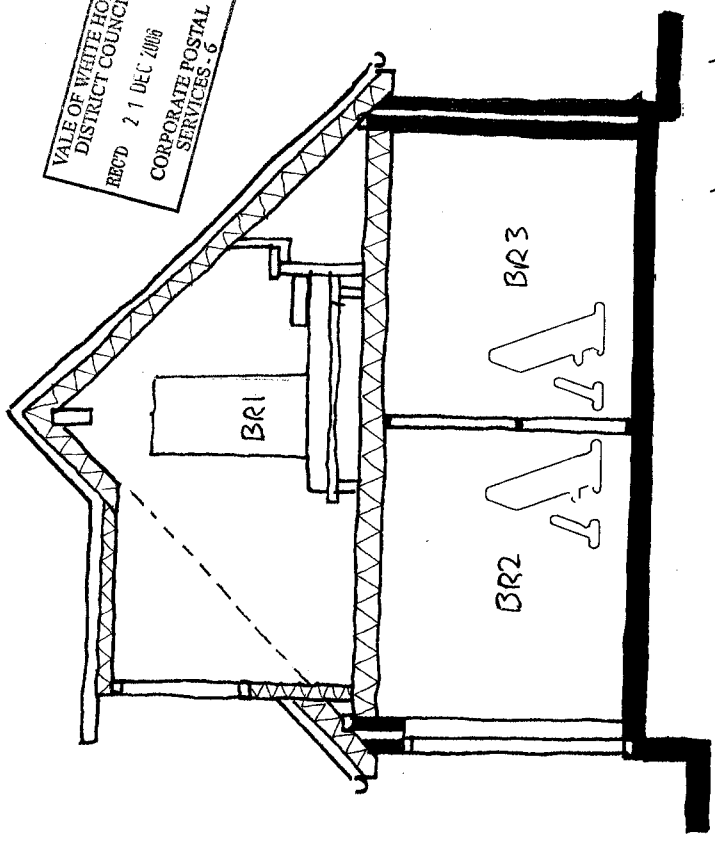
SCALE 1:100 DATE 3/11/06 DRAWING 6/3

(A3)

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VALE OF WHITE HORSE
DISTRICT COUNCIL
APPD 21 DEC 2006
CORPORATE POSTAL
SERVICES - 6



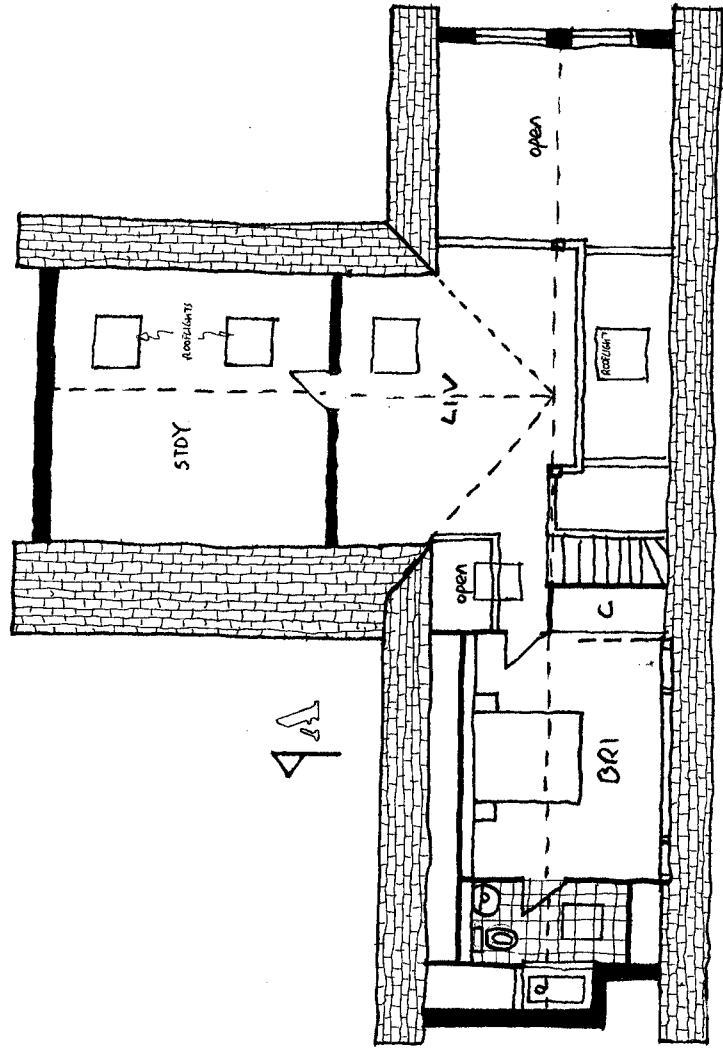
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DATE

GRAEME JONES ARCHITECT

CLIENT	SETTER HOMES LTD
PROJECT	NEW HOUSE AT RAVELLO CHILTON ROAD UPTON
DWG REF	L4 PROJ REF 518/06
DRAWING	FIRST FLOOR PLAN IN ROOFSPACE AND SECTION AA
SCALE	1:50 DATE 3-11-06 DRAWING 623

(A3)



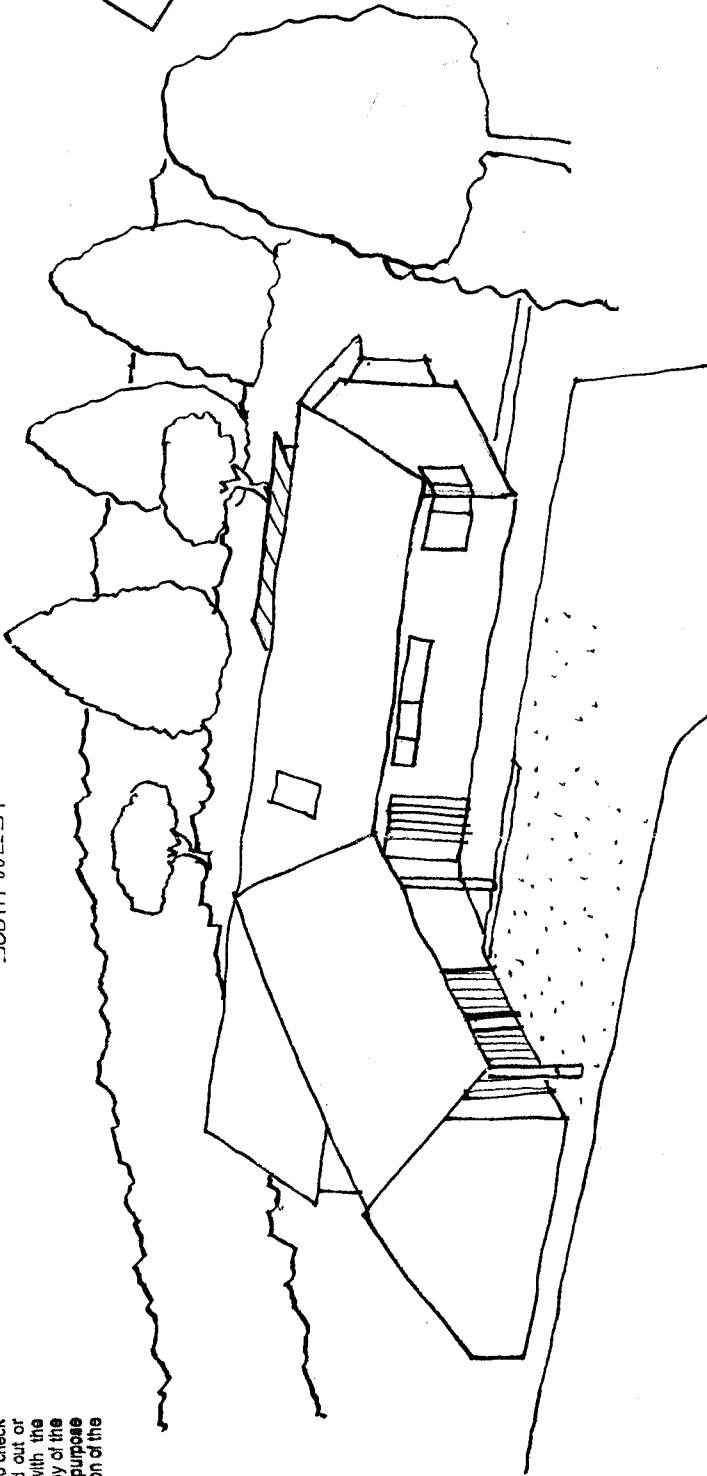
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AA

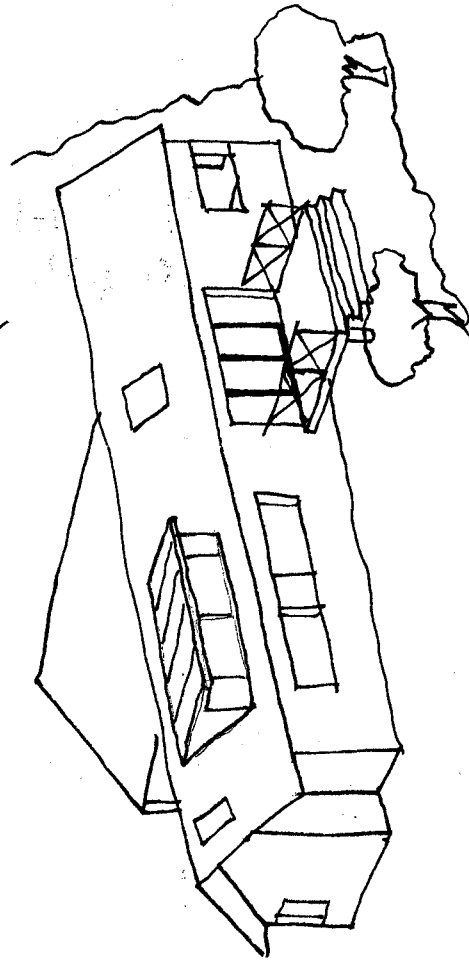
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SKETCH FROM
SOUTH WEST



VALE OF WHITE HORSE
DISTRICT COUNCIL
RPOD 21 UxL 2010
CORPORATE POSTAL
SERVICES 6



SKETCH FROM
SOUTH EAST

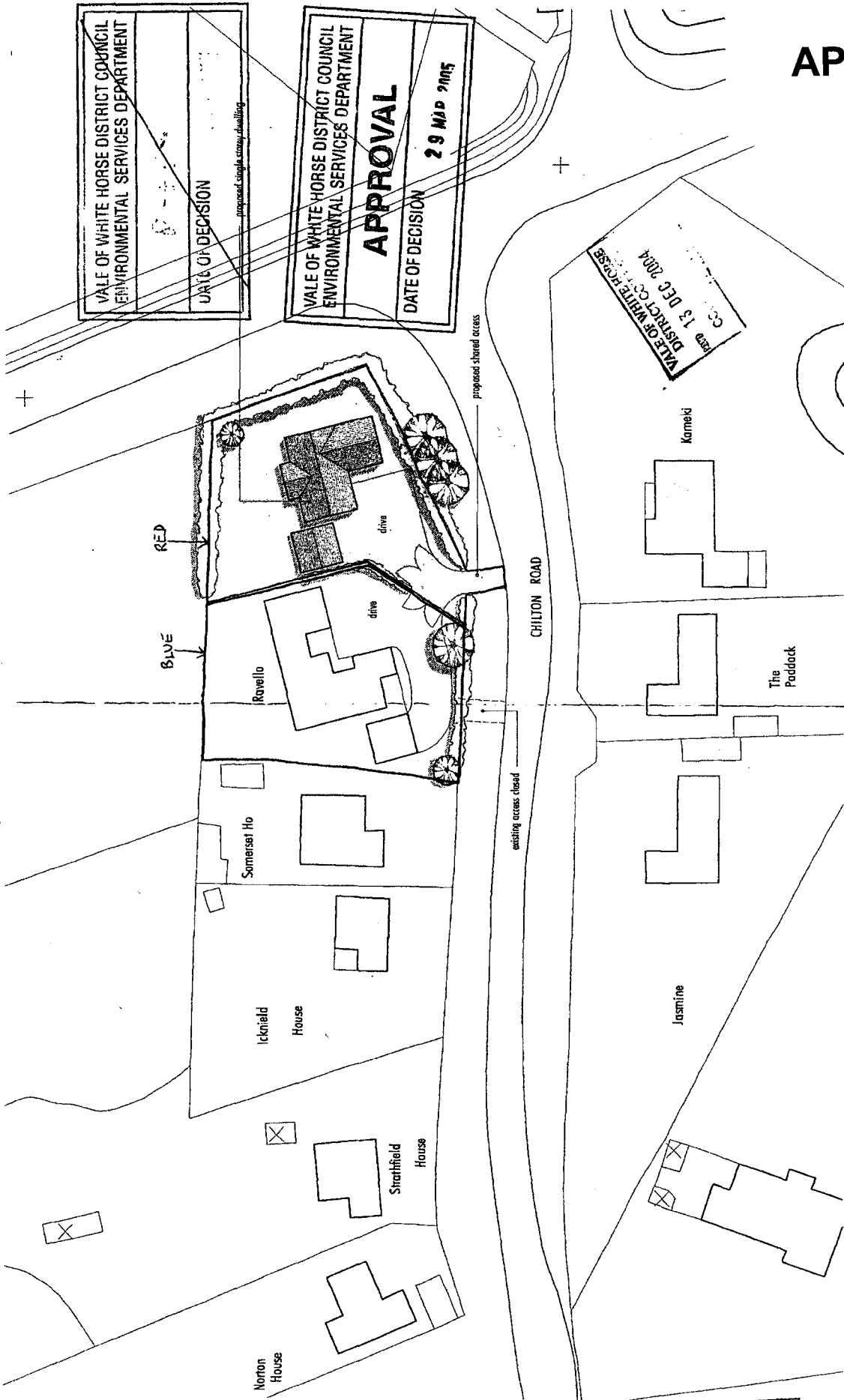
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UPT/7108/2

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GRAEME JONES ARCHITECT

CLIENT	SETTER HOMES LTD
PROJECT	NEW HOUSE AT RAVELLO CHILTON ROAD UPTON
DWG REF	L 6 PROJ REF 518/06
DRAWING	SKETCHES
SCALE	N.T.S. DATE 18.10.06 DRAWING

APPENDIX 2



VALE OF WHITE HORSE DISTRICT COUNCIL
ENVIRONMENTAL SERVICES DEPARTMENT

DATE OF DECISION

proposed single storey dwelling

VALE OF WHITE HORSE DISTRICT COUNCIL
ENVIRONMENTAL SERVICES DEPARTMENT

APPROVAL

DATE OF DECISION **29 MAR 2005**

VALE OF WHITE HORSE DISTRICT COUNCIL
DEC 13 DEC 2004

04/11/04

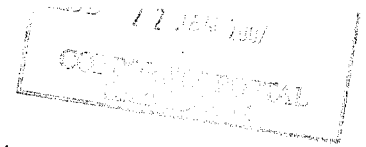
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drawn	JMO	SI
job	04118	04

The ANDERSON ORR Partnership
The Studio, 70, Church Road, Wheatley, OXON, OX33 1LZ t: 01865 873936

PROJECT
**PROPOSED SINGLE STOREY DWELLING, RAVELLO,
CHILTON ROAD, UPTON, DIDCOT**

Drawing 04118-020.dwg was plotted on 03 December 2004 at 11:27:25

PARISH/TOWN COUNCIL RESPONSE FORM



The observations of
Register No. 06/01955/FUL

Parish/Town Council
Officer Miss Laura Hudson

Application Number UPT/7108/2

Amended plans **yes/no**

Address of Proposal
Ravello , Chilton Road, Upton, Didcot,Oxon

Please select the response that most accurately reflects yours views on this application by ticking one box and providing the relevant reasons where this is requested, using a separate sheet if required.

1. Fully Support for the following reasons:

2. No objections.

3. Do not object but request the following issues be given consideration:

4. Object for the following reasons

Ravello

Object for the following reason

The size of the property is felt to be too large for the plot. The property would certainly dominate the site and is significantly larger than the property outlined in the outline application. Upton is desperately short of affordable housing and this plot would be ideal and suitable for a 2/3 bedroom bungalow with single garage rather than this current application.

The outline planning permission UPT/7108/1-X was granted on the basis of a shared access for the two properties and required that the existing access should be closed. We therefore have serious concerns about two accesses, the new one we being too close to the A417. The junction of Chilton Road and the A417 is an extremely hazardous one and the addition of another access even closer to this junction would only compound this problem

We query the site of the septic tank and it's proximity to the actual building (this could be

**ABG/19731 – Vale of White Horse District Council
Re-development of car park for residential use.
Cattle Market Car Park, Abbey Close, Abingdon, OX14 3JE.**

1.0 **The Proposal**

- 1.1 This application is in outline with all matters reserved, and seeks permission to re-develop the Cattle Market car park for housing. The Cattle Market car park lies next to the Council offices at Abbey House. It operates as a short-stay car park for up to 70 vehicles with parking allowed up to 2 hours. The site is 0.2 hectare in area and is shown in **Appendix 1**. The south boundary of the site is the boundary of the Conservation Area and of Abbey Gardens. To the east are three storey houses in Burgess Close and to the north the Waitrose car park.
- 1.2 The application comes to Committee because the applicant is the Council and because Abingdon Town Council has objected to the application.

2.0 **Planning History**

- 2.1 None

3.0 **Planning Policies**

- 3.1 Policy TR6 of the adopted Vale of White Horse Local Plan 2011 is directly relevant to this application. This policy states that, within Abingdon and other town centres, loss of public car parking, particularly for short-stays, will not be permitted if it would adversely affect the vitality and viability of the centre. Policy DC5 requires all development to be acceptable in terms of highway safety, while Policy DC8 requires that, if necessary, financial contributions are secured to ensure there is adequate infrastructure and services for all new development. Policy H15 states that, on sites close to the centre of Abingdon, net residential densities of at least 50 dwellings per hectare should be achieved, provided there is no harm to the area or to adjoining residents. Policy H17 requires 40% of new housing to be affordable on sites of more than 0.5 hectare in area.

4.0 **Consultations**

- 4.1 Abingdon Town Council objects to the application. “Contrary to Policy TR6 of the Vale of White Horse Local Plan 2011. If the District Council is minded to approve the application could a certain area be retained for disabled parking?”
- 4.2 Local Residents – 5 letters of objection have been submitted. The grounds of objection can be summarised as follows.
- i) the car park is not surplus and should be retained, particularly for visitors to Abbey Meadow and the outdoor swimming pool and to support town centre shops
 - ii) the existing right of way to Abbey Meadow will be compromised
 - iii) the setting of Abbey Gardens and the Conservation Area will be harmed
 - iv) there is insufficient detail to determine impact and make a decision
 - v) future residents will suffer from noise and disturbance
 - vi) loss of disabled parking next to Abbey Gardens

- 4.3 County Engineer – no objection subject to conditions.

- 4.4 Environment Agency – no objection subject to conditions.

5.0 **Officer Comments**

- 5.1 This application is concerned with the principle of housing development on the site. There are no details of the type or layout of the proposed housing because these would be considered

as part of a future reserved matters application. An identical approach was taken to the development of Burgess Close, the housing development next to the application site. In that case an outline planning permission was granted for the principle of housing development, followed by a reserved matters application for the detail and layout of the houses.

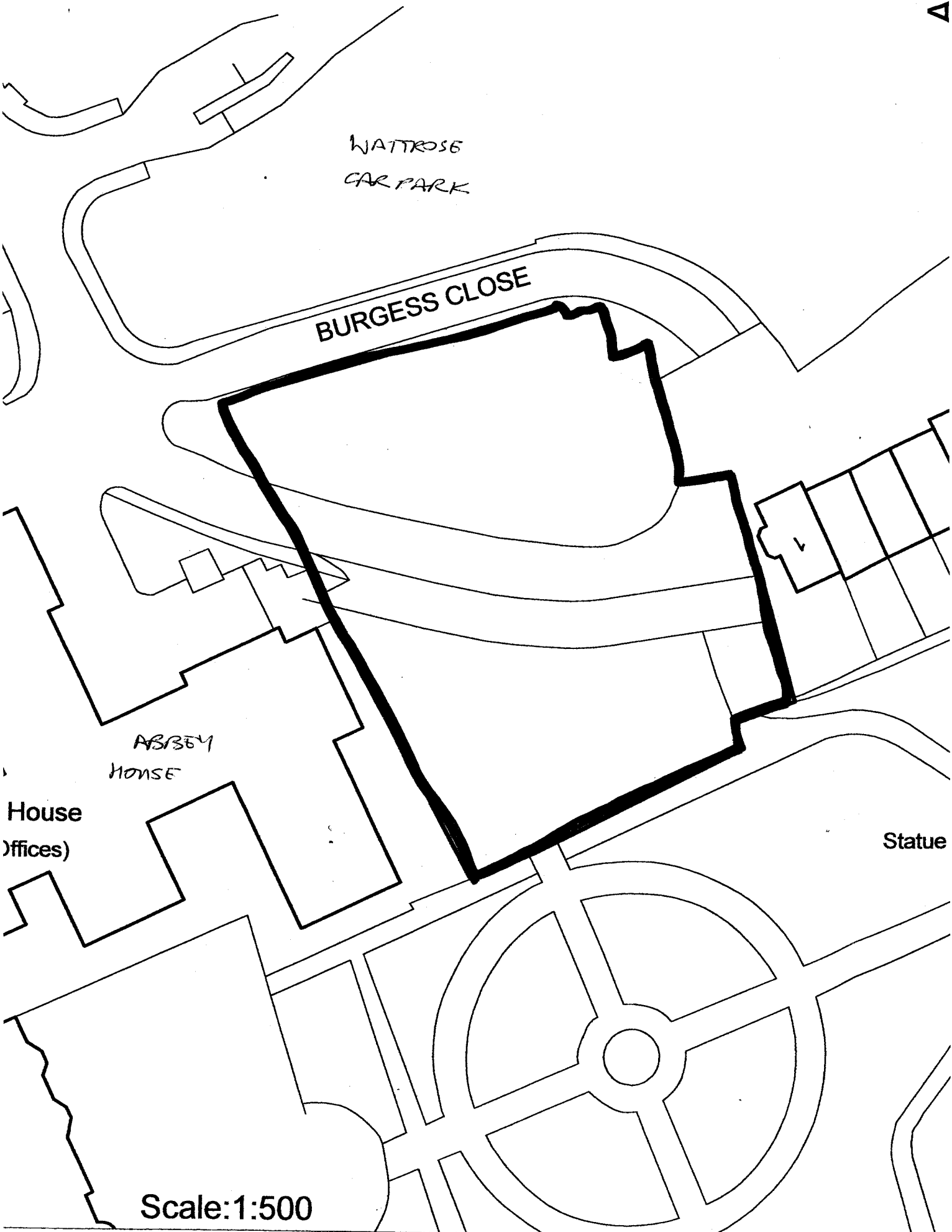
- 5.2 As the site area is less than 0.5 hectare, affordable housing is not required. To achieve a density of 50 dwellings per hectare, in accordance with Policy H15, the site would be developed with 10 dwellings. Officers consider this figure represents a reasonable estimate for the capacity of the site.
- 5.3 For this outline application there are four main issues for Members to consider. The first of these is the loss of the existing public car park, the second is access, including pedestrian access to Abbey Gardens, the third is flooding, and the fourth is the impact on local services and infrastructure.
- 5.4 Regarding the first issue, Cattle Market car park is one of two short-stay car parks in Abingdon (the other being Civic) with a waiting limit of 2 hours. All the other car parks in the town centre have unlimited stay periods. Under the permit scheme Council staff were prohibited from parking in Cattle Market car park in 2005 and Officers have since monitored the usage of all Abingdon's car parks by the public. The total number of Council controlled parking spaces in and around Abingdon town centre is 1,044. Surveys carried out in 2006 show that the usage of Cattle Market has been generally very low and, even allowing for an increase in overall usage in response to factors such as stronger enforcement of on-street parking controls and an increasing population in Abingdon, it is projected that there will be a surplus capacity in parking of 120 spaces. From this, Officers conclude that the loss of the 70 spaces at Cattle Market car park should not adversely affect the vitality or viability of the town centre as there would still be a surplus of 50 spaces above projected requirements. It should also be remembered that the Waitrose car park is free for short term parking of up to 1½ hours.
- 5.5 There is currently 1 disabled parking space in Cattle Market which would be lost. However, as there are currently 6 disabled parking spaces nearby in Civic car park, the loss of this space is not considered critical. Nevertheless, if Members wish to see this space retained the provision of a disabled parking space in any future development can be secured by condition.
- 5.6 The second issue is access. The existing vehicular access is from Abbey Close. Assuming a density of 50 dwellings per hectare, in accordance with Policy H15, the 0.2 hectare site can be reasonably expected to accommodate 10 dwellings. According to national traffic data, this number of dwellings would generate between 60 and 80 vehicle movements per day. Given the existing car park has a capacity of 70 vehicles, it is considered the existing access is perfectly adequate to cater for a suitable level of housing development on the site. The County Engineer raises no objection.
- 5.7 There is an existing pedestrian access from Cattle Market to Abbey Gardens. This access would be retained and there is no reason to assume that access to Abbey Gardens would be prevented by development of the site. The retention of the access can be secured via condition.
- 5.8 The next issue is flooding. A Flood Risk Assessment has been prepared for the site and submitted to the Environment Agency. This FRA shows that the site is outside the 1 in 100 year flood plain of the Thames but it does lie within the currently modelled flood plain of the Stert. However, this model does not take account of the fact that the Stert is culverted from Withington Court to the Thames, which is likely to reduce the area of the flood plain in the vicinity of the site. Re-modelling of the Stert flood plain is currently being carried out by the Environment Agency and it is expected this work should be completed by Spring 2007, after which a further FRA can be carried out. The Environment Agency does not object subject to a further FRA being undertaken when the Stert re-modelling has taken place. Officers consider this matter is best addressed through delegation of the application to the Deputy Director (Planning & Community Strategy) in consultation with the Chair.

5.9 The final issue is impact on infrastructure and services. Oxfordshire County Council has requested a pro-rata financial contribution towards impact on schools, the library, waste management, the County museum resource centre and social and health care. These can be secured via a Section 106 Obligation.

6.0 **Recommendation**

6.1 *It is recommended that authority to grant planning permission is delegated to the Deputy Director (Planning & Community Strategy) in consultation with the Chair subject to:-*

- i) the completion of a revised Flood Risk Assessment upon remodelling of the Stert flood plain and to there being no objections raised by the Environment Agency to this revised FRA*
- ii) a Section 106 Obligation to secure financial contributions towards local infrastructure and service provision*
- iii) conditions, to include access and the retention of a pedestrian access to Abbey Gardens*



Scale:1:500

SUT/19873 – Cranbourne Homes Ltd.

**Erection of a first floor extension over garage and single storey rear extension.
13A Tullis Close, Sutton Courtenay, OX14 4BD.**

1.0 The Proposal

- 1.1 This application seeks permission for a first floor extension above an existing flat roof single garage to the side of the existing dwelling. This extension would have a lower eaves and ridge height to that of the existing dwelling and would provide 2 en-suite bathrooms and a dressing area. The number of bedrooms in the property would not change.
- 1.2 The proposal includes a single storey rear conservatory projecting 2.6 metres and providing a dining area.
- 1.3 The existing property has a single garage with 1 parking space to the front.
- 1.4 Extracts from the application plans are at **Appendix 1**.
- 1.5 The application comes to Committee as the Parish Council objects.

2.0 Planning History

- 2.1 There is no planning history on the property itself.
- 2.2 Planning permission was granted in July 2006 for 2 detached dwellings adjacent to the current application site and fronting onto Tullis Close. That application included 3 further detached dwellings to the rear of Tullis Close. (Application Ref: SUT/19873). The site location plan at **Appendix 1** shows the approved layout of that development.

3.0 Planning Policies

- 3.1 Policy H24 of the adopted Vale of White Horse Local Plan refers to extensions to existing dwellings and states that they will only be permitted if there would not be any demonstrable harm to the character of the area, would not harm the amenities of neighbouring properties, and there is adequate off street parking.
- 3.2 Policies DC1, DC5 and DC9 of the adopted Local Plan refer to the design of new development, impact on neighbouring properties, and parking and access considerations.

4.0 Consultations

- 4.1 Sutton Courtenay Parish Council objects to the application. Their full comments are attached at **Appendix 2**.
- 4.2 The County Engineer's comments will be reported at the Meeting.
- 4.3 7 letters of objection have been received from local residents raising the following concerns:
 - The application should be seen in the context of the previous application for 5 dwellings on the adjoining land.
 - The increased frontage on 13A would result in an overly dense development, along with the previously approved dwellings adjacent.
 - The development will put increased pressure on the drainage system.
 - The conservatory to the rear will over look the neighbouring garden.

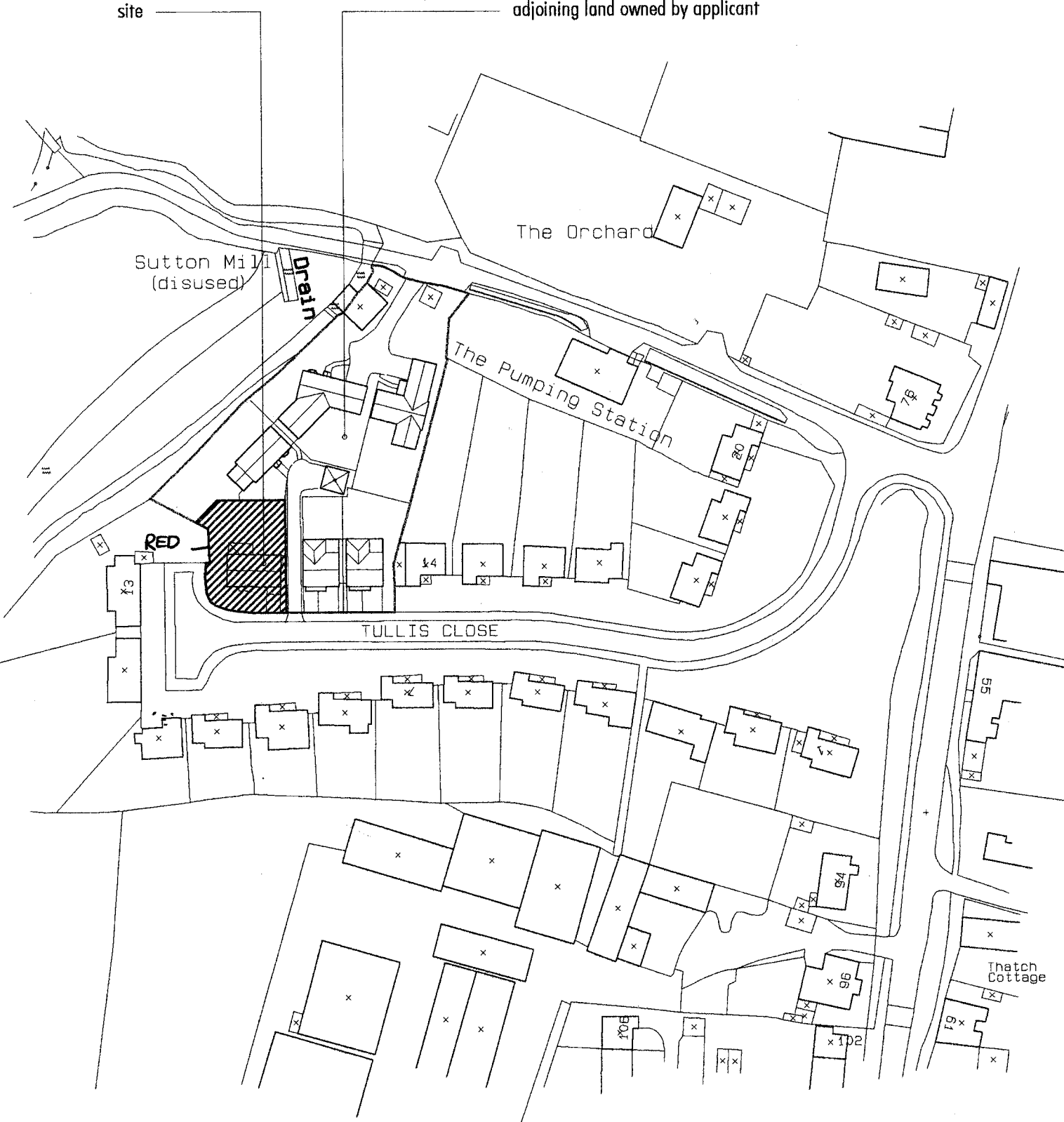
- The development will lead to parking problems within the Close.

5.0 **Officer Comments**

- 5.1 The main issues to consider in determining this application are; i) the impact of the extensions on the street scene, ii) the impact on neighbouring properties; and iii) whether there is sufficient parking.
- 5.2 The proposed first floor extension above the garage would be visible from Tullis Close, however it has a lower eaves and ridge height than the existing dwelling and would therefore appear subordinate to the main dwelling. This also helps to break up the frontage of the resulting building so that it does not appear overly dominant in the street scene.
- 5.3 The first floor element of the proposal would be located adjacent to the side of one of the properties currently under construction, although there is an access drive between the two dwellings. The layout is attached at Appendix 1. The only side windows in this unit serve an ensuite bathroom and utility room and are not therefore principal habitable rooms. The conservatory to the rear is single storey and would not impact on any neighbouring properties.
- 5.4 The proposed extension would not increase the number of bedrooms to the property, therefore the current parking provision is considered to be acceptable.

6.0 **Recommendation**

- 6.1 *It is recommended that the application be approved subject to the following conditions:*
1. *TL1 – Time Limit*
 2. *RE1 – Matching Materials*
 3. *MC9 – Obscure Glazing*



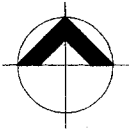
used boundary

trees to be removed

TULLIS CLOSE

06/101812/FUL SUT/19813

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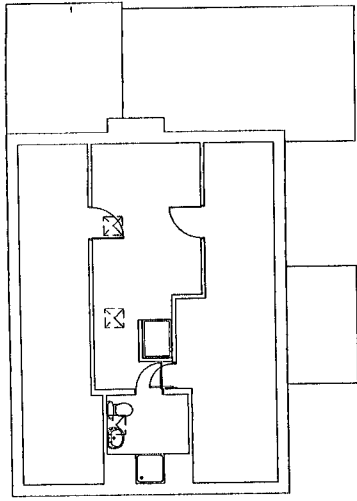


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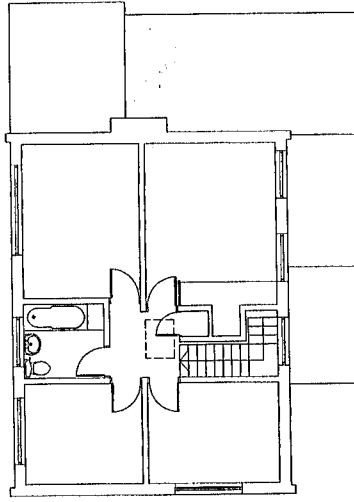
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VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 07 DEC 2006
CORPORATE POSTAL
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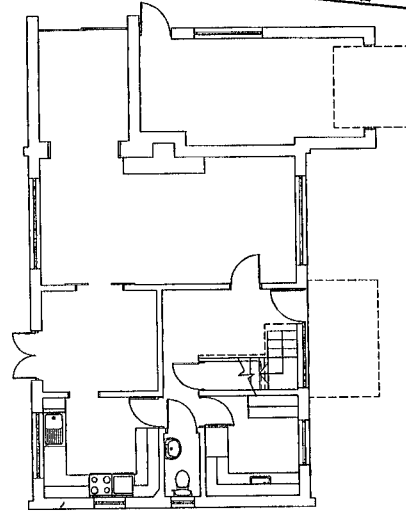
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Page 88		drawn PJS	no. 06115/P02
		job 06115	rev -



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

06/01872/14 Sut 19 873

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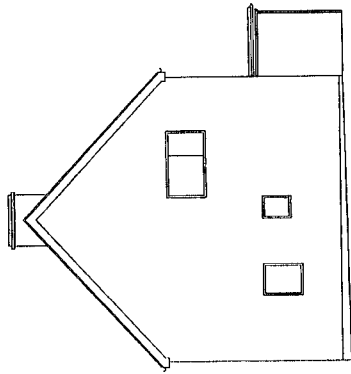
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 SUTTON COURTNEY, ABINGDON, OXON**

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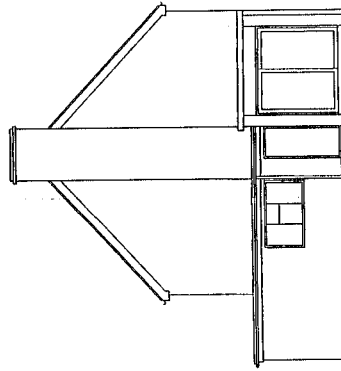
Client
CRANBOURNE HOMES

drawing
SURVEY DRAWING

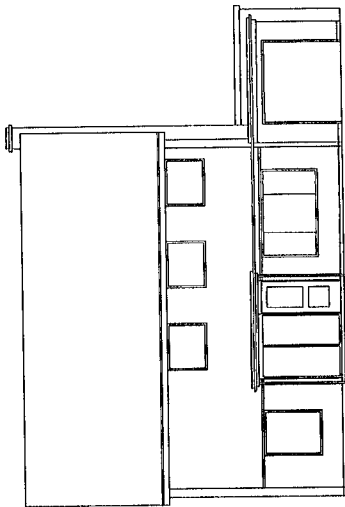
VALE OF WHITEHOR
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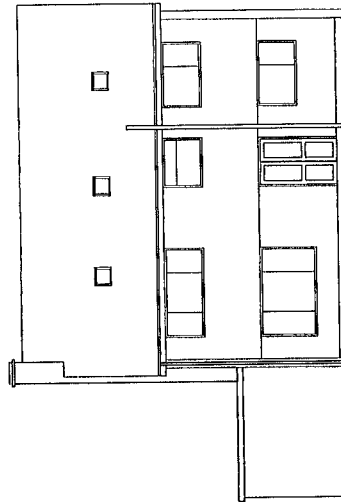
NORTH WEST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

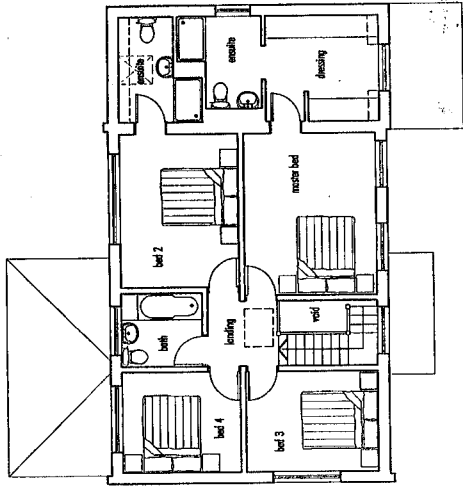


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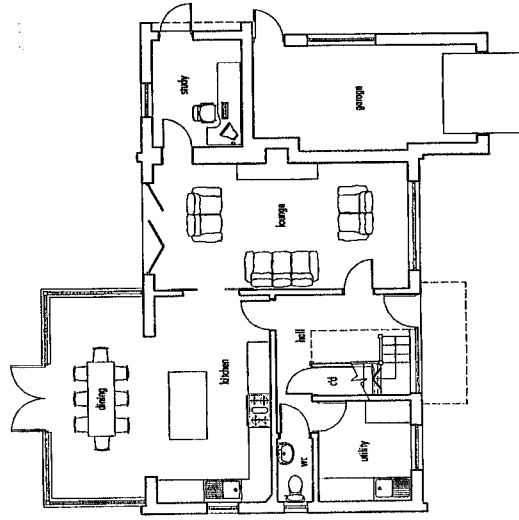
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FIRST FLOOR PLAN



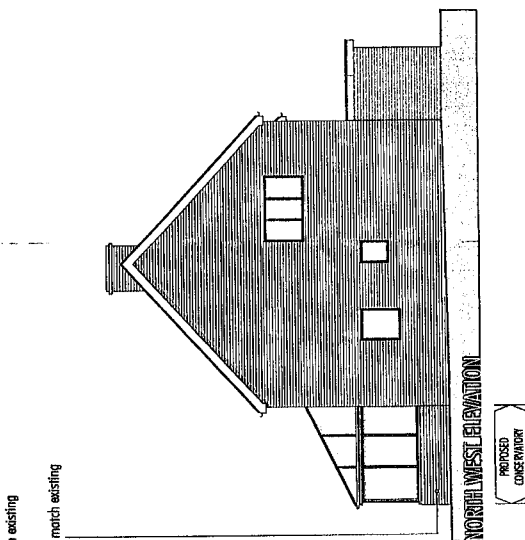
GROUND FLOOR PLAN

VALLEY OF WHITE HORSE DISTRICT COUNCIL
REC'D: 07 DEC 2006
CORPORATE POSTAL SERVICES - 5

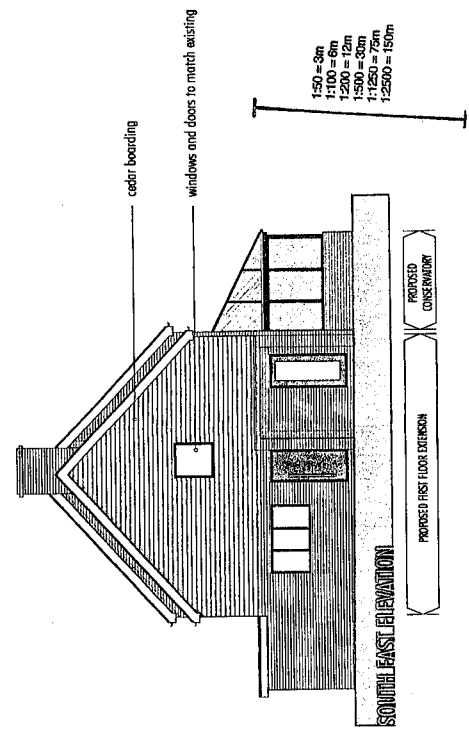
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Client		CRANBOURNE HOMES	
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Project	PROPOSED ALTERATIONS, 13A TULLIS CLOSE, SUTTON COURTNEY, ABINGDON, OXON		
Job No.	06115/P01	Rev	-

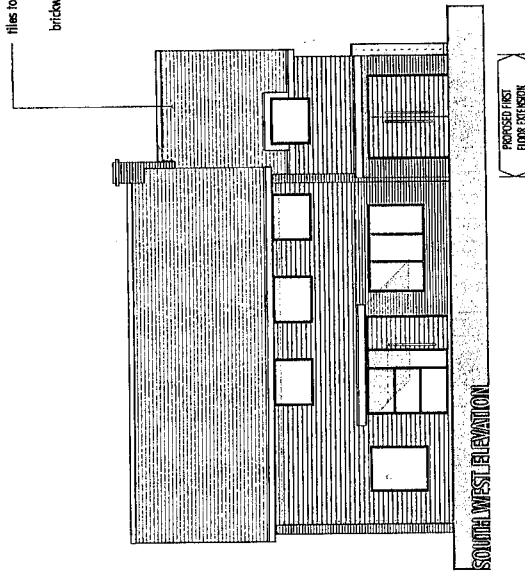
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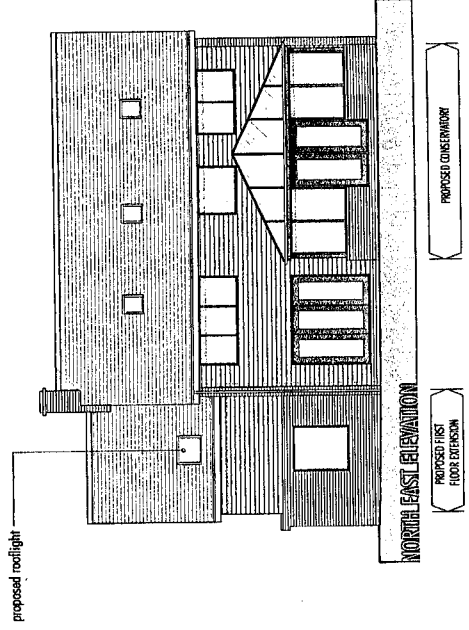
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION

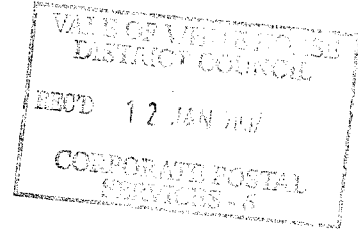
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SUTTON COURTENAY PARISH COUNCIL

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90 Howard Cornish Road,
Marcham, Abingdon,
Oxon. OX13 6PU

Miss. L. Hudson,
Planning Services,
Vale of White Horse District Council,
Abbey House,
Abingdon,
Oxon.
OX14 3JE



9th January, 2007

Dear Miss Hudson,

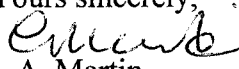
SUT/19873 Erection of first floor extension over garage and single storey rear extension

**13A Tullis Close, Sutton Courtenay
For: Cranbourne Homes Ltd**

The Parish Council opposes and objects to the application. The Council objects to the piecemeal applications which are being lodged. There have been 3 applications in the last few months, and the Council would much prefer to see one application taking all aspects of the Tullis Close/Mill Lane development site into account.

The existing dwelling with a single storey garage to the side creates an aspect of openness which would be eroded if the garage were built over. There would be a loss of open outlook causing harm to the character of the development on that side of the road. Consent was granted in July 2006 for two new dwellings (plus other development) immediately adjacent to 13A. This already substantially reduces the previous open character of the area and impacts on the form of the existing settlement. The application therefore appears to be contrary to policy DC1.

The Parish Council has concerns about the drainage from the property in that the sewers in the High Street have been full and overflowing on more than one occasion in the last 2-3 years. There are well recognised problems with the sewage system. Thames Water Utilities Ltd has sent a representative to a Parish Council meeting to discuss the problems and has carried out a study into the High Street public sewer and its problems. The Parish Council would not wish to see these problems exacerbated by the two additional bathrooms which are proposed.

Yours sincerely,

L.A. Martin
Clerk to the Council