

APT/9217/1 – Mr J Gandley
Demolition of existing house and construction of a replacement dwelling.
Woodlands, Millway Lane, Appleton

1.0 The Proposal

1.1 This application seeks planning permission for the demolition of the existing detached house and the construction of a new replacement dwelling on the same site. Woodlands, Millway Lane, Appleton stands within a substantial large plot with frontage to the River Thames and lies within the Oxford Green Belt and the North Vale Area of High Landscape Value.

1.2 A location plan, site plan, design statement together with proposed floor plans and elevations are at **Appendix 1**. The site is located at Grid reference E4 on page 157 of the Oxfordshire Street Atlas.

1.3 This application comes before Committee as the Parish Council has objected to the proposal.

2.0 Planning History

2.1 In 1986 planning permission was granted for extension and alterations to the existing property to provide additional accommodation.

3.0 Planning Policies

3.1 Policy D1 of the adopted Local Plan and Policy DC1 of the Second Deposit Draft Local Plan to 2011 deal with design of new development. Policy G5 of the adopted Local Plan and GS3 Second Deposit Draft Local Plan refer to the replacement of existing dwellings in the Green Belt. Policy D16 of the adopted Local Plan and Policy DC13 of the Second Deposit Draft Local Plan to 2011 deal with the impact of development on flooding.

4.0 Consultations

4.1 Appleton with Eaton Parish Council's objections are attached at **Appendix 2**.

4.2 Three local residents have objected. Their concerns include the points raised by Appleton with Eaton Parish Council plus concern about the erection of the new gymnasium adjacent to the existing house. However this is permitted development and therefore does not require planning permission.

4.3 The Council's Drainage Engineer have no objections subject to conditions.

4.4 Environment Agency – raised initial concerns which have been the subject of a response from the applicant. Both the Environment Agency concerns and the applicant's agent's response can be found attached at **Appendix 3**.

4.5 The County Engineer has no objections.

4.6 Consultant Architect – supports proposal subject to conditions – his comments are at **Appendix 4**.

5.0 Officer Comments

5.1 The proposed building is relatively isolated from neighbours. Consequently, the main issues to consider in determining this application are: 1) the impact on the Green Belt; and 2) whether the proposal would have a detrimental impact on the character and appearance of the locality; and 3) the impact on flooding.

- 5.2 The volume of the proposed dwelling has been verified to be no more than 30% greater than the volume of the existing dwelling. The proposal, therefore, complies with Green Belt policy and there is no objection in terms of the impact on the openness of the Green Belt.
- 5.3 In terms of visual impact, the design of the proposal is deliberately formal. The Consultant Architect supports the design in this location. Officers, therefore, do not agree with the objections of the Parish Council on this issue.
- 5.4 In terms of flooding, the applicant has verified that the proposal would lie outside of the relevant flood plain. The response of the Environment Agency will be reported to the Meeting but it is anticipated that this will answer their concerns.

6.0 **Recommendation**

6.1 *Subject to the Environment Agency withdrawing its objection, it is recommended that the decision to grant planning permission is delegated to the Chief Executive in consultation with the Committee Chair, subject to the following conditions:*

1. TL1 Time Limit – Full Application
2. MC2 Submission of Materials (Samples)
3. RE3 Restriction on Extensions and Alterations to Dwelling
4. RE21 Floor/Slab Levels (Single Dwelling)
5. RE7 Submission of Boundary Details
6. HY24 Car Park Layout (Dwelling)