

<b>APPLICATION NO.</b>	<a href="#">P12/V1488/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	17 July 2012
<b>PARISH</b>	WOOTTON
<b>WARD MEMBER(S)</b>	First councillor vacancy for Sunningwell and Wootton ward Second councillor vacancy for Sunningwell and Wootton ward
<b>APPLICANT</b>	Mr Ray Wright
<b>SITE</b>	Half Acre The Ridgeway Boars Hill Oxford OX1 5EZ
<b>PROPOSAL</b>	Proposed replacement dwelling and garage, including demolition of the existing dwelling and garages
<b>AMENDMENTS</b>	9 October 2012
<b>GRID REFERENCE</b>	448370/202756
<b>OFFICER</b>	Stuart Walker

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## 1.0 INTRODUCTION

1.1 This is a proposal to demolish the existing detached dwelling and associated outbuildings and replace it with a larger dwelling. A new garage building is also proposed. The existing dwelling is located within a rectangular plot on the north side of the lane and is bounded by other similar sized plots with detached dwellings. The site lies within the green belt (so a 30% additional volume limit applies) and the North Vale Corallian Ridge, a locally designated area of high landscape value.

1.2 The application comes to committee at the request of the chairman, Cllr. Robert Sharp.

## 2.0 PROPOSAL

2.1 The proposal is to replace the existing dwelling with a new brick and render Arts and Crafts style dwelling with a plain clay tiled roof, located towards the rear of the plot. The living accommodation of the new six bedroom dwelling is arranged over three floors in an L-shape layout with a staircase tower to the rear. The dwelling has a frontage of 18.6m, a maximum depth of 12m, and an overall ridge height of 8.3m. The plans have been amended to ensure compliance with local plan policy GS3.

2.2 A copy of the plans showing the location of the proposal and its design is **attached** at appendix 1.

## 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Wootton Parish Council - no objection. Construction traffic should not pass through Wootton Village.

3.2 OCC Highways – no objection.

3.3 13 letters of objection have been received, which are summarised as follows:

- The new dwelling is too large and exceeds green belt limitations under policy GS3.
- The proposal is out of keeping with the character of the locality and has a detrimental visual impact.

- The new dwelling is too large for the plot.
- The proposal will be over-dominant and out of scale with surrounding dwellings.
- The new dwelling is too high.
- Construction traffic problems / construction traffic management is required.
- The proposal will overlook neighbours.

#### 4.0 RELEVANT PLANNING HISTORY

4.1 [P10/V1818](#) - Approved (02/12/2010) but not implemented.

Demolition of single storey extensions. Proposed extensions and alterations.

4.2 [P69/V0331](#) - Approved (25/02/1969)

Extension. BRP/596/68

#### 5.0 POLICY & GUIDANCE

5.1 Vale of White Horse Local Plan 2011 policies:

- GS3 - Development in the Oxford Green Belt
- NE7 - North Vale Corallian Ridge
- DC1 - Design
- DC5 - Access
- DC9 - Impact of development on neighbouring uses

5.2 Residential Design Guide (adopted December 2009)

5.3 National Planning Policy Framework (NPPF)

#### 6.0 PLANNING CONSIDERATIONS

6.1 Policy GS3 of the local plan permits the replacement and enlargement of existing dwellings. The proposed replacement dwelling as amended complies with green belt policy, representing a 30% increase in the volume of the existing dwelling. Its design, height and massing are considered acceptable, and substantial tree cover exists on the site, the majority of which will be retained. As such, the new dwelling and garage will not be overly prominent in the wider locality and the visual impact of the proposed development and its impact on the character and appearance of the North Vale Corallian Ridge are considered acceptable.

6.2 There will be no adverse impact on neighbours, as amenity distances (21 metres window-to-window) stated within the Residential Design Guide are exceeded. The relationship between the proposed dwelling and neighbouring properties can be seen on the plans at appendix 1.

6.3 On-site car parking is sufficient to meet the needs of the new property and there is ample room for construction vehicle parking within the site.

#### 7.0 CONCLUSION

7.1 The proposal will not be harmful to the green belt, the character of the area, the residential amenity of neighbours, or highway safety and, therefore, complies with the relevant policies of the development plan and the NPPF.

#### 8.0 RECOMMENDATION

8.1 **Planning permission is granted subject to the following conditions:**

**1 : TL1 - Time limit**

**2 : Planning condition listing the approved drawings**

**3 : MC3 - Materials in accordance with application**

- 4 : HY6 - Access, parking & turning in accordance with plan**
- 5 : LS4 - Tree protection**
- 6 : RE4A – Permitted development restriction on extensions**
- 7 : RE11 - Garage accommodation**

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