

APPLICATION NO.	P13/V1007/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	16.5.2013
PARISH	RADLEY
WARD MEMBER(S)	Bob Johnston
APPLICANT	Mr Charlie Milward
SITE	Radley School House Church Road Radley Oxfordshire, OX14 3QF
PROPOSAL	Erection of a summer house building in the rear garden to be used by the school for meetings and children from the church.
AMENDMENTS	None
GRID REFERENCE	452238/199379
OFFICER	Abbie Gjoka

1.0 INTRODUCTION

- 1.1 This application seeks planning permission for the erection of a detached outbuilding to be used by the adjoining school and church. A copy of the site plan is **attached** at appendix 1.
- 1.2 The application comes to committee because Radley Parish Council objects.

2.0 PROPOSAL

- 2.1 The property is a detached dwelling set back from the main road within the Oxford Green Belt. The land to be built on is partly that of Radley School House and The Vicarage and is owned by the Diocese of Oxfordshire. The proposal is for the erection of a wooden summer house to be used by the adjacent school and church for meetings. A copy of the plans is **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Highways Liaison Officer (Oxfordshire County Council) - No objections
- 3.2 Conservation Officer- No objections
- 3.3 Radley Parish Council- Have raised the following objections:
"While it has been told unofficially that this may not be the ultimate use, the Council OBJECTS to the proposal and considers it to be out of proportion to the stated use and the floor area of the house itself. It had some concerns about noise and the impact of the building on the setting of the adjacent historic buildings. The Council considers that further information should be provided as the plans and indicative photograph are inconsistent and require clarification"

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P12/V0250](#) - Approved (24/05/2012)
Erection of a wooden prefabricated garden shed/summer house/office.

[P86/V1110](#) - Approved (28/10/1986)
Retention and continued use of caravan to be used as teaching unit.

5.0 **POLICY & GUIDANCE**

5.1 *Vale of White Horse Local Plan 2011*

Policy DC1 refers to the design of new development, and seeks to ensure that development is of a high quality design and takes into account local distinctiveness and character

5.2 Policy DC5 seeks to ensure that a safe and convenient access can be provided to and from the highway network.

5.3 Policy DC9 refers to the impact of new development on the amenities of neighbouring properties and the wider environment in terms of, among other things, loss of privacy, daylight or sunlight, and dominance or visual intrusion.

6.0 **PLANNING CONSIDERATIONS**

6.1 The proposed summerhouse will be located at the end of the rear garden and will sit behind an existing rear outbuilding. Planning permission was granted in 2012 for a slightly smaller building. To accommodate this larger outbuilding a small section of land to the rear of the site which is owned by the Diocese of Oxford has now been included in the application. The outbuilding will run along side the existing church room and the car park which serves the adjacent school. It is proposed to use the outbuilding for meetings and school activities and is to be used by groups such as the Sunday School. An updated application form and a change of description have clarified the proposed use of the building.

6.2 The main issues in determining this application are the impact on the visual amenity of the area, the impact on the amenities of neighbouring properties, and whether there is adequate parking on the site. The outbuilding is relatively modest in size, measuring 8.5 metres by 4.3 metres and will have a pitched roof sloping away from the boundaries. Given the modest size and low intensity of the proposed use of the building, it is not considered the proposal would have a harmful impact on the adjoining neighbouring properties. The outbuilding will be tucked away at the end of the garden and screened by existing buildings. The indicative drawing submitted with the application is to demonstrate the proposed materials to be used. The building will be constructed from an oak frame and a red felt tiled roof. The conservation officer has raised no objections to the proposal and does not feel the proposal would have a harmful impact on the adjacent historic heritage.

7.0 **CONCLUSION**

7.1 The proposal meets the requirements of policies DC1, DC5 and DC9 of the adopted local plan. The design is acceptable and will not harm the character of the area, and the proposal is acceptable in terms of its impact on the residential amenity of neighbours, parking provision and highway safety.

8.0 **RECOMMENDATION**

Planning Permission

1 : Approved plans *

2 : MC3 - Materials in Accordance with App.(Full)

3 : TL1 - Time limit - Full Application (Full)

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