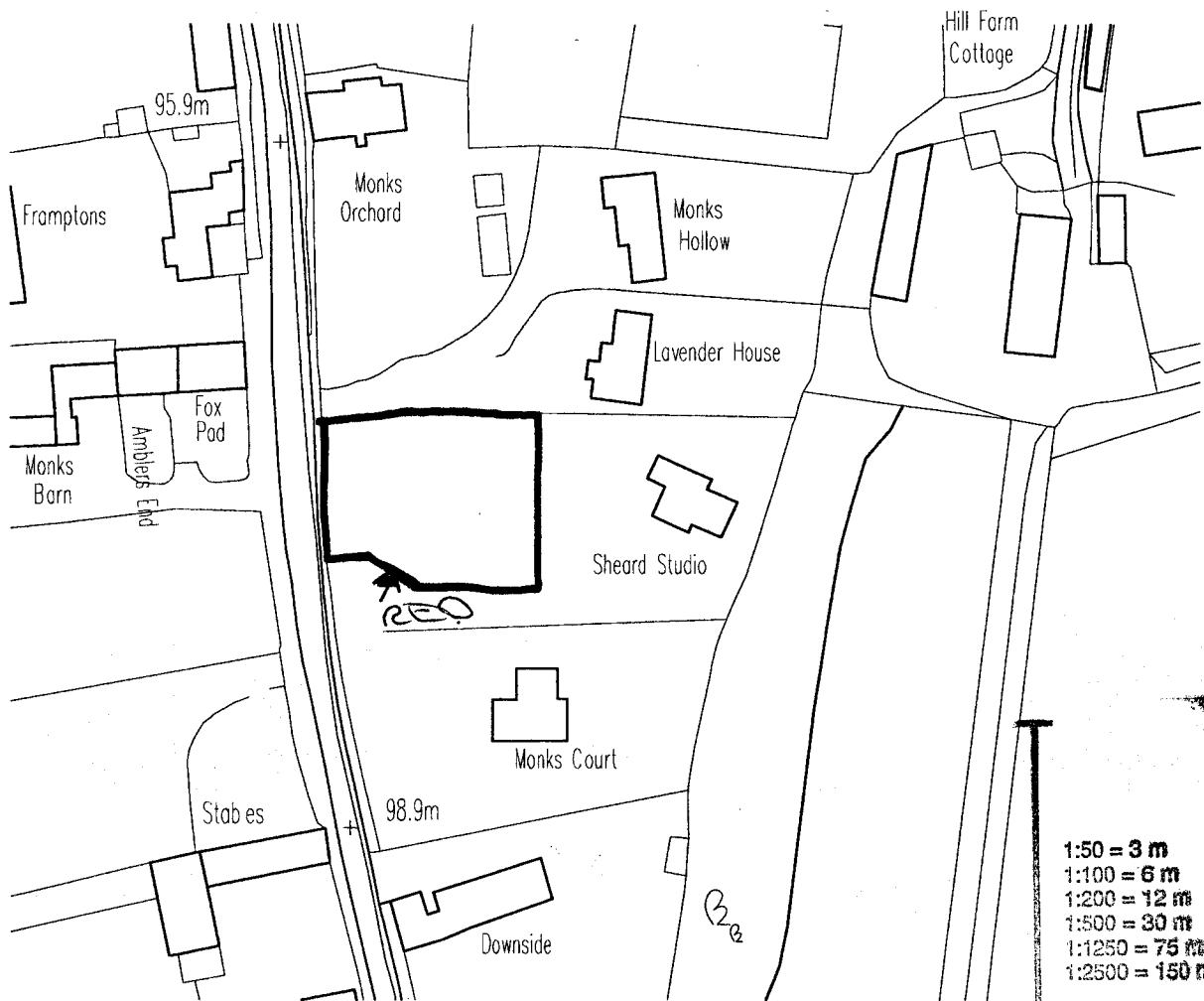


APPENDIX 1



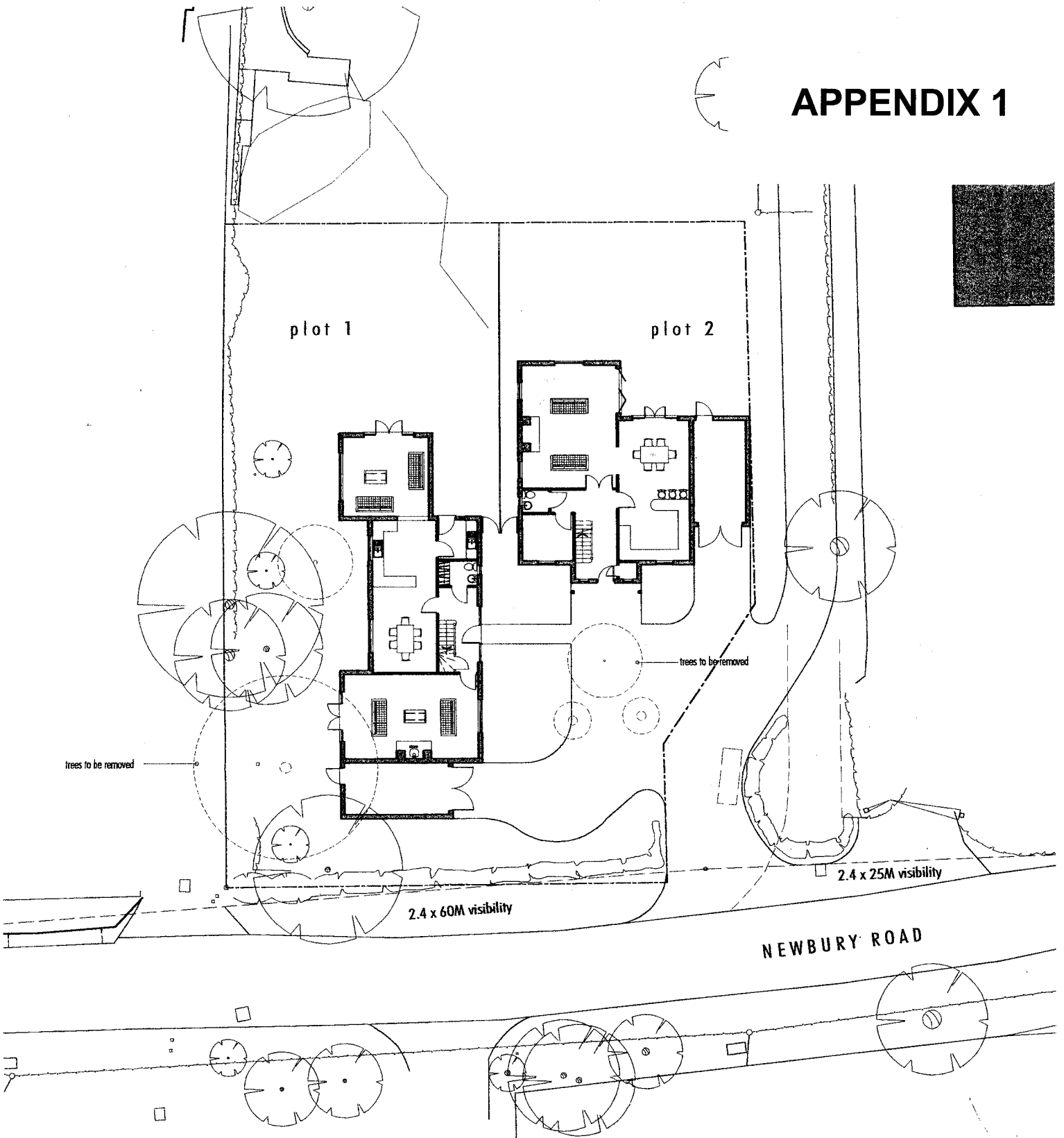
This drawing is protected by the Copyright, Designs and Patents Act 1988 (Section 47). You may only download and/or print a copy for consultation purposes, to prepare a formal application with planning authorities, and to use for a development being carried out in accordance with the approved drawings. It is not to be used for any other purpose without the permission of the copyright owner.

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

*RHE/19767
 06/01/05/AR*

The ANDERSON ORR Partnership The Studio, 70. Church Road, Wheatley, OXON, OX33 1LZ t: 01865 873936	scale 1:1250	client SWEETCROFT HOMES LTD	
	date JULY '06	drawing LOCATION PLAN	
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT SHEARD STUDIO, NEWBURY RD, EAST HENDRED, OXON	drawn IBS	no. 06036-L01	
	job 06036	rev	

APPENDIX 1

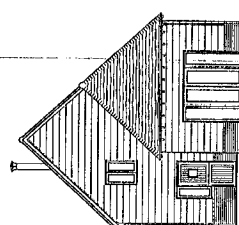
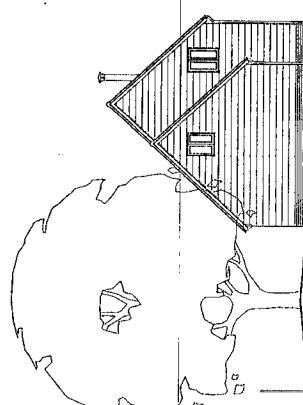
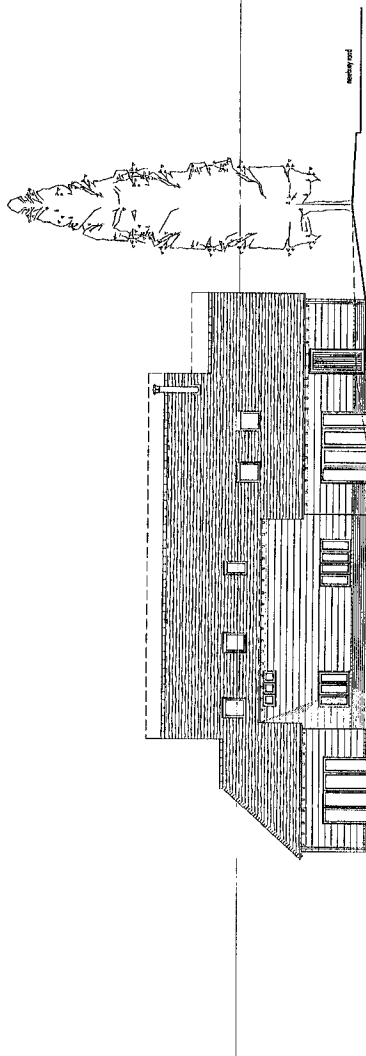
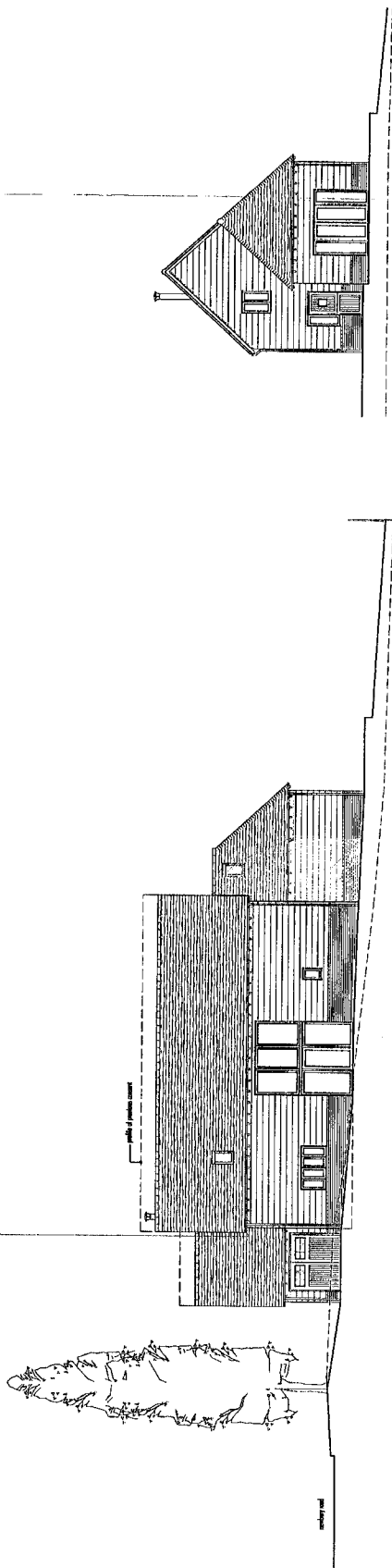


VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 15 SEP 2006
CORPORATE POSTAL
SERVICES - 3

EHE/19767

All dimensions must be checked on site and not scaled from this drawing
Prior to implementation the proposals shown should be assessed by a Structural Engineer and checked for compliance with the Building Regulations
For use in precise named location only
Copyright reserved

The ANDERSON ORR Partnership		scale 1:200	client SWEETCROFT HOMES LTD
The Studio, 70, Church Road, Wheatley, OXON, OX33 1LZ t: 01865 873936		date JULY '06	drawing
PROJECT	PROPOSED RESIDENTIAL DEVELOPMENT	drawn IBS	SITE PLAN
SHEARD STUDIO, NEWBURY RD, EAST HENDRED, OXON		job 06036	no. 06036-P01
		rev	



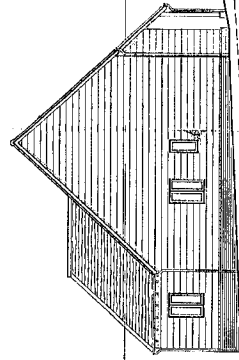
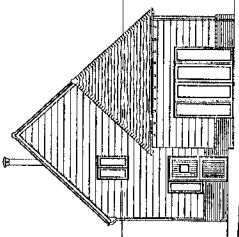
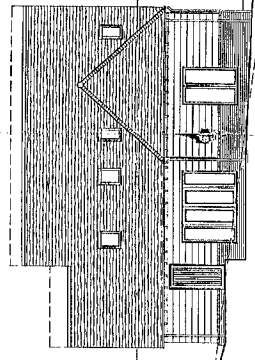
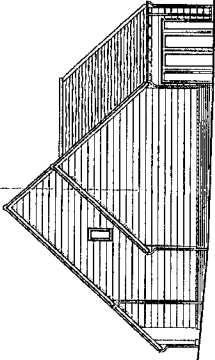
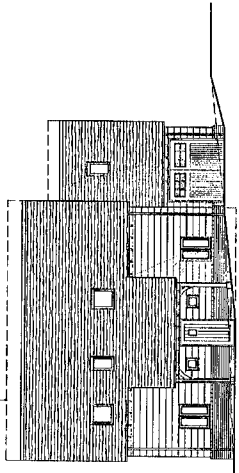
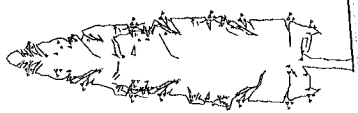
APPENDIX 1

This drawing is protected by the Copyright, Design and Patents Act 1988 (Section 77). You may only use this drawing in connection with the project for which it was prepared and you may not copy, reproduce, distribute, sell, rent, lease, loan, or otherwise make available to any third party any part of this drawing without the prior written permission of the copyright owner.

VALUED CONTRACTS
 SUBMITTANCE COUNCIL
 REC'D 11 5 57 AM
 CORPORATE POSTAL
 SERVICES - 3

The ANDERSON ORR Partnership The Studio, 70 Church Lane, Wetherby, OXON, OX12 1LH 01605 872936		Scale 1:100	Date JULY '06	Client SWEETCROFT HOMES LTD
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT AT, SHEARD STUDIO, NEWBURY RD, EAST HENDRED, OXON		Drawn JBS	Plot PLOT 1 ELEVATIONS	Ref 06036-P03

All dimensions must be checked on site and recorded from the drawing. The drawing is the property of the Architect and should be returned to the Architect. For use in private named location only. Copyright reserved.



APPENDIX 1

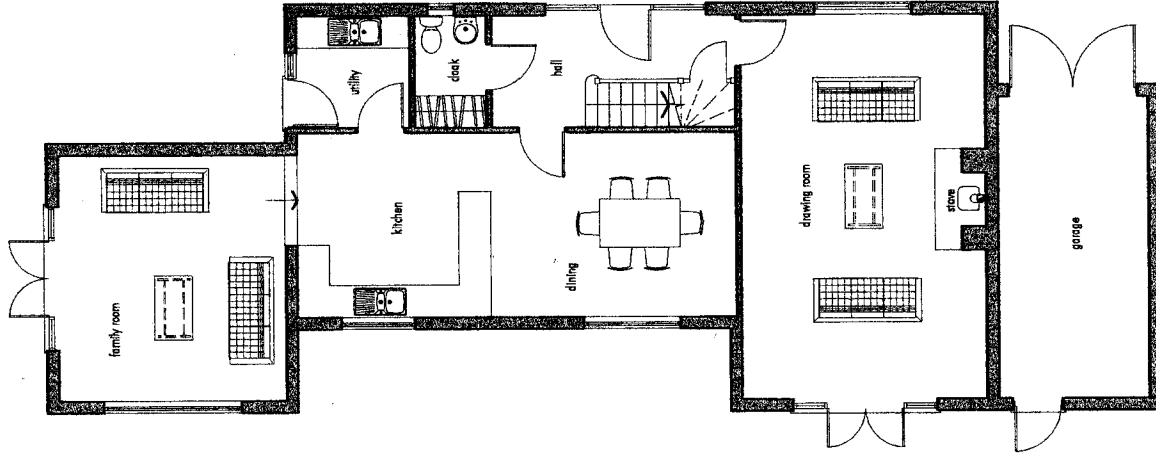
This document is protected by the Copyright, Designs and Patents Act 1988 (Section 47). You may only download and/or print it for your personal use. It is not to be used for any other purpose, including copying, distribution, or any other form of reproduction. Any use of this document for any other purpose without the prior permission of the copyright owner is prohibited.

VALLEY OF WHITE HORSES DISTRICT COUNCIL
 REPORT 15 SEP 2006
 CORPORATE POSTAL SERVICES-3

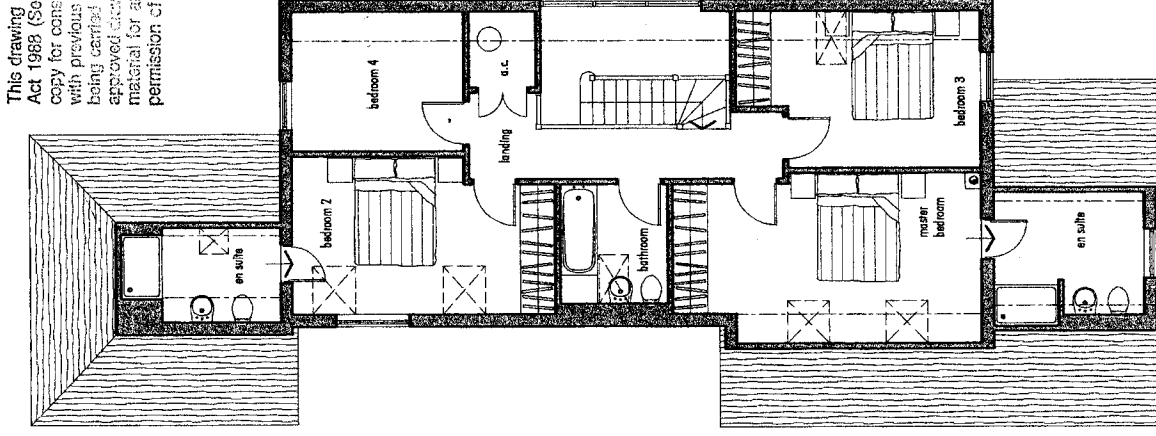
EMILY WATSON
 CONSULTANT

Client		SWEETBROFT HOMES LTD	
Scale	1:100	Date	JULY '06
Drawn	105	Project	PILOT 2 ELEVATIONS
Sheet	06036	Ref	06036-005
The ANDERSON ORR Partnership The Hub, 10, Church Road, Henley, OXON, OX8 9JF			
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT SHEARD STUDIO, NEWBURY RD, EAST HENDRED, OXON			

All dimensions must be checked on site and not relied upon for this drawing. The drawing is for information only and should be checked by a Structural Engineer. For use in a private residential building. Copyright reserved.



ground floor plan



first floor plan

06/05/2006
EXHIBIT 10/16/06

VALLE OF WHITE HORSES
DISTRICT COUNCIL
RBC'D 15 SEP 2006
CORPORATE POSTAL
SERVICES 3

This drawing is protected by the Copyright, Designs and Patents Act 1988 (Section 47). You may only download and/or print a copy for consultation purposes, to compare a current application with previous schemes, and to check whether a development is being carried out or has been carried out in accordance with the approved drawings. If you require a copy of the drawings or other material for any other purposes you will need to obtain the prior permission of the copyright owner.

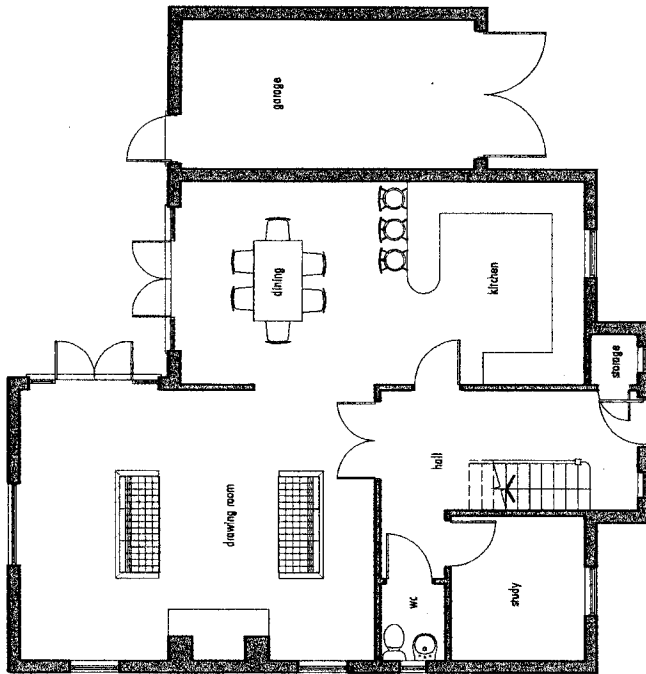
All dimensions must be checked on site and not scaled from this drawing. Prior to implementation the proposals shown should be assessed by a Structural Engineer and checked for compliance with the Building Regulations. For use in precise named location only. Copyright reserved.

The ANDERSON ORR Partnership The Studio, 70, Church Road, Wheatley, OXON, OX33 1LZ t: 01865 873936		client SWEETCROFT HOMES LTD
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT SHEARD STUDIO, NEWBURY RD, EAST HENDRED, OXON		drawing PLOT 1
scale 1:100	date JULY '06	no. 06036-P02
drawn IBS	job 06036	rev. 06036-P02

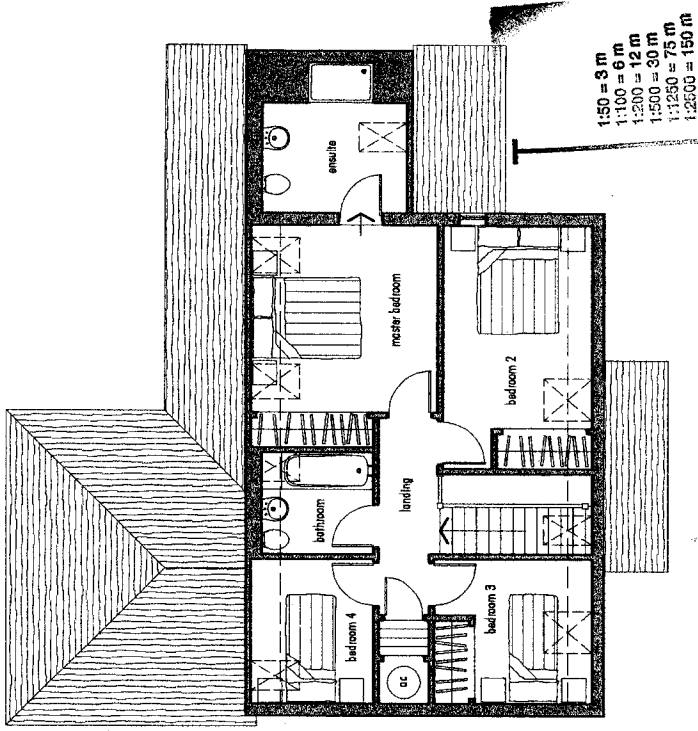
APPENDIX 1

Drawing 06036-p02.dwg was plotted on 14 September 2006 at 16:30:03

APPENDIX 1



ground floor plan



first floor plan

1:50 = 9 m
 1:100 = 6 m
 1:200 = 12 m
 1:500 = 30 m
 1:1250 = 75 m
 1:2500 = 150 m

VALE OF WHITE HORSE
 DISTRICT COUNCIL
 RECD 15 SEP 2006
 CORPORATE POSTAL
 SERVICES - 3

This drawing is protected by the Copyright, Designs and Patents Act 1988 (Section 477). You may only download and/or print a copy for consultation purposes, to compare a current application with previous schemes, and to check whether a development is being carried out or has been completed in accordance with the approved drawings. If you require a copy of the drawings or other material for any other purpose you will need to obtain the prior permission of the copyright owner.

EHE/19/067
deloussier

client		SWEETCROFT HOMES LTD	
scale	1:100	drawing	PROPOSED FLOOR PLANS
date	JULY 06	no.	06036-P04
drawn	PJS	rev	
PROJECT			
The ANDERSON ORR Partnership The Studio, 70, Church Road, Wheatley, OXON, OX33 1LZ t: 01865 879936			
PROPOSED RESIDENTIAL DEVELOPMENT SHEARD STUDIO, NEWBURY RD, EAST HENDRED, OXON			

All dimensions must be checked on site and not scaled from this drawing
 Prior to implementation the proposals shown should be assessed by a Structural Engineer and checked for compliance with the Building Regulations
 For use in precise named location only
 Copyright reserved

PROJECT DESIGN

Chartered Architects

25 West Wycombe Road High Wycombe Buckinghamshire
tel : 01494 464484 email.info@projectdesign.uk.com

HP11 2LQ
fax : 01494 462826

BLOCK PLAN 1:200

Project

Two New Dwellings on land at Sheard Studio Newbury Road East Hendred

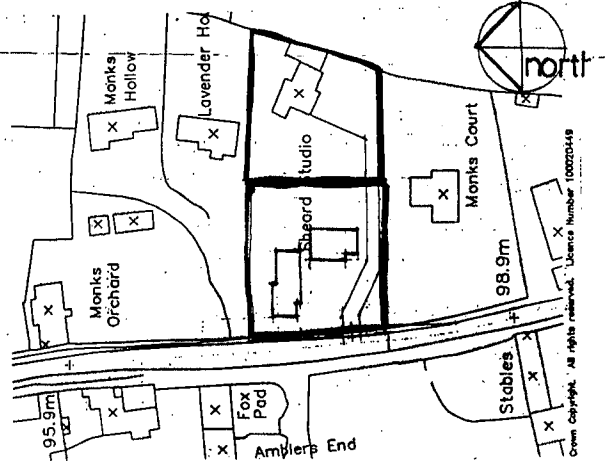
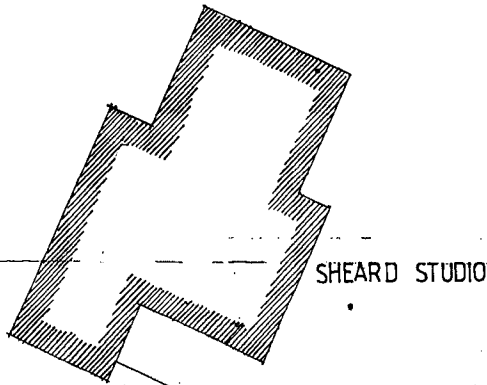
Drawing

Block Plan and Location Plan

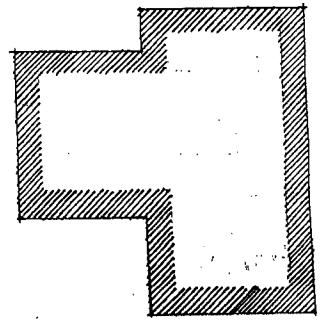
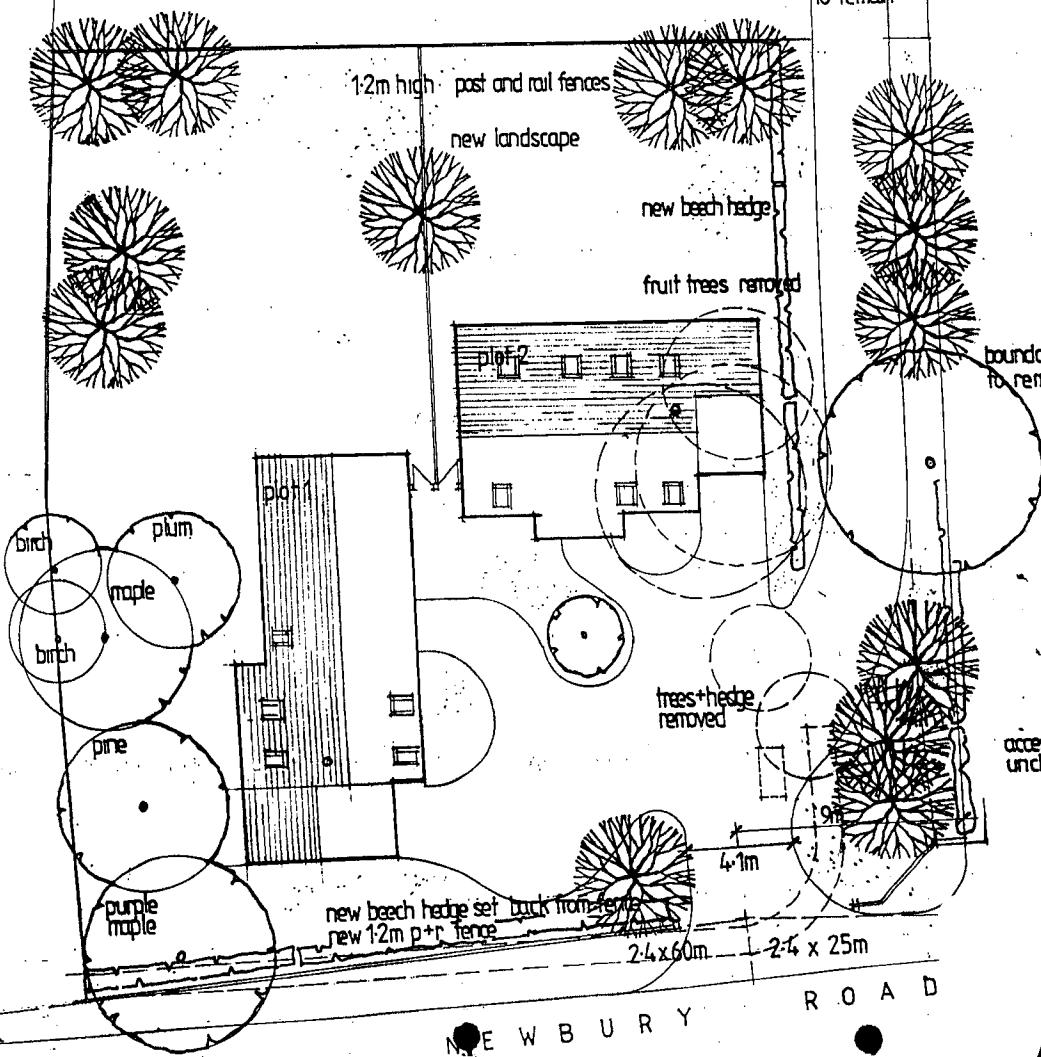
Drg No **PD45.02.3**
Scale 1:200 and 1:1250

copyright Project Design Architects
Date 10.8.03

LAVENDER
HOUSE



location plan 1:1250



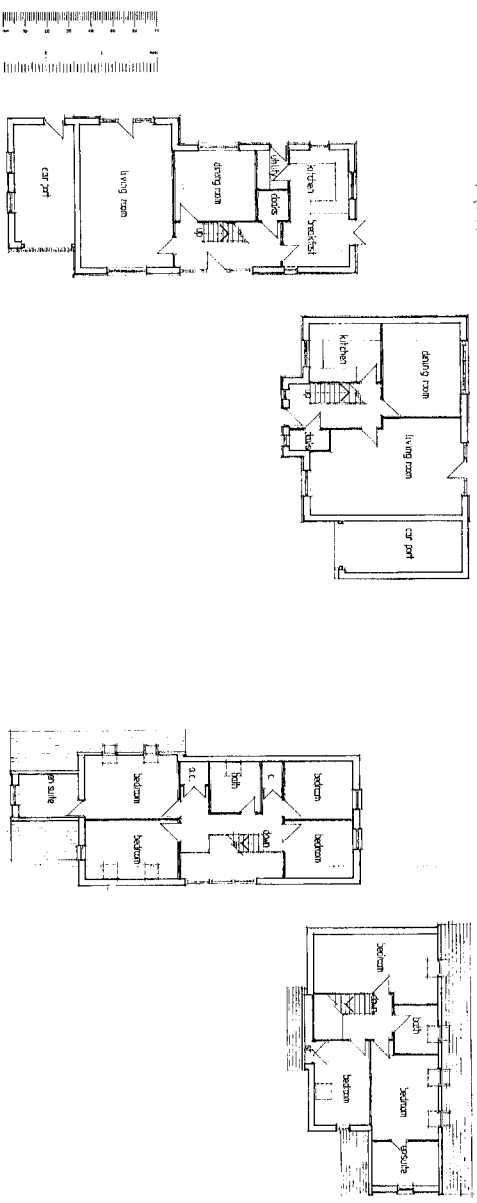
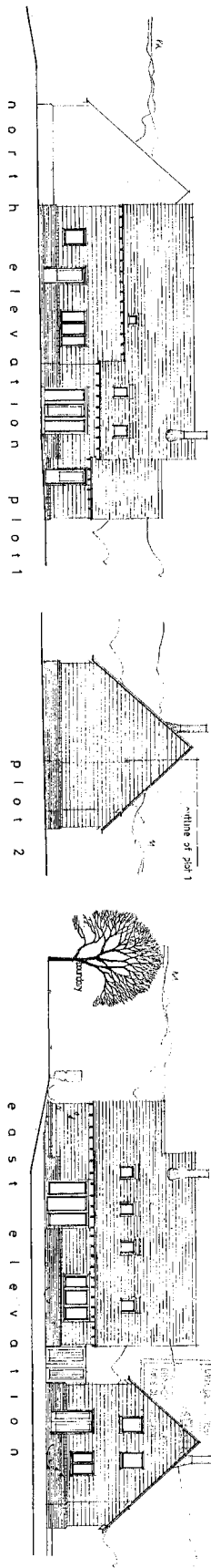
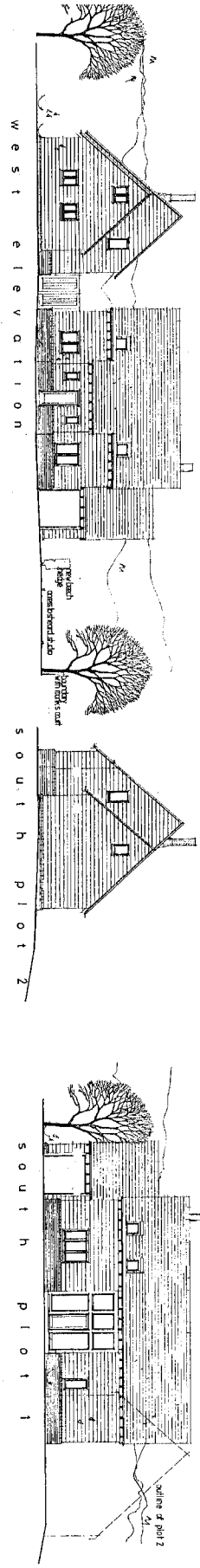
MONKS COURT

access to monks court
unchanged

NEWBURY ROAD

APPENDIX 2

EPH 7/10213
 (3) (1)



1.1.3 COUNTY WISE DISTRICT COUNCIL
 ENVIRONMENTAL SERVICES DEPARTMENT
REFUSAL
 DATE OF DECISION
 29 JAN 2014

£ 120 213

PROJECT DESIGN Chartered Architects
 25 West Wycombe Road, High Wycombe, Bucks HP12 3RT
 Tel: 0494 434444 Fax: 0494 434444
 Project: **Two New Dwellings on land at**
Steward Studio Newbury Road
East Hendred
 Drawing: **Planning Drawing**
 Date: **PPAS.022** Copyright Project Design Architects
 Scale: **1:100** Date: **11.8.09**

APPENDIX 2



Appeal Decision

Site visit made on 27 September 2004

by **W.G.Pryce MSc DipArch RIBA MRTPI**

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-
inspectorate.gsi.gov.uk

Date

07 OCT 2004

Appeal Ref: APP/V3120/A/04/1145592

Sheard Studio, Newbury Road, East Hendred, Wantage, Oxfordshire.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mrs E Tunney against the decision of the Vale of White Horse District Council.
- The application Ref.EHE/7123/3, dated 4 December 2003, was refused by notice dated 29 January 2004.
- The development proposed is the erection of two dwellings.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Main Issues

1. The appeal site is situated in the East Hendred Conservation Area and within North Wessex Downs Area of Outstanding Natural Beauty (AONB). Having regard to this and from the written representations and my inspection of the site and the surrounding area, I consider the main issue in this case is whether the proposed development would be harmful to the character and appearance of the conservation area and its surroundings.

Planning Policy

2. The development plan for the locality includes the Vale of White Horse Local Plan (LP) adopted in 1999. The Council has also drawn my attention to the First Deposit Draft Local Plan 2011 (RLP). However, as this emerging local plan appears to be still at a relatively early stage in the process leading towards its adoption, in accordance with the advice in paragraph 48 of Planning Policy Guidance Note 1 – General Policy and Principles (PPG1), I shall afford the RLP only limited weight in my consideration of this appeal.
3. Particularly relevant to this appeal, LP policy D1 is a general policy seeking to ensure a high standard of design and emphasising the importance of taking into account in the design the defining characteristics of a local area. LP policy H5 deals with sites for new housing. This policy identifies East Hendred as one of the villages in which limited infilling and minor development is generally acceptable subject to a number of provisos including the need for the site to reflect the pattern of development: be visually contained and that it would not affect physical features that make a positive contribution to the character of the settlement. Policy HE1 concerns new development in conservation areas and in accordance with the national advice contained in PPG15 – Planning and the Historic Environment the policy seeks to ensure the preservation or enhancement of the character

and appearance of these areas. These LP policies are broadly updated and rolled forward into policies DC1, H10 and HE1 of the RLP.

4. In considering this appeal I shall also have regard to the advice contained within PPG3 – Housing. I am also cognisant of the duties imposed under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the decision-maker when considering whether to grant planning permission to have special regard to the desirability of preserving or enhancing the character or appearance of the conservation area.

Reasons

5. East Hendred is an attractive expanded village situated in the heart of the countryside. Whilst the village appears to have a generally sporadic pattern of development, there are significant parts of the village, particularly around the historic core that are closely-knit with a mixture of terraced, detached two and some three-storey older buildings built on the edge of the footpaths. Typical amongst these areas is the stretch of Newbury Road in the southern part of the village where Monks Orchard and the surrounding development is quite intensively developed. Whilst south of Monks Orchard the intensity of the existing pattern of development decreases, there is nevertheless a continuous line of development reaching beyond Sheard Studio up to the neighbouring dwellings of Monks Court and Downside, which in the context of the buildings opposite, appears to me to delineate the edge of the built-up area.
6. Sheard Studio comprises a reasonably substantial two-storey dwelling situated on the east side of the road. The dwelling is set well back from the road and on significantly higher ground. The appeal site lies between the dwelling and the road where the land falls away into a hollow that is below the level of the road and well below the existing dwelling. As the site boundaries comprise established hedges and trees, there are only very limited views into the site from the road or from the adjacent dwellings other than Sheard Studio itself.
7. The Council has raised no objection to the principle of development of this proposed site and having regard to the local plan policies I would concur with that view. The Council is however concerned that the development would be unsympathetic to the pattern of development nearby. I would accept that whilst there is some development in depth nearby, I saw no other situation where there has been new development between that existing and the road. However, this is a substantial area of land and one that is well screened from the road and from the surrounding area. I recognise that in seeking to make better use of land PPG3 points out that it should not be at the expense of the environment. However, in this case the level and the boundary conditions of this site are such that it would only be possible to glimpse the roofs of the proposed dwellings from any vantage point and I am satisfied that the local environment would not be unduly harmed.
8. I appreciate that the formation of the new access would require the removal of part of the hedge on the boundary with the road and thereby open up some views into the site, however these buildings have been designed with rooms in the roof, particularly low eaves, traditional materials and in a sensitive manner that reflects the architectural characteristics of the area. Whilst the layout of the new dwellings on the site is a generally more concentrated arrangement, so is the development surrounding Monks Barn on the west side of the road and I do not consider that this proposal would appear out of place or incongruous in this location.

-
9. I recognise that the proposal would result in the loss of the cherry trees adjacent to the existing drive. However these are well within the site and whilst reasonable specimens in their own right, there are many other trees and hedges on the boundaries to the north and south and in my opinion the cherry trees contribute little to the character or appearance of the conservation area. Nevertheless, in allowing this appeal I shall impose a condition requiring new planting and the formulation of an appropriate landscaping scheme for the site.
 10. With regard to the impact of the proposed development on the setting of the listed building, Monks Orchard, which is a Grade II listed building is a considerable distance away from the site and whilst visible from the road, I am satisfied that the retention of the boundary hedge and the existing trees on the northern side of the site will adequately preserve the setting of that building.
 11. In relation to the conservation area, it is my view that due to the particular configurations of the site and the restricted height of the new dwellings, the effect of the proposed development would be neutral. As a consequence I consider it would preserve the character and appearance of the conservation area, the setting of the nearby listed building and the visual amenities of the wider AONB. I have therefore concluded that the proposed development would accord with national and local policies to protect the historic and natural environment of the locality.

Conditions

12. I have read the list of conditions suggested by the Council and I have had regard to the advice contained in Circular 11/95. In order to safeguard the character and appearance of the area and the visual amenities of the AONB, conditions are required dealing with the materials to be used, the design and maintenance of the hard and soft landscaping of the site, tree planting and the continued use of the garages. In the interests of highway safety, I shall also impose a condition relating to the implementation of the vehicular access.

Conclusions

13. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

14. I allow the appeal and grant planning permission for the erection of two dwellings at Sheard Studio, Newbury Road, East Hendred, Wantage, Oxfordshire in accordance with the terms of the application Ref. EHE/7123/3 dated 4 December 2003 and the plans submitted therewith, subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.
 - 2) No development shall commence until samples and details of all materials to be used on the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

-
- 3) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include any earth moving operations, the proposed finished levels of the new dwellings and the means of enclosure within and around the site. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.
 - 4) No development shall take place until full details of all proposed tree planting have been approved in writing by the local planning authority, and all tree planting shall be carried out in accordance with those details. If within a period of five years from the date of the planting of any tree, that tree or any tree planted in replacement for it is removed, uprooted or destroyed, or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.
 - 5) Prior to the occupation of either dwelling, the vehicular access shall be constructed in accordance with the details hereby approved and shown on drawing No.PD45.02.3 and to a specification agreed in writing with the highway authority. The visibility splays thereafter shall be permanently maintained free of obstruction to vision.
 - 6) Notwithstanding the provisions of the Town and Country Planning (General permitted development) Order 1995 or any order revoking and re-enacting that order, the garage accommodation hereby permitted shall be retained and used solely for that purpose.



INSPECTOR

PARISH COUNCIL COMMENTS

Application No. EHE19767

Land adjacent to Sheard Studio, East Hendred

The Parish Council objected to this application in 2004 when it was first considered on the grounds that the proposed two large dwellings would be over-development of the site, out of scale and style with the adjacent properties. The site is in the village Conservation Area, and adjacent to listed buildings and hence sensitive. The District Council also rejected this application. Unfortunately the application was accepted on appeal.

The Parish Council's views are the same as before with respect to this latest application, which is for two even larger dwellings (increased in size by 10%), in the same style as the original application. Overall it is considered over-development of the site, (particular with the two larger dwellings), out of scale, style and materials with adjacent buildings in this sensitive village location in the Conservation Area. We have received several letters of objection which support this view. For these reasons we wish to object to this application, particularly as the two dwellings have increased in size from the original application approved at appeal. We consider that because of the already large size of these dwellings 'permitted development rights' should not be allowed in this case, due to the sensitive nature of the site in the village Conservation Area (CA).

We understand from one of the objectors who is an experienced and qualified town planner that new legislation introduced this August requires a more detailed design and access statement with such applications, particularly for sites in the CA. This should demonstrate the need for the 10% additional space and how this relates to the historic form of the CA. In his view such a statement has not been provided.

As noted in our original comments Newbury Road is not very wide at the access point and the provision of suitable splays is essential for safe passage of traffic along this road.

The Parish Council requests that the trees on the site be retained as in the previous application which was accepted on appeal. Also, if it is considered necessary to remove the beech hedge on the site it should be replanted on the new boundary.