

<b>APPLICATION NO.</b>	<a href="#">P17/V1020/FUL</a>
<b>SITE</b>	Land Adjacent to Chowle Cottage A420 Great Coxwell FARINGDON, SN7 7LT
<b>PARISH</b>	GREAT COXWELL
<b>PROPOSAL</b>	Construction of detached four bedroom dwelling, detached double garage and driveway on infill plot between Chowle Cottage and Walnut Cottage.
<b>WARD MEMBER(S)</b>	Simon Howell Elaine Ware
<b>APPLICANT</b>	Mr A Maslin
<b>OFFICER</b>	Penny Silverwood

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## **RECOMMENDATION**

**To refuse planning permission for the following reasons:**

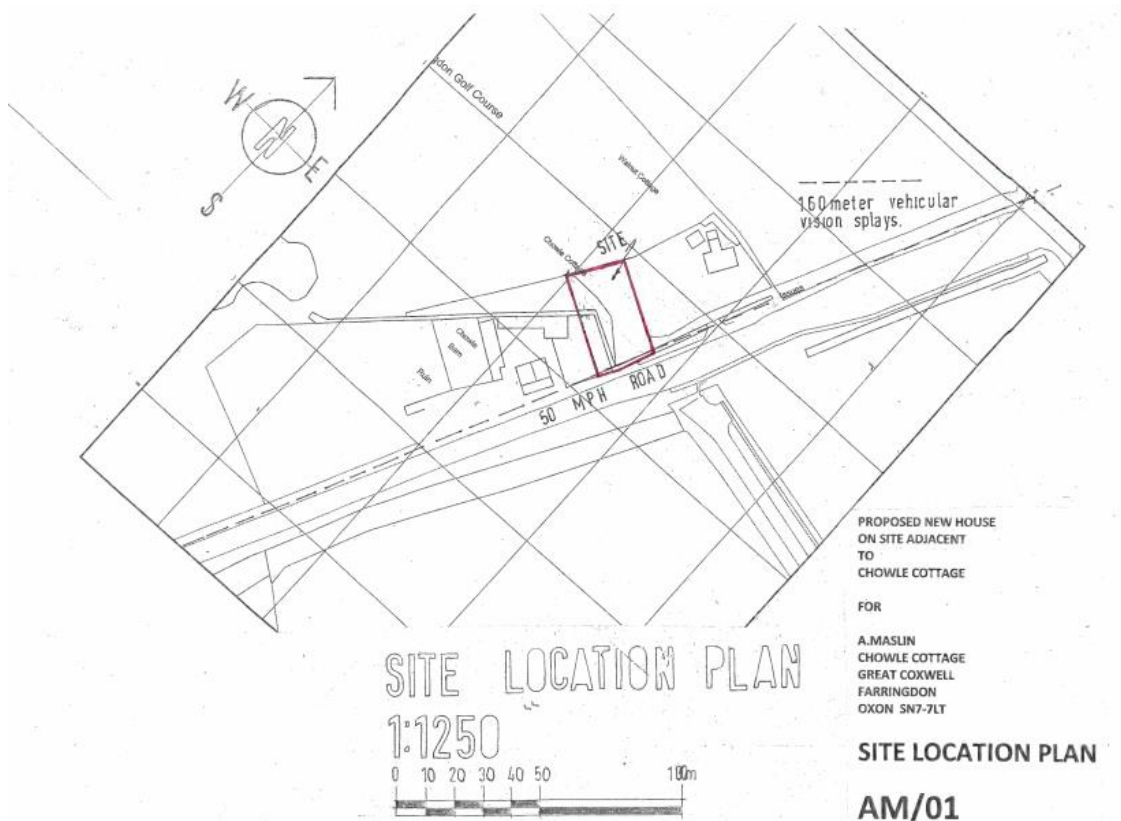
**1.The proposal is for a new dwelling on a site within open countryside. As such the proposal is contrary to policies CP3 and CP4 of the adopted Vale of White Horse Local Plan 2031 Part 1 and to the National Planning Policy Framework.**

**2.The proposal is for a new dwelling on a site that forms part of the rural setting of Great Coxwell. As such the proposal will harm the rural setting of the village, contrary to policy EDQ1 of the Great Coxwell Neighbourhood Plan.**

### **1.0 INTRODUCTION AND PROPOSAL**

- 1.1 This application is referred to committee at the request of the local councillors, Elaine Ware and Simon Howell, who support the proposal.
- 1.2 The application site forms part of the residential garden of Chowle Cottage located to the west of the A420. The application site is situated in the countryside approximately half-a-mile outside the built area of Great Coxwell village. The site lies between two existing residential properties. The property to the north is currently undergoing reconstruction. Further to the south of the application site lies an additional residential dwelling Chowle Barn and a permitted development prior approval has recently been granted for the conversion of a storage building into a dwelling (application ref. P16/V1258/PSH). To the west lies Faringdon Golf Course.
- 1.3 This application seeks planning permission for the erection of a detached four-bed dwelling and double garage. The ridge of the dwelling measures approximately 7.9 metres and the eaves will be approximately 3.9 metres. First floor accommodation will be provided in the roof served by dormer

windows, rooflights and gable projections to both the front and rear of the property. A site location plan is included below:



1.4 Extracts of the application plans are **attached** at Appendix 1.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 A summary of the responses received to the current application is below. A full copy of all the comments made can be seen online at [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk).

<p>Great Coxwell Parish Council</p>	<p>Objection. Comments can be summarised as:</p> <ul style="list-style-type: none"> <li>• Unsustainable and potential coalescence of development along the A420 highway</li> <li>• Located within a green buffer designated in the neighbourhood plan to prevent coalescence between the village and Faringdon</li> <li>• The North Corallian Ridge would be degraded by a series of ribbon developments</li> <li>• The development should not be considered in isolation</li> <li>• Replacement of the grass verge with a roadside path is undesirable in view of the proximity to speeding heavy vehicles</li> </ul>
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	<ul style="list-style-type: none"> <li>• Noise and pollution from heavy traffic are significant</li> <li>• No assessment has been made of trees or species on the site</li> <li>• The approval of Walnut Cottage and Chowle Cottage conversion applications should not be regarded as precedents.</li> <li>• Conditions relating to a contaminated land risk assessment, protected species survey and tree survey should be included if approval is given.</li> </ul>
<p>Drainage Engineer</p>	<p>No objection, recommended conditions. Comments can be summarised as:</p> <ul style="list-style-type: none"> <li>• Development is acceptable in principle but details of the treatment of the watercourse and any existing/ proposed culverting would be required.</li> <li>• The drainage of the proposal must not adversely affect, or be affected by, the adjacent watercourse</li> </ul>
<p>County Council Highways Liaison</p>	<p>No objection, recommended conditions. Comments can be summarised as:</p> <ul style="list-style-type: none"> <li>• The proposed footway link to the nearby bus stop must be shown on an indicative plan</li> <li>• Confirmation of the highway boundary is suggested to ensure the stone wall does not enclose the highway verge.</li> </ul>
<p>Councillor Ware and Councillor Howell</p>	<p>Support. Comments can be summarised as:</p> <ul style="list-style-type: none"> <li>• The site is sustainable</li> <li>• Concerns around highways and access have been appropriately addressed.</li> <li>• The site does not classify as open countryside as it is located between one house, one derelict house, fronts the A420 and is bounded by the Golf Course to the rear which has permission for holiday lodges</li> <li>• A short distance away a development for 18 dwellings has been approved at Chowle Farmhouse</li> <li>• The site does not have high environmental value or any importance in terms of landscape setting</li> <li>• The site is surrounded by other approved development so not robust reason for refusal</li> </ul>

	<ul style="list-style-type: none"> <li>• There is not any negative impact of a single dwelling</li> </ul>
Two responses from local residents have been received.	<p>Objection.</p> <p>Comments can be summarised as:</p> <ul style="list-style-type: none"> <li>• It will create additional hazard on a congested section of A420.</li> <li>• Ribbon development along the A420 should be discouraged</li> <li>• Weight should be given to Policy EDQ1 of the neighbourhood plan.</li> </ul>

### 3.0 **RELEVANT PLANNING HISTORY**

3.1 Two previous applications for broadly similar proposals were submitted in June and August 2016. Both were withdrawn prior to determination. Further information relating to highways, drainage and bin storage have been provided in this application in comparison to the previously withdrawn applications.

3.2 Planning permission was granted in February 2013 (application ref. P12/V2574/FUL) for the erection of a replacement dwelling at Walnut Cottage to the north of the application site. Officers understand that the original dwelling is now partly demolished.

3.3 Permitted development prior approval was granted in August 2016 (application ref. P16/V1258/PSH) for the change of use from a storage barn to a residential dwelling to the south of Chowle Cottage.

3.4 Planning permission was granted in November 2005 for the change of use of land and buildings to creation a residential dwelling at Chowle Barn to the south of the application site.

#### 3.5 **Pre-application History**

No pre-application advice has been sought on the application site.

### 4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The site area is less than 5 hectares and the site is not in a 'sensitive area'. The proposal is not therefore EIA development.

### 5.0 **MAIN ISSUES**

#### 5.1 **Principle of development**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The development plan currently comprises the Vale of White Horse Local Plan 2031 Part 1 (adopted in December 2016) and the saved policies of the Vale of White Horse Local Plan 2011.

5.2 Policy CP3 of the adopted Local Plan 2031 Part 1 lists those settlements across the district where new housing can be built. These are the Market Towns, Local Service Centres and Larger Villages. Policy CP3 is explicit in

stating that all settlements which are not listed, together with every other part of the Vale district, form part of the open countryside. The application site does not fall within any of the designated settlements and, therefore, it forms part of the open countryside.

- 5.3 Policy CP4 confirms that development in the open countryside will not be appropriate unless specifically supported by other relevant local plan policies or by national policy. Paragraph 17 of the NPPF confirms that a core principle of the planning system is that it is plan-led, to give predictability to the planning process. Paragraph 14 states that, where an up-to-date local plan exists, decisions should be taken in accordance with the local plan.
- 5.4 The Vale now has an up-to-date local plan and a five year supply of housing. A recent appeal decision to refuse 24 houses at The Causeway, East Hanney (ref P16/V0364/O) has confirmed that, with these important planning safeguards in place, the district can demonstrate it has a spatial strategy to deliver sufficient housing for the future and that, consequently, the policies of the local plan have considerable weight in the balance of considerations relating to a planning application for new housing.
- 5.5 After several years of five year supply shortfall, where the location of new housing could not be effectively controlled, the Vale now has an effective local plan. This appeal decision demonstrates that, to maintain the credibility of the local plan and so effectively control the location new housing, its policies should be given full weight.
- 5.6 The proposal does not comply with local plan policy. It is not within a settlement but is in what the local plan defines as open countryside. Housing development in open countryside is not supported by the local plan unless there are exceptional circumstances, for example a farm worker, or is for the conversion of an existing building. This proposal is for neither. As the proposal is contrary to the local plan and the spatial strategy defined within it, members are advised to give this fact the greatest weight.
- 5.7 The development site also lies within a green buffer designated within policy EDQ1 of the made Great Coxwell Neighbourhood Plan. The purpose of the buffer is to prevent the merger of Faringdon and Great Coxwell and to maintain the rural setting of the village. As the made neighbourhood plan is part of the local plan framework officers' advice is that this is also given full weight. The proposal will add a dwelling into what is the rural setting of the village and will therefore harm this setting, which is not only perceived from the public domain.
- 5.8 The applicant argues that other material considerations exist that should be given significant weight and that contribute together to outweigh the local plan policy. The first is that, being a garden outside a built up area, the site is brownfield. The current definition of brownfield land does include domestic gardens outside built up areas. The applicant argues this should be given significant weight. Officers disagree. If this argument is given significant weight it could be used to justify a new dwelling on any house garden in the open countryside and so undermine the local plan.

- 5.9 The second argument is that the site is sustainably located, within walking distance of Great Coxwell and Faringdon, and close to a bus stop on the A420 to which a footway connection will be provided. Again the applicant considers significant weight should be given to this. Officers disagree. Many sites in open countryside are potentially within walking distance of a settlement or could be served by public transport. These factors in themselves do not mean that such a site is an appropriate, sustainable location for development and officers do not consider that such factors override the development site being contrary to the spatial strategy of the local plan.
- 5.10 The third and fourth arguments are that the site is not particularly visible and that the safety of the access can be secured. Again these arguments could be used on many sites in the countryside to justify new houses. It has also been argued that the site is between existing dwellings and adjacent to the golf course which has planning permission to become a holiday lodge leisure facility. None of this changes the fact that the site is within the open countryside. Isolated and sporadic housing forms part of the countryside, as do golf courses. They form part of the setting of the site. Their mere presence does not justify the building of more new houses next to them.
- 5.11 Members are advised to give this issue very careful consideration. The proposed development is clearly contrary to the local plan. The local plan is only recently adopted and is up-to-date. Its credibility needs to be ensured. No other relevant material considerations outweigh local plan policy. Officers are clear that this means the application should be refused.
- 5.12 **Design and Character of the Area**  
The proposed dwelling is of a traditional design and form with elements such as the rear gable projection appearing as extensions to the dwelling. The dwelling will be set back approximately 19 metres from the road frontage, similar to the approved replacement dwelling to the north. The proposed garage building is of a traditional design and of an appropriate scale to not dominate the main dwelling.
- 5.13 The dwelling is proposed to be finished with a slate roof, render and brick. It is recommended that further details of conditions could be required through condition.
- 5.14 The size of the dwelling appears proportionate to its plot and ample private amenity space can be provided to the rear of the dwelling.
- 5.15 **Residential Amenity**  
Given the distances from the side elevations of the proposed dwelling to the adjacent properties are well in excess of 21 metres officers do not consider that there will be any harm to the amenities of neighbouring properties from overlooking, dominance or overshadowing.

5.16 **Landscape and Visual Impact**

The application site is located within the North Vale Corallian Ridge a locally designated landscape setting. Policy NE7 of the Local Plan 2011 seeks to protect the wider prevailing character and appearance of this landscape. Given the existing landscape screening of the site officers acknowledge that the impact of the proposal in this regard will not be harmful to the wider character and appearance. Retention of the existing screening could be secured through a condition.

5.17 **Noise**

Residents of the proposed dwelling will be subject to significant noise from the A420. Experience from other sites along the A420 indicates that a satisfactory internal noise and external noise environment can be created through the detail of the design of the dwelling and the boundary treatment to the garden. Therefore officers consider that this matter can be adequately addressed by condition.

5.18 **Flood Risk and drainage**

A culverted ditch runs along part of the southern boundary of the site and its location has been shown on the submitted plans. The drainage engineer has commented on the proposal and has confirmed that the development in principle is acceptable in flood risk terms, however further details of the treatment of the watercourse and of a suitable surface water drainage scheme should be provided by condition.

5.19 **Traffic, parking and highway safety**

The proposed development makes use of an existing field access onto the A420 and it is proposed for a footway to be provided from the access to the nearby bus stop which can be secured via a S278 agreement with Oxfordshire County Council. The development includes the erection of a double garage along with a turning and parking area that will accommodate at least one further parking spaces. This area will be permeable and constructed using a bonded material to prevent loose material migrating to the highway. The county highways officer has raised no objections subject to conditions ensuring the access, parking and turning areas are provided in accordance with the submitted plans.

6.0 **CONCLUSION**

6.1 The proposed development site lies within the open countryside and the adopted local plan confirms that such development is inappropriate. The site also forms part of the rural setting of Great Coxwell, The other material considerations that have been identified do not outweigh the spatial strategy set out in the local plan, or the relevant policy of the neighbourhood plan, which carry full weight. Therefore the development is considered to be contrary to Policies CP3 and CP4 of the adopted Vale of White Horse Local Plan 2031 Part 1, to policy EDQ1 of the Great Coxwell Neighbourhood Plan, and to the National Planning Policy Framework.

The following planning policies have been taken into account:

**VALE OF WHITE HORSE LOCAL PLAN 2031 PART 1**

- CP03 - Settlement Hierarchy
- CP04 - Meeting Our Housing Needs
- CP37 - Design and Local Distinctiveness

**VALE OF WHITE HORSE LOCAL PLAN 2011**

- DC5 - Access
- DC9 - The Impact of Development on Neighbouring Uses
- NE7 - The North Vale Corallian Ridge

**GREAT COXWELL NEIGHBOURHOOD PLAN 2014-2031**

**VALE OF WHITE HORSE DESIGN GUIDE 2015**

**NATIONAL PLANNING POLICY FRAMEWORK, 2012**

**EQUALITIES ACT 2010**

The application has been assessed under the public sector equality duty. The proposal is considered to meet the three aims of the equality duty and not to cause inequality to any of the nine protected characteristics defined in the equality duty.

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