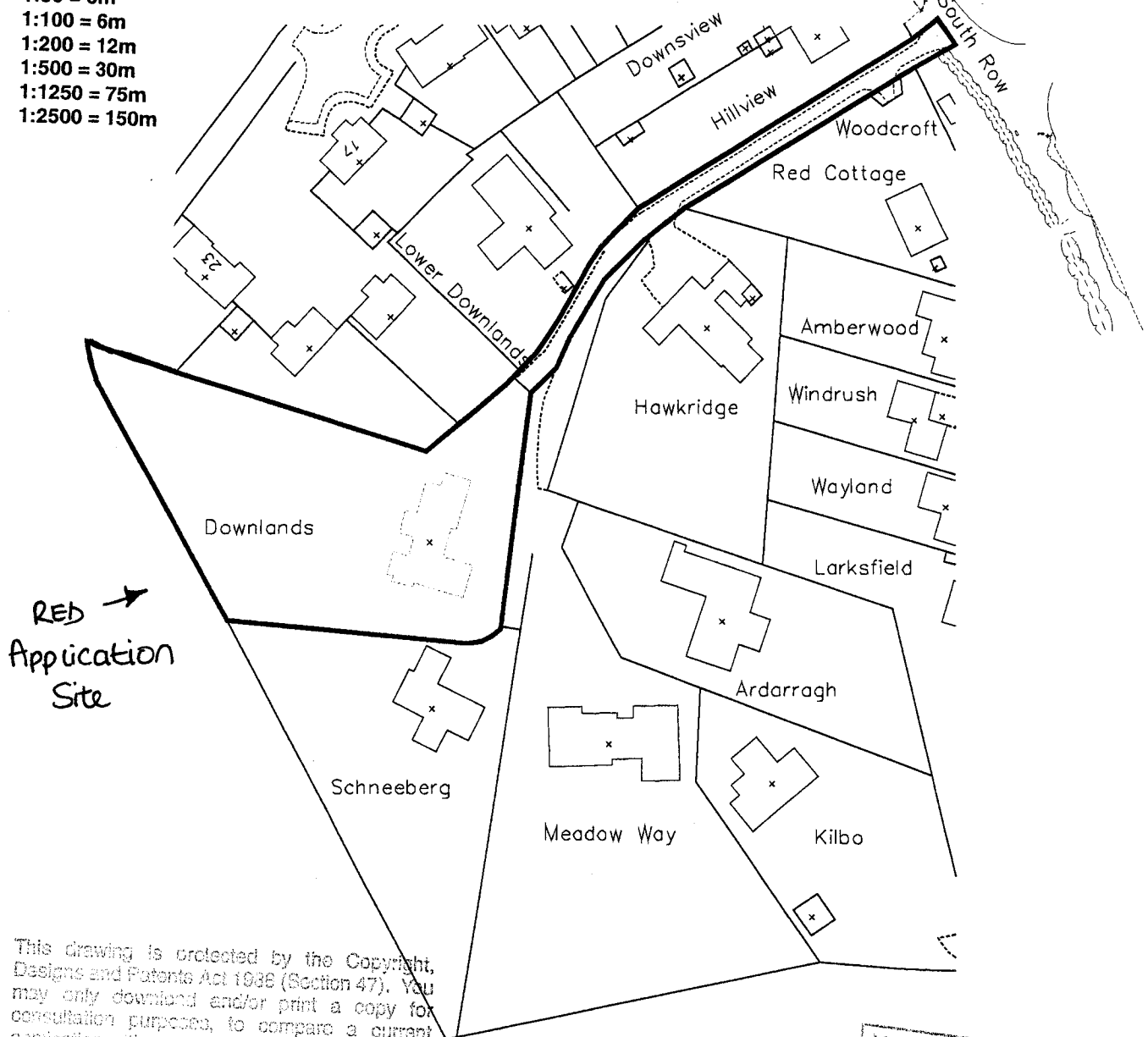


APPENDIX 1

A4

- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m



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VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 26 MAR 2008
CORPORATE POSTAL
SERVICES - 3

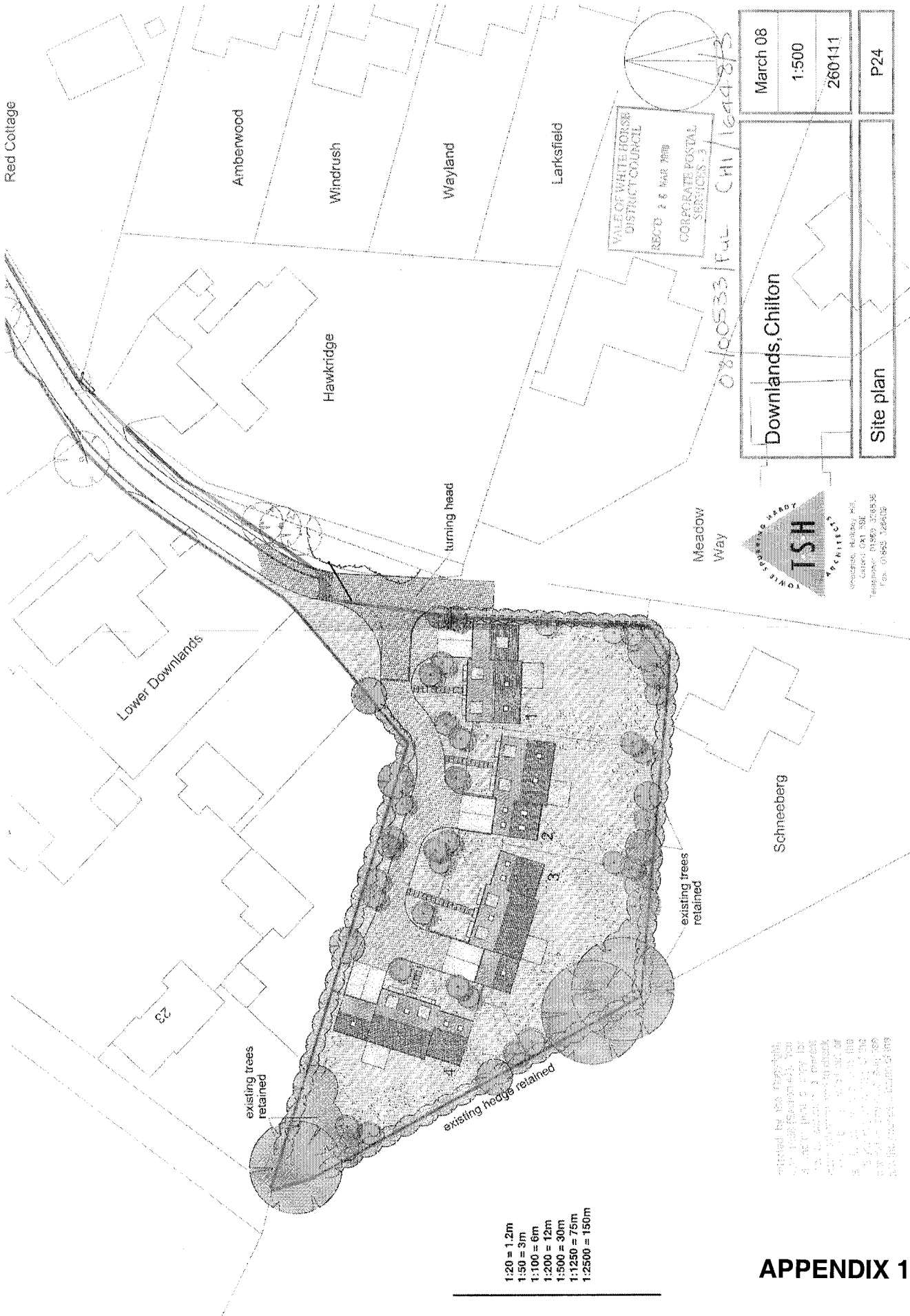
08/00533/FuL CHI/16448/3



Woodside, Hinksey Hill,
Oxford OX1 5BE
Telephone: 01865 326636
Fax: 01865 326609

Four new houses at Downlands, South Row Chilton	August 06
	1:1250
	260111
Location Plan	P02

Red Cottage



VALE OF WHITE HORSE DISTRICT COUNCIL
 RECD 26 MAR 2008
 CORPORATE POSTAL SERVICES 3

08/00553 Ful CHI 164483

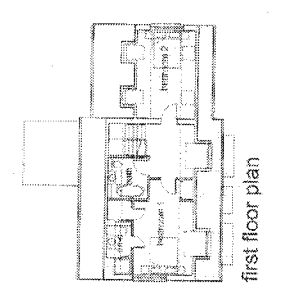
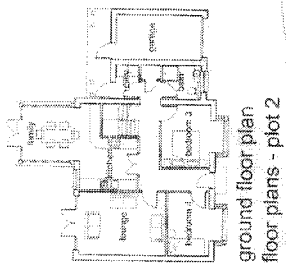
Downlands, Chilton	March 08
	1:500
Site plan	260141
	P24

TSH
 TECHNICAL SERVICES
 CONSULTING ARCHITECTS
 100, GARDEN ROAD, CHILTON, OXFORD OX1 3SE
 TELEPHONE: 01865 378536
 FAX: 01865 328416

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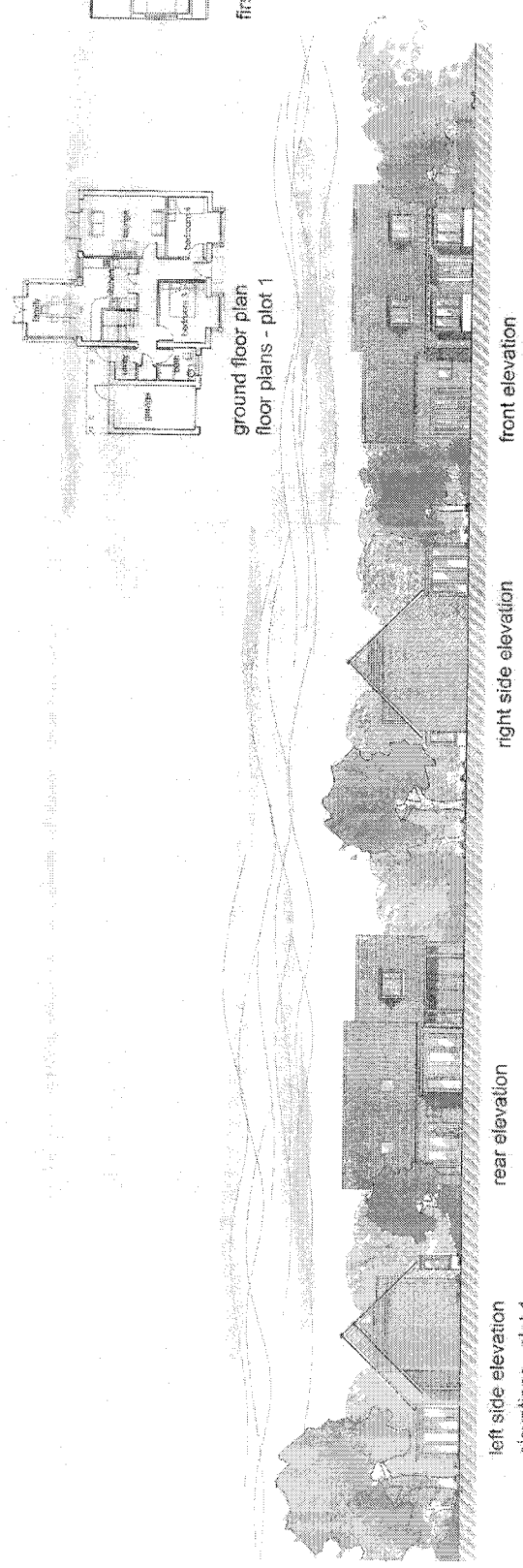
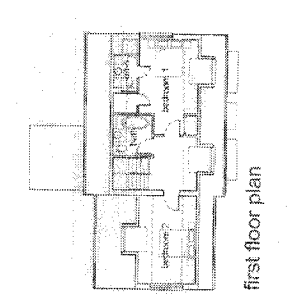
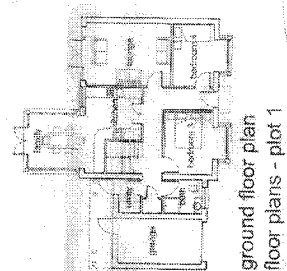
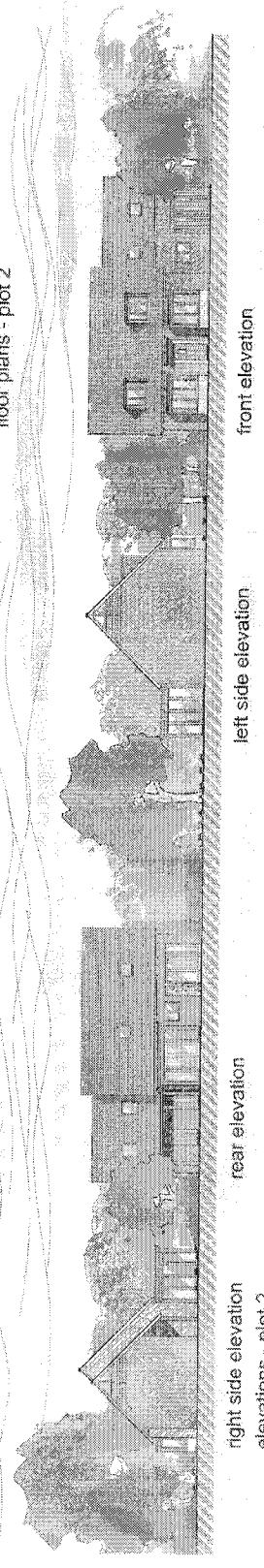
APPENDIX 1

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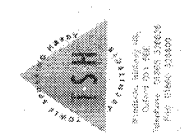
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APPENDIX 1

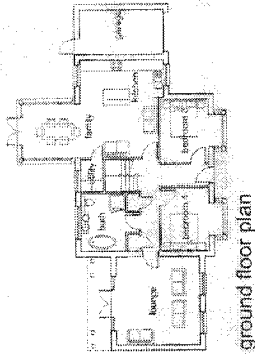
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Downlands, Chilton	Mar 06
	1:200
Plans/ elevations - plots 1 and 2	260111
	P21

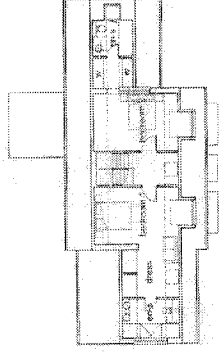


This plan is an architectural drawing for the purpose of
 illustrating the general character and appearance of the
 proposed building. It is not intended to be a contract
 document. The architect shall not be responsible for
 the accuracy of the information shown on this plan.
 The architect shall not be responsible for the
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 The architect shall not be responsible for the
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- 1:200 = 1:2m
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- 1:1000 = 10m
- 1:2000 = 20m
- 1:4000 = 40m
- 1:8000 = 80m
- 1:16000 = 160m

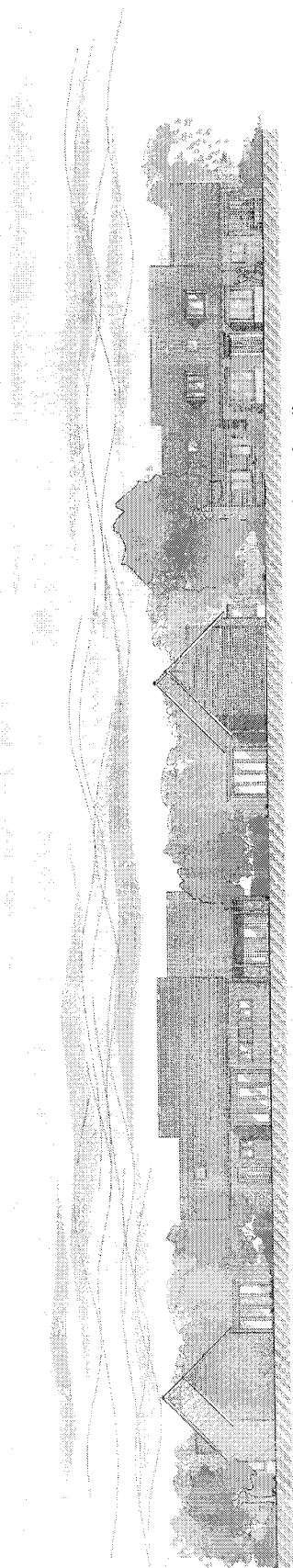


ground floor plan



first floor plan

APPENDIX 1



front elevation

left side elevation

rear elevation

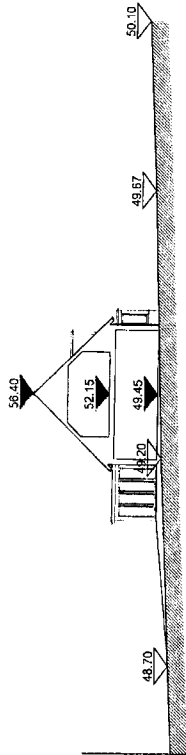
right side elevation

08/0033 TUL CHI/104-42/3

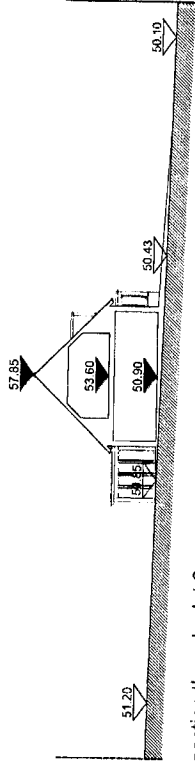
Downlands, Chilton	Mar 08
	1:200
	260111
Plans/ elevations - plots 3 and 4	P22



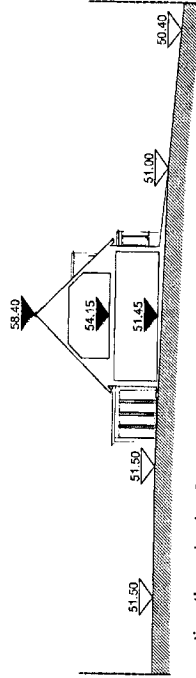
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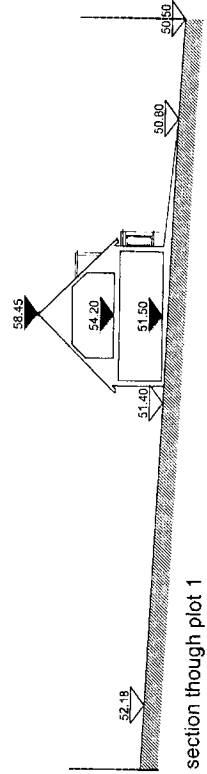
section through plot 4



section through plot 3



section through plot 2



section through plot 1

APPENDIX 1

VALE OF WHITE HORSE
 DISTRICT COUNCIL
 REC'D 7 5 APR 2008
 CORPORATE POSTAL
 SERVICES - 5

50.10 proposed levels
 50.10 existing ground levels

C8/00533 Ful C111/04448/3

Downlands, Chilton	April 08
	1:200
Site sections	260111
	P23



APPENDIX 1

PLANNING DEPARTMENT
10th & JUB 7th
CONWAY TOWN HALL
DUNDEE DD1 1TA
Tel: 01382 55220 Fax: 01382 55217
planning@conway.gov.uk

P2	Revised for planning submission	12/02/07
P1	Revised for planning submission	10/08/06
U.S.C.		

Glanville
Commercial House
Fountain Road, Oldcot
Conway, Co. Down
Tel: 01382 55220 Fax: 01382 55217
planning@glanville.com

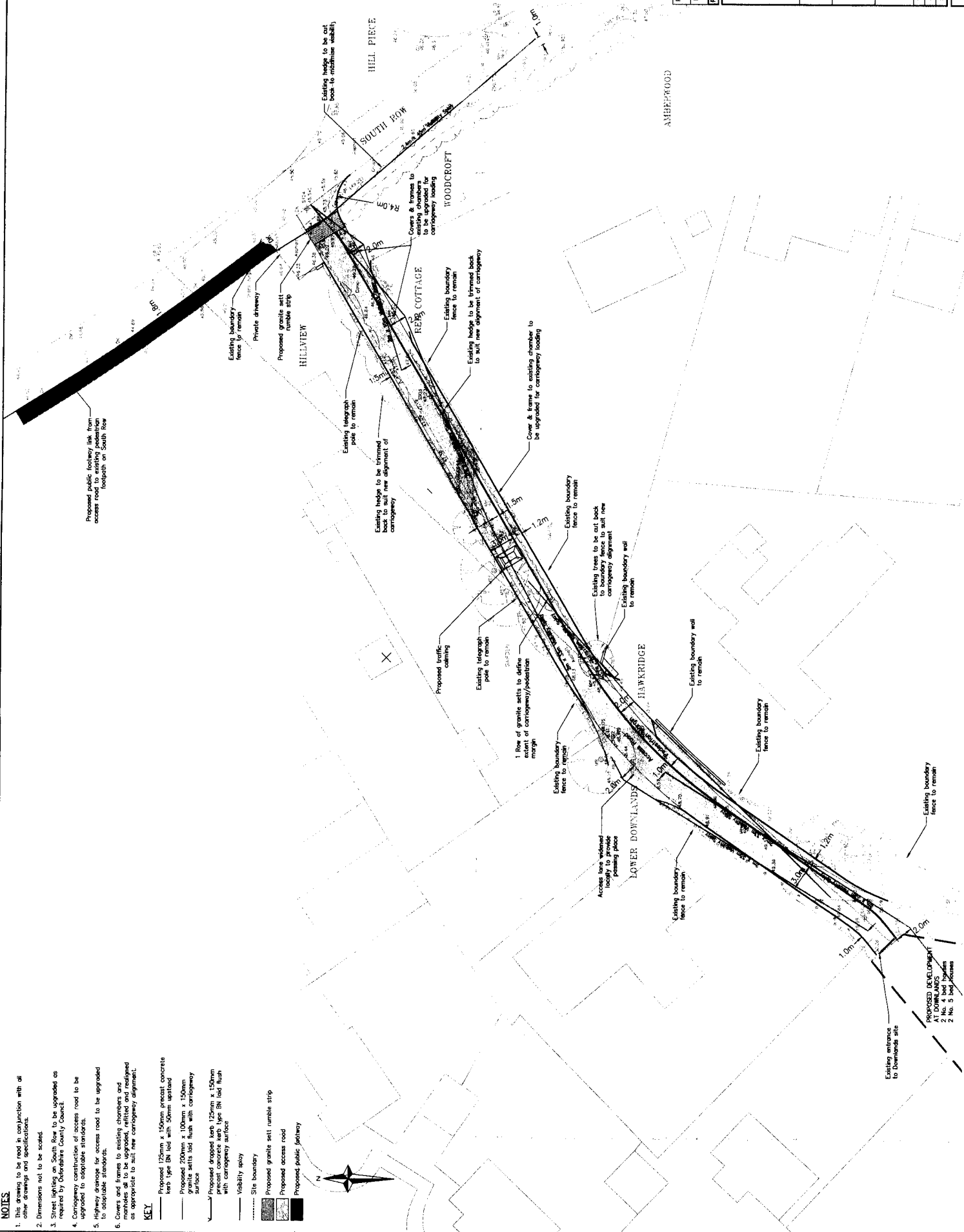
Client: **Mr. M. R. GALLINGTON**

Project: **DOWNLANDS, SOUTH ROW, CHILTON**

Title: **PROPOSED HIGHWAY AND PEDESTRIAN ACCESS FOR NEW RESIDENTIAL DEVELOPMENT**

Project Engineer: G. Crowler Scale: 1:250
Project Director: J. Birch Date: Feb 2007
Status: **PRELIMINARY**

Drawing No. **CV260326/102**



- NOTES**
1. This drawing to be read in conjunction with all other drawings and specifications.
 2. Dimensions not to be scaled.
 3. Street lighting on South Row to be upgraded as required by Omelette County Council.
 4. Carriageway construction of access road to be upgraded to adoptable standards.
 5. Highway drainage for access road to be upgraded to adoptable standards.
 6. Covers and frames to existing chambers and manholes are to be upgraded, refitted and redesigned as appropriate to suit new carriageway alignment.
- KEY**
- Proposed 150mm x 150mm precast concrete kerb type SN laid with 50mm asphalt
 - Proposed 200mm x 100mm x 150mm granite setts laid flush with carriageway surface
 - Proposed drainage laid 125mm x 150mm precast concrete with type SN bed flush with carriageway surface
 - Viability study
 - Site boundary
 - Proposed granite setts rumble strip
 - Proposed access road
 - Proposed public footway

PROPOSED PUBLIC FOOTWAY
AT DOWNLANDS
2 No. 4 bed houses
2 No. 5 bed houses



Appeal Decision

Site visit made on 9 August 2007

by **G R Stewart** BSc DipTP MRTPI

an Inspector appointed by the Secretary of
State for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
email: enquiries@pins.gsi.gov.uk

Decision date:
28 August 2007

Appeal Ref: APP/V3120/A/07/2039912

Downlands, South Row, Chilton, Didcot OX11 0RT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr and Mrs M Gallington against the decision of Vale of White Horse District Council.
- The application Ref 06/01305/OUT, dated 14 August 2006, was refused by notice dated 12 October 2006.
- The development proposed is "demolition of existing dwelling and construction of four new dwellings".

CHI/16448/1

Decision

I allow the appeal and grant planning permission for the demolition of the existing dwelling and construction of four new dwellings at Downlands, South Row, Chilton, Didcot OX11 0RT in accordance with the terms of the application Ref. 06/01305/OUT dated 14 August 2006, and the plans submitted therewith, subject to the following conditions:

- 1) Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
- 2) Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.
- 3) The development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
- 4) The landscaping scheme submitted pursuant to condition 1 above shall make provision for tree planting of appropriate species and density along the western boundary of the site, and the approved landscaping scheme shall be implemented prior to the first occupation of any of the dwellings hereby approved. The area of tree planting along the western boundary shall be permanently retained as such unless agreed otherwise in writing by the local planning authority.

Appendix 2

5) The details of appearance, layout and scale submitted pursuant to condition 1 above shall relate to four small dwellings having living accommodation only at ground floor level.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions to the approved dwellings, including dormer windows, shall be erected without the prior written consent of the local planning authority.

7) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The approved boundary treatment shall be completed before the buildings are occupied.

8) Prior to the commencement of the development hereby permitted, a scheme for the drainage (both surface water and foul sewage) of the development shall be submitted to, and approved in writing by the local planning authority, and the approved scheme shall be implemented prior to the occupation of any of the dwellings to which the scheme relates.

9) No development relating to the erection of the approved dwellings shall take place until all of the works shown on Drawing CV260326/102/P2 have been implemented in accordance with the details shown on that drawing, and arrangements have been put in place to ensure that the visibility splays shown on that drawing at the junction of the access drive and South Row are kept free of obstructions over 1.05m above the level of the adjoining highway, and nothing over that height shall be permitted to remain, be placed, built, planted or grown on the land so designated.

10) The details of layout to be submitted pursuant to condition 1 above shall make adequate provision for vehicles attending or visiting the dwellings hereby approved to enter, turn and leave the site in a forward direction, and the approved turning space shall be provided before the first occupation of any of the dwellings hereby approved, and thereafter kept free of all obstructions.

Main issues

1. The main issues in this case relate to the effect of the proposed development on the appearance and character of the area, having regard to its status as part of the North Wessex Downs Area of Outstanding Natural Beauty (AONB); and to the adequacy of the proposed access arrangements.

Preliminary Matters

2. The application was made in outline with all matters of detail reserved for subsequent consideration, except the means of access. The application forms indicated that the total floorspace of the four proposed houses would be 625 sq.m., the submitted plans showed how four large houses could be accommodated on the site, and the Design Statement accompanying the planning application, whilst reserving "siting and size" stated that 4-5 bedroom houses would be appropriate on the site. Nevertheless, the scale of the proposed development (and hence the size of the proposed houses) is a

"reserved matter" so I shall treat the submitted layout and all other material referring to the size of the dwellings as indicative only and capable of scrutiny at a subsequent stage of the approval process. The planning application refers to "dwellings" which includes both houses and bungalows.

Reasons

Character and appearance

3. The appellant argues that the appeal site is within the built-up area of the village; the Council argues that it is in a transitional zone between the settlement and the open countryside; and some third parties say it is not within the built-up area at all. The point is more than academic as Local Plan Policy H12 countenances development within the built-up area of (inter alia) Chilton, subject to a limitation on the size and number of dwellings to be built ("four small dwellings" with the text at paragraph 8.57 referring to "up to three bedrooms"), and subject to compliance with two criteria set out in Policy H11.
4. I can find no basis in the Local Plan for the concept of a transition zone used by the Council. The Plan seems to work on the basis that land is either within the built-up area or it is not. The site is occupied by a large dormer bungalow (albeit not centrally located on the site) and its garden. The site is not in the open countryside, from which it is clearly separated by a hedge. It is bounded on three sides by residential development. I regard the site as being within the built-up area of Chilton.
5. The H11 criteria militate against development whose scale, layout, mass and design would harm the form, structure or character of the settlement; or which would result in the loss of facilities important to the local community, including areas of formal or informal open space. For the reasons explained in paragraph 3 above, issues relating to the scale, layout, mass and design of the proposed dwellings are not under consideration as part of this appeal, so the first criterion is extraneous at this stage, and the proposed development would not result in the loss of important community facilities, so the second criterion of H11 is satisfied. I conclude that the principle of erecting four small dwellings on the site is in conformity with Local Plan Policy H12.
6. I note that Policy GS1 uses different criteria to those in H11. It allows small scale development in the 'H12' villages "provided that important areas of open land and their rural character are protected". The presence of Chilton in the North Wessex Downs AONB is related to this rather wider test. AONBs have the highest status of protection in relation to landscape and scenic beauty (para. 21, PPS7). Local Plan Policy NE6 gives a high priority to the conservation (or enhancement) of the natural beauty of the landscape. It opposes development that would be visually prominent, or which would detract from views from public vantage points, or spoil the appreciation of the landscape quality of the area.
7. Notwithstanding the presence of the A34 a short distance to the west of the village, the public vantage point from which observers are most likely to be sensitive to the proposed development is from the public footpath which crosses the field immediately to the west. From here, the existing houses on

the extreme western edge of the village are barely visible (at least in summer), limited to glimpses of a few roofs and chimneys, with the remainder of the village unseen beyond. The proposed development of the appeal site would change that perception, even if it were limited to four small bungalows, unless significant landscaping was undertaken. Larger scale buildings would be more difficult to screen and prominent development would harm the landscape quality of the AONB, and fail to meet the high standards required by Policy NE6. However, the size of the site is such that it could accommodate four small bungalows as well as space for reinforcing the western boundary screening through tree planting, and such a measure could be secured by the imposition of a condition on a planning permission. Subject to provisos about the size, height and landscaping of the residential development, I am satisfied that the landscape quality of the AONB would be protected and there would be no conflict with Policy NE6, nor with Policy GS1.

8. However I also need to consider whether the rural character of the area would be compromised by the alterations that are proposed to the access drive. They would, in part, involve widening the hard surface of the drive at the expense of the verges, and there would be a greater degree of formality in the layout. Some vegetation would need to be trimmed back, but the most dramatic changes would occur close to the junction with South Row where embankments supporting shrubs and hawthorns would need to be cut back.
9. The effect of any alterations on the character of the driveway would be quite localised and insufficient to have a notable effect on the rural character of the area. Moreover, users of the drive write of the difficulties that they and service vehicles encounter owing to its limited width, and any limited dilution of rural character would, in my view, be outweighed by the increased convenience and safety that would ensue.

The proposed access arrangements

10. Issues relating to the ownership of any of the verges alongside the driveway are not for me to consider, being a private matter between those who claim or contest ownership. Indeed I have no information about the extent of individual ownerships upon which I could base a judgement. It is however within my power to impose a planning condition which would prevent the implementation of the development if the proposed access arrangements prove incapable of realisation for some reason, such as ownership constraints.
11. In the course of the appeal, the appellants have submitted a revised plan (Drawing CV260326/102/P2) showing some slight amendments to the proposed access arrangements. As these are little more than refinements to the scheme shown on Drawing P1, and they have been seen and commented upon by the highway authority, I will determine the appeal on the basis of the later drawing, although it should be noted that it is drawn at a scale of 1:200, not 1:250 as stated.
12. The most recent guidance about appropriate standards for lightly-trafficked residential "streets" is the Manual for Streets (MfS), which attaches a higher priority than the guidance it replaces to the needs of cyclists and pedestrians,

and aims to produce "streets" that are attractive places and meet the needs of all users.

13. South Row serves a few houses and a farm to the south of its junction with the drive, so traffic is relatively light. Hill Piece, a cul-de-sac almost opposite the drive entrance, is likely to generate more traffic movements, but there is unobstructed visibility of traffic emerging from Hill Piece. I consider that this is a situation involving light traffic and generally low speeds where a 2m 'x' distance would not be inappropriate (MfS, para. 7.7.7). Visibility to the right to the notional kerbline would still be less than ideal for a 30mph road, but South Row narrows to the south of the drive and vehicles approaching from that direction would, in practice, be visible for the relevant Stopping Sight Distance (SSD) as set out in MfS, Table 7.1. I understand that the area around the junction of Hill Piece and South Row is used for parking, which obstructs visibility, but I do not consider that the increased use of the driveway would give rise to unacceptable safety issues, subject to the use of normal care when emerging from it.
14. The proposed width of the driveway would allow two cars to pass, thus avoiding difficult and potentially hazardous reversing movements which now take place. The visibility from individual accesses onto the drive may not achieve ideal standards but they would be improved from the current situation. The over-runable pedestrian margin would give a degree of recognition to the needs of pedestrians which they do not currently have, even though that facility would end at the entrance to the Downlands site. The proposed traffic calming would limit vehicle speeds on the straight length of the drive. These measures are more than superficial and would improve the efficiency and safety of the driveway, even though there would be a net increase of three dwellings served by it.
15. The proposed access arrangements do not resolve the absence of a turning head. A drawing which I have not seen, and which does not form part of the appeal (260111/003), apparently shows a turning head located within the appeal site, but it is by no means clear that that would provide a turning facility for all users of the private road. However, a site layout which made the four new dwellings self-sufficient in terms of providing turning space would not worsen the existing situation, and such a solution could be achieved by the imposition of a suitably worded condition.
16. I conclude that the proposed alterations to the driveway would provide a safe and convenient access to the proposed development, and would not exacerbate any of the problems currently perceived by users of the drive. Indeed, some of the problems would be ameliorated, even though usage of the drive would increase to some extent. Subject to the imposition of certain conditions, I find no conflict with Local Plan DC5.

Other matters

17. The highway authority has noted that the village is poorly served with services and facilities, and that future occupiers of the proposed houses would be largely reliant on use of private cars. I agree with that assessment. However,

Policy H12 of the Local Plan acknowledges the "lower order of services and facilities" in these villages, but countenances further development within them.

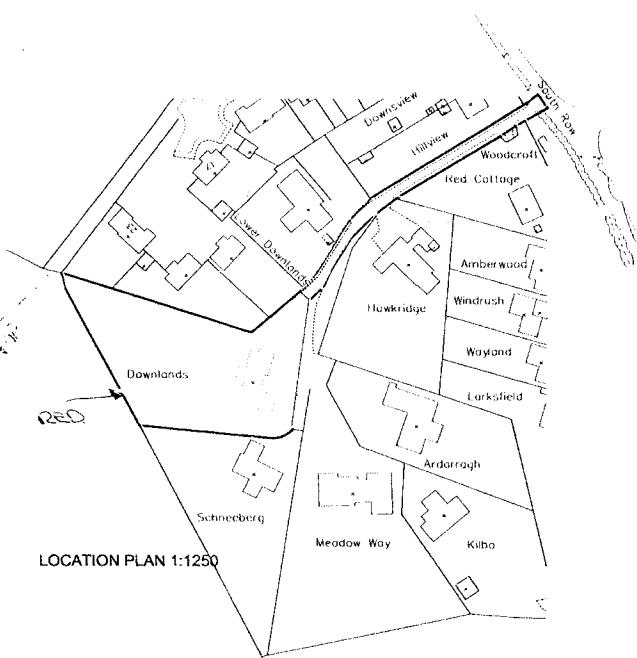
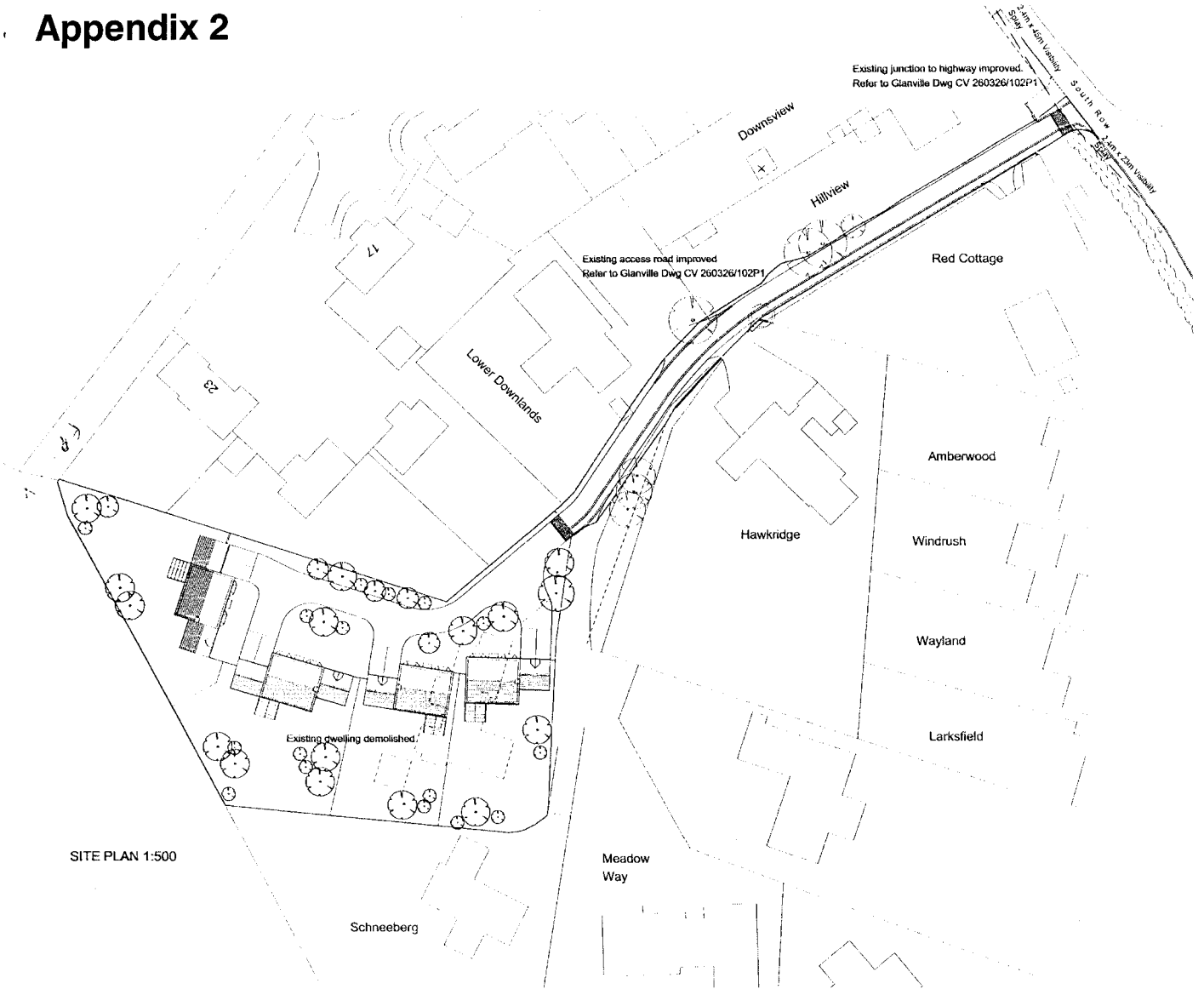
Conditions

18. I have imposed conditions limiting the scale of the dwellings permitted in order to ensure that the scheme remains within the terms of Local Plan Policy H12 and does not harm the landscape quality of the AONB, and the removal of certain permitted development rights will ensure that they remain small and unobtrusive. The requirement for a specific form of landscaping is also imposed to protect visual amenity. The implementation of the works shown on Drawing CV260326/102/P2 is vital to the provision of satisfactory access arrangements, and conditions have been imposed to secure those works, including the provision of visibility splays free of obstruction at the junction with South Row. I have not imposed some of the conditions suggested by the local planning authority, as they are not demonstrably necessary.

G R Stewart

INSPECTOR

Appendix 2



VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 16 AUG 2006
CORPORATE POSTAL
SERVICES 2

VALE OF WHITE HORSE DISTRICT COUNCIL
PLANNING SERVICES DIRECTORATE
REFUSAL
DATE OF DECISION 12 OCT 2006

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*colours shown
enlarged*



Woodside, Hockley Hill
Buckingham, Bucks HP8 5JH
Telephone: 01295 326250
Fax: 01295 326250

Four new houses at Downlands, South Row Chilton AR	August 06 1:250 260111
Outline Application	P01

23.5.08
L**Holly Bates**

From: Liz Morris [parishclkchilton@btinternet.com]
Sent: 23 May 2008 12:49
To: planning.dc
Subject: Downlands application CHI/16448/3

APPENDIX 3

Chilton Parish Council

Application to demolish existing dwelling and erection of four new dwellings. Downlands CHI/16448/3

Comments

Chilton Parish Council has substantial objections to this development application. The outline application was refused by the VWHDC and went to appeal in 2007. The Inspector in his decision of 28 August last allowed the appeal but, in recognition of the prominent effect redevelopment of this edge-of-village site would have on the appearance and character of the area in the North Wessex Downs AONB, imposed a number of conditions. These were devised partly to mitigate the effects of the development on its setting and partly to answer concerns about the access to the site, which is along a narrow private lane under multiple ownership that is also contested. This application has ignored most of those site-specific conditions, which were carefully conceived to meet the valid planning objections by this Council, by the VWHDC and by the owners of neighbouring properties, and which in the Parish Council's view should not be so lightly overturned.

- (i) We object to the size and scale of the proposed 2-storey 4-bedroom dwellings. This both contravenes Local Plan Policy H12 which limits development in the smaller villages (of which Chilton is one) to four small dwellings of up to three bedrooms and ignores two of the Appeal decision conditions. The Inspector relates details of appearance, layout and scale to "4 small dwellings having living accommodation only on the ground floor level" (p2, Condition 5) and to removal of permitted development rights on extensions, including dormer windows (p2, Condition 6). Furthermore his reference to the need for significant landscaping being needed for the "four small bungalows" envisaged (p4, para 8) makes the intention clear. The effect of having a second storey on the proposed designs is to significantly heighten the roof line, while the topography and the landscaping would make the proposed dormer windows unacceptably overlook the adjacent properties in the Orchids (Nos 17-23 inclusive). In our opinion, site-specifics identified by the Inspector and Local Plan Policy H12 both support limiting the proposed development to four small single-story three-bedroomed dwellings,
- (ii) We object to the absence of specific landscaping provision for the western boundary, as referred to in Condition 4 (p1). This is required to mitigate the visual effect from outside the village of the quadrupling in built structures on this peripheral location.
- (iii) We object to any development proceeding before the significant problems with access, referred to by the Inspector, are resolved. The ownership of the land occupied by the access track is multiple. In addition to partial track ownership by one or possibly two absentee owners (Mr S Dawson, possibly Mrs J Ratcliffe), with neighbours at Woodcroft and Red Cottage contending that the design modifications in the plan referred to by the

23/05/2008

Inspector in Condition 9 (p2) are partly on their land. A further neighbour at Hillview on the north side of the track entrance is also in the process of reconstructing their property adjacent to the track, which is narrow. As these properties are at the entrance to the access track, and all those owners have signified forcibly to this Council that they have no intention of ceding land, the required works could not proceed. These include vital visibility splay improvements, footpath arrangements and passing areas to accommodate the increased traffic using the track. Neighbours have also pointed out that utility pipes (mains water and sewerage, cabling) cross the private track at shallow depth at several points. Fears of disruption due to breaks by heavy traffic both during construction and subsequent increased traffic serving the new properties (e.g. domestic fuel tankers as the village has no gas supply) were expressed by the neighbours that would be affected. Although the multiple, and contested, ownership of the access track is not strictly a planning issue, in this case it is inextricably linked with the track improvements which the redevelopment would be conditional upon, a point clearly taken by the Inspector by the wording of Condition 9.

For the above reasons Chilton Parish Council is of the opinion that this application should be refused

Liz Morris

Clerk to the Parish Council
Chilton Parish Council
6 Latton Close
Chilton
Oxon OX11 0SU
01235 834233

APPENDIX 3