

Agenda



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Date: 2 February 2024

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A MEETING OF THE

Planning Committee

WILL BE HELD ON TUESDAY 13 FEBRUARY 2024 AT 7.00 PM

MEETING ROOM 1, ABBEY HOUSE, ABBEY CLOSE, ABINGDON, OX14 3JE

You can watch this meeting on the council's [YouTube channel](#).

Members of the Committee:

Max Thompson (Chair)

Val Shaw (Vice-Chair)

Ron Batstone

Cheryl Briggs

Jenny Hannaby

Robert Maddison

Mike Pighills

Jill Rayner

Scott Houghton

Substitutes Councillors

Paul Barrow, Dr

Andy Cooke

Hayleigh Gascoigne

Judy Roberts

Emily Smith

Robert Clegg

Lucy Edwards

Oliver Forder

Katherine Foxhall

Sarah James

Viral Patel

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Vivien Williams,
Head of Legal and Democratic (Interim)

1. Apologies for absence

To record apologies for absence and the attendance of substitute members.

2. Chair's announcements

To receive any announcements from the chair, and general housekeeping matters.

3. Minutes (Pages 4 - 12)

To adopt and sign as a correct record the Planning Committee minutes of the meeting held on 24 January 2024.

4. Declarations of interest

To receive declarations of disclosable pecuniary interests, other registrable interests and non-registrable interests or any conflicts of interest in respect of items on the agenda for this meeting.

5. Urgent business

To receive notification of any matters which the chair determines should be considered as urgent business and the special circumstances which have made the matters urgent.

6. Public participation

To receive any statements from members of the public that have registered to speak on planning applications which are being presented to this committee meeting.

Planning applications

All the background papers, with the exception of those papers marked exempt/confidential (e.g., within Enforcement Files) used in the following reports within this agenda are held (normally electronically) in the application file (working file) and referenced by its application number. These are available to view at the Council Offices (Abbey House, Abbey Close, Abingdon, OX14 3JE) during normal office hours.

Any additional information received following the publication of this agenda will be reported and summarised at the meeting.

Summary index of applications

Site Address	Proposal	Application No	Page.
7. P23/V2120/HH and P23/V2121/LB - 57 The Causeway, Steventon, OX13 6SE	Internal and external alterations to ancillary garage (originally approved under P21/V2326/HH). Installation of new widened entrance gate piers. Installation of a new septic tank. Replacement of existing driveway and front path with permeable cobbled paving - PART RETROSPECTIVE (amended plans and additional information received 19 and 26 October 2023 and 01, 12 and 30 January 2024).	P23/V2120/HH and P23/V2121/LB	13 - 33

Minutes of a meeting of the Planning Committee



held on Wednesday, 24 January 2024 at
7.00 pm in Meeting Room 1, Abbey
House, Abbey Close, Abingdon, OX14
3JE

Open to the public, including the press

Present in the meeting room:

Councillors: Max Thompson (Chair), Val Shaw (Vice-Chair), Ron Batstone, Cheryl Briggs, Jenny Hannaby, Robert Maddison, Mike Pighills, Jill Rayner and Scott Houghton

Officers: Nathaniel Bamsey (Planning Officer), Emily Barry (Democratic Services Officer), Holly Bates (Planning Officer), Penny Beale (Planning Officer), Emily Hamerton (Development Manager), Ben Silverthorne (Democratic Services Officer) and Stuart Walker (Planning Officer).

Remote attendance:

Councillors: Councillor Diana Lugova

Officers: Bertie Smith (Broadcasting Officer) and Emma Turner (Planning Enforcement Team Leader)

Guests: Amrid Akram (Senior Transport Development Officer, Oxfordshire County Council) and Ian Marshall (Principal Transport Engineer, Oxfordshire County Council).

66 Chair's announcements

The chair welcomed everyone to the meeting, outlined the procedure to be followed and advised on emergency evacuation arrangements.

67 Apologies for absence

None.

68 Minutes

RESOLVED: to approve the minutes of the meeting held on 29 November 2023 as a correct record and agree that the Chair sign these as such.

69 Declarations of interest

Councillor Ron Batstone declared that he was ward member for item 7 on the agenda, P23/V1198/S73. Councillor Batstone confirmed that he would stand down from the committee and not participate in the debate or vote for this item.

Councillors Scott Houghton and Val Shaw declared that they were ward members for item 9 on the agenda, P23/V0508/FUL. Councillors Houghton and Shaw confirmed that they would stand down from the committee and not participate in the debate or vote for this item.

70 Urgent business

There was no urgent business.

71 Public participation

The committee noted the list of the members of the public who had registered to speak at the meeting.

72 P23/V1198/S73 - Land at Monks Farm, Grove, OX12 0AH

Councillor Ron Batstone declared a non-registerable interest in this item as he was local ward member. Councillor Batstone stood down from the committee during the consideration of this application and did not participate in the debate or vote.

The committee considered planning application P23/V1198/S73 for the approval for variation of Conditions 12 (Habitat Restoration Method Statement) and Condition 13 (Letcombe Brook Bridge) on application reference P16/V0981/O in order to regularise works commenced in phase 1B on land at Monks Farm, Grove, OX12 0AH.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for this meeting.

The officer introduced the report highlighting this was brought to committee due to objections from Grove Parish Council. It was a Section 73 application amending two conditions of a previous outline consent for part of the Monks Farm strategic site. The outline consent was for up to 400 dwellings, an extension to Grove CE primary school, associated landscaping and infrastructure and was approved in April 2021. Since approval of outline consent, reserved matters consent had been given to 83 dwellings known as phase 1B in the south of the site.

The officer informed the committee that commencement of construction of housing and infrastructure had begun in phase 1B.

The officer then informed the committee of the application to amend Condition 12 which in the outline consent required, a Habitat Restoration Method Statement for the Letcombe Brook corridor to be submitted and approved prior to work commencing on site. The officer then informed the committee of the location of the brook in relation to the site.

The officer informed the committee that an application to discharge this condition had been made and since the publication of the agenda comments had been made by the Environment Agency who raised no objections. However, officers were still awaiting a response from the Ecology Officer.

The planning officer then informed the committee on the proposed amended wording to the condition, that being the submission and approval of the method statement prior to first occupation within phase 1B and prior to commencement of any other phase, except 1B.

The planning officer then informed the committee that at the time of the outline consent and associated conditions it was envisaged that the phasing of construction would happen from east to west. However, works had commenced in phase 1B in the south-west of the site.

The officer noted the statement from the applicant that the Letcombe Brook area would not be impacted by the construction of phase 1B. The officer noted that the wording for the condition would allow works in phase 1B to continue prior to submission and approval of the method statement.

Variations of different wording were considered following consultation with the Environment Agency and the Ecology Officer. Both were happy with the proposed amended wording.

Officers believed that the proposed amended wording would not have a detrimental impact to the priority habitat of the Letcombe Brook corridor, as phase 1B is neither situated on or near the Brook. Officers believed there was no ground for refusal in this regard.

The planning officer then informed the committee of the proposed changes to Condition 13 which on the outline consent required details of the bridge to be submitted and approved prior to work commencing on site. The original condition was designed under the envisaged construction of the site from east to west. The officer informed the committee that an application to discharge this condition had been made since the publication of the agenda and was awaiting fee payment prior to consultations being carried out. This followed a previous discharge application being made in April 2023, which was withdrawn as further flood modelling work was needed.

The applicant had been actively working with the Environment Agency and Oxfordshire County Council on flood modelling and revised bridge designs.

The amended wording for Condition 13 would allow the continuation of work on phase 1B prior to bridge details being submitted and approved. This was to prevent further delay and the continuation of construction on the strategic site. The amended wording would require bridge design details to be submitted and approved before first occupancy within phase 1B and the commencement of work on any other phase, except phase 1B.

Variations of different wording were considered following consultation with the Environment Agency and Oxfordshire County Council, both were happy with the amended wording.

Officers noted that a condition was attached to the reserved matters consent for phase 1B which restricts the occupation of 55 dwellings until the bridge and appropriate roads were constructed and open.

Officers were content that the new wording of the condition would not affect highway safety or be detrimental to biodiversity or flood risk. Officers believed there were no grounds for refusal in this regard.

The planning officer informed the committee that all other pre-commencement conditions had been submitted and approved. Although works on site were unauthorised the change in wording of the conditions would regularise them.

The officers had been working proactively with the applicants to find solutions to the ongoing issues, to bring this application to a conclusion.

The officer stated to the committee that the application should be looked at based on its own merits and that unauthorised work on site or lack of formal enforcement action to date

were not material planning considerations. Officers did not consider there to be grounds for refusal in this regard.

Officers believed that the amended wording of the conditions was acceptable and therefore recommended the application be approved subject to conditions set out on pages 14 – 23 on the agenda.

Sian Keeling, the agent representing the applicant, spoke in support of the application.

Councillor Ron Batstone, the local ward member, spoke in support of the application.

Members asked enforcement what contact they had had with developers due to the early commencement of work. Officers were made aware of early works in the summer, an enforcement officer went on site to monitor works on site. At the time there were outstanding pre-commencement conditions regarding drainage and trees, the applicant was asked to voluntarily stop which they did. Concerns were raised in the Autumn regarding large amounts of topsoil from the previous works, residents were concerned of the risk of flooding. Officers then advised applicants to continue works on the drainage, work did continue beyond the drainage but the planning officer confirmed there had been healthy communication between developers, residents and officers to ensure problems were resolved. There had been no need for formal enforcement action.

A motion, moved and seconded, to approve the application was carried on being put to the vote.

Members highlighted how detailed the officer report was which helped enlighten members on the application.

RESOLVED: to approve planning application P23/V1198/S73, subject to the following conditions:

1. Reserved Matters required
2. Reserved Matters time limit
3. Commencement of development time limit
4. Approved plans
5. Environmental Statement mitigation measures
6. Access and visibility splays
7. Construction Traffic Management Plan
8. Surface water drainage scheme
9. Foul water drainage scheme
10. Biodiversity Construction Environmental Management Plan
11. Habitat Restoration Method Statement
12. Letcombe Brook bridge design details
13. Archaeological investigation in accordance with Written Scheme of Investigation
14. Stage programme of archaeological investigation
15. Biodiversity Enhancement Plan
16. Arboricultural method statement
17. Market mix
18. Levels
19. Noise insulation measures
20. Water network upgrades or phasing plan
21. Ecological Management Plan for Letcombe Brook corridor
22. Residential travel plan

23. No occupation before 150th dwelling until access between spine road and Denchworth road is completed
24. Links to on and off-site infrastructure
25. In accordance with Flood risk assessment
26. Electric vehicle charging points

73 P21/V1217/RM - Land north of Shrivenham, Highworth Road, Shrivenham

The committee considered planning application P21/V1217/RM for the approval of reserved matters following outline permission (P15/V2541/O) for appearance and, layout and scale for the development of a retail unit up to 400 Square metres and associated highways works on land north of Shrivenham, Highworth Road, Shrivenham.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for the meeting.

The officer introduced the report highlighting this was brought to committee due to objections from Shrivenham Parish Council. Outline permission for 270 dwellings and a retail unit was approved in October 2017 and reserved matters for the residential element, comprising of 270 dwellings, were approved in February 2023.

The planning officer then laid out the location of the retail site in relation to the other phases of the site.

The officer then laid out the design and layout of the proposed buildings.

Shrivenham Parish Council had objected to the application due to the imposition of Oxfordshire County Council's updated parking standards and the reduction in the number of parking spaces, through an amendment in the application.

Officers believed that the detail of internal access, appearance, layout, scale and landscaping were acceptable and in accordance with the Development Plan.

Details including ecological enhancement features, lighting and mechanical plant and its enclosure could be secured by conditions.

The officers recommended that planning permission be granted subject to conditions laid out in pages 50 – 52 of the agenda.

Becky Pull, the applicant, spoke in support of the application.

A motion, moved and seconded, to approve the application was carried on being put to the vote. The committee highlighted the fact there were no material reasons to refuse the application. Members noted the benefit of having local retail areas, which avoid more people travelling into town centres and liked the design of the building.

RESOLVED: to approve planning application P21/V1217/RM, subject to the following conditions:

1. Approved plans
2. Details of materials
3. Biodiversity enhancements

4. Enclosure of plant and refuse areas
5. Electric vehicle charging points
6. Acoustic insulation of plants
7. Lighting details
8. Cycle parking
9. Servicing and delivery management plan
10. Travel plan
11. Car parking spaces
12. Implementation of landscaping scheme

74 P23/V0508/FUL - Chilswell, Carmelite Priory, Boars Hill, Oxford, OX1 5HB

Councillors Houghton and Shaw declared non-registerable interests in this item as they were local ward members. Councillors Houghton and Shaw stood down from the committee during the consideration of this application and did not participate in the debate or vote.

The committee considered planning application P23/V0508/FUL for the demolition of structure; erection of newbuild structures including central water feature and extensions to existing buildings; external alterations to existing buildings including new and replacement glazing/doors, thermal improvements, roof alterations installations of roof-mounted photovoltaic (PV) panels and new timber gates; introduction of external store; installation of PV solar array in south meadow; informal overflow parking area with new walkway; new guest parking area; drop off and disabled parking area with driveway access; new service access to bin store and service area; and hard and soft landscaping works, including new pond, ground alterations associated tree works and boundary treatment (as amended by plans and information received 26 July 2023 and as amended & amplified by information received 07 November 2023 and as amended & amplified by information received 09 November 2023.), all on land at Chilswell, Carmelite Priory, Boars Hill, Oxford.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for the meeting.

The planning officer, before introducing his report stated that the applicant's agent agreed to the proposed pre-commencement planning conditions. The planning officer then introduced his report highlighting the application was constrained due to its position within the green belt. The officer also noted the long use of the priory and the public footpaths set around the area.

The officer proceeded to show the committee the existing site and its access points and then went on to show what the site would look like with the proposed changes.

The planning officer then showed the committee the enhanced floor plan of the site and each level of the building. The officer noted that each bedroom within the property would be enlarged and given ensuite bathrooms but that the total number of bedrooms would be reduced from 32 to 30. The officer then showed the committee the landscaping plan which revealed the extensive levels of planting proposed on the boundaries and within the site, particularly the screen planting on the north and western boundaries.

The planning officer then showed photos of the site to the committee, both within the site and from the public rights of ways. The officer noted that looking at the topology of the area and the extensive level of tree cover, the site was practically screened from public vantage points.

The officer noted there were no technical objections to the application, the main consideration was the harm to the green belt. It was agreed that the proposal would be inappropriate development in the green belt. Officers noted that elements of the development would also harm openness and, with regard to the solar array, conflict with the purposes of the green belt.

However, officers stated that inappropriate development in the green belt could only be accepted in very special circumstances where the harm to the green belt was clearly outweighed by other circumstances. The officer noted that the proposal carried several benefits that should be looked at that could weigh in favour of approving the application, such as the increase in biodiversity and the reduction in CO² emissions, the economic benefits, particularly during the construction period, the cultural benefit and the lack of alternatives. It was the officer's belief that the benefits from granting the application outweighed the impact to the green belt from the application and did believe special circumstances existed. The officer therefore suggested that planning permission should be granted.

Father Alexander Ezechukwu, the applicant, and Jeremy Flawn, the agent representing the applicant, spoke in support of the application.

Scott Houghton, the local ward member, spoke in objection to the application.

The committee then asked officers for clarification surrounding paragraph 5.14 of the report around the increase in cubic metre squared and the actual figure. The officer stated that the number laid out was an approximate figure but accepted that it was inappropriate development and a substantial increase in volume.

The committee also acknowledged the age of the buildings, and they were past their use by date and there was a need for developments, some members asked whether the height of the building had decreased. The officer clarified that it had in fact increased in size from the proposals put forward at the pre-application stage. The officer pointed out to members that the new design of the building was of a much better standard than the pre-application advice enquiry.

Members also enquired about the public footpaths and whether the increased building size would have an impact on those; the officer believed that there would be no impact.

Members also acknowledged that there were no objections from the bodies that would normally object to development like this and this must be taken into consideration.

Members acknowledged the concerns from Cumnor Parish Council but believed that development in this instance was acceptable.

Members noted the detail in the amount of biodiversity that would be added because of the application and how detailed it was, which should add weight in favour of the application. Members asked officers at what point was elevation in habitat units and hedgerow units given significant weight. The officer stated that through the Environment Act, any application of this should provide a minimum of 10 per cent, but that did not apply to this application, so there was no legal requirement to provide anything. Therefore, weight must be given to the full 15 per cent.

A motion, moved and seconded, to approve the application was carried on being put to the vote.

Members reflected the complex situation of balancing the mitigating factors in support or against the application. Members believed that the mitigating factors of the trees and gradient of the land shielding the views of the site mitigated the impacts of the increased mass of the building and the overall impact on openness and look on the site. Members did state that, had the site been a more open location their views may have been different.

Members also commented they believed the design and build of the site would fit in well with the area.

Other members noted the huge increase of buildings on the site with very little change of function for the site. The members did acknowledge the need for improvement of the buildings on the site, members commented on the overbearingness of the site. Members were concerned about approving something that was irreversible. Members argued that some of the mitigating factors that supported the application could also be achieved without such a large-scale build, such as the increase in biodiversity.

Members also raised concerns regarding the solar array and the issues that could arise from it.

On-balance, members supported the application in line with the material planning matters set out in the officer's report.

RESOLVED: to approve planning application P23/V0508/FUL, subject to the following conditions:

Standard

1. Commencement within three years
2. Approved plans
Prior to commencement
3. Tree protection details
4. Archaeology (Submission and implementation of WSI)
5. Bat protection and mitigation
6. Construction traffic management (implementation)
7. Construction Environmental Management Plan (CEMP)
8. Landscaping scheme
9. Surface water drainage scheme
10. Foul water drainage scheme
11. Surface water drainage during construction

Prior to development over slab level

12. Samples of materials

Prior to first use

13. Details of electric vehicle charging points
14. Great Crested Newt (GCN) mitigation strategy
15. Foul water drainage compliance report
16. Ecological Enhancement Plan (EEP)
17. Details of cycle parking
18. Implementation of sustainable design features
19. Surface water drainage compliance report

Compliance

20. Landscape & Ecological Management Plan (LEMP)
21. External lighting in accordance with submitted details

Informatives

22. EPS Licence Informative
23. Wild Bird Informative
24. Surface water drainage informative
25. Foul water drainage informative
26. Cumnor Neighbourhood Plan Policies
27. Wootton and St Helen Without Neighbourhood Plan Policies

The meeting closed at 8.11 pm

APPLICATION NO.	P23/V2120/HH
SITE	57 The Causeway Steventon, OX13 6SE
PARISH	STEVENTON
PROPOSAL	Internal and external alterations to ancillary garage (originally approved under P21/V2326/HH). Installation of new widened entrance gate piers. Installation of a new septic tank. Replacement of existing driveway and front path with permeable cobbled paving - PART RETROSPECTIVE (amended plans and additional information received 19 and 26 October 2023 and 01, 12 and 30 January 2024).
WARD MEMBER(S)	Sally Povolotsky
APPLICANT	Mr Tristan Judge
OFFICER	Nathalie Power

RECOMMENDATION

That planning permission is granted subject to the following conditions

STANDARD

1. Time limit - full application
2. Approved plans list
3. Approved supporting documents list

COMPLIANCE

4. Materials in accordance with application
5. Tree protection measures (Implementation as approved)
6. Use restriction - ancillary garage use only; no commercial use
7. Permitted development restriction - No new/replacement hardstanding

The full wording of the conditions listed above is attached at **Appendix 1**.

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application has been referred to Planning Committee following a call-in from Councillor Povolotsky, due to local concerns surrounding a harmful impact of the proposal upon neighbouring amenity and an unclear ongoing use of the garage building.

- 1.2 The application site is located within the village of Steventon, and hosts Grade II Listed Building 57 The Causeway. Vehicular access is obtained via The Causeway which adjoins the northern boundary of the site. Neighbouring dwellings surround the site to the east, south and west. The northernmost section of the site is located within Steventon Conservation Area. A small section of the site, where it adjoins The Causeway, is located within Flood Zones 2 & 3.
- 1.3 A site plan is provided below;



Extracts from the application plans are **attached** at **Appendix 2**.

- 1.4 This application seeks planning permission and Listed Building consent for;
- external and internal alterations to the constructed garage outbuilding;
 - the installation of a sub-terranean septic tank;
 - the installation of new, widened vehicular entrance gates;
 - the replacement of existing hardstanding with permeable cobble paving
- 1.5 The garage building measures 15.20 metres in width, 7.30 metres in depth and 5.40 metres in overall pitched height. The internal and external works to the constructed garage outbuilding (originally approved under [P21/V2326/HH](#)) include the;
- installation of a small hatch-accessed mezzanine at the westernmost end
 - installation of a small WC at the easternmost end
 - relocation of a side door on the eastern elevation of the building
 - installation of a ground-floor window on the north-western elevation

- 1.6 The works to the vehicular entrance gates involve rebuilding the gate piers to widen the access from 2.85 metres in width, to 3.45 metres in width. The new gate entrance piers will maintain a setback of 6.4 metres from The Causeway.
- 1.7 With the exception of the proposed ground floor window on the northern elevation - the internal and external works to the garage outbuilding, alongside the works to install the new septic tank, are now largely complete.
- 1.8 Amended plans and additional information were received in October 2023 and January 2024, clarifying; the works proposed, the use of the ancillary garage, the specifications of the septic tank, the drainage strategy for the tank and the tree protection measures for the remaining works on site.
- 1.9 The householder application is accompanied by Listed Building consent application [P23/V2121/LB](#). From available planning history, Listed Building consent has been submitted for the driveway resurfacing works adjoining the curtilage-listed side/rear wall and, as a precaution, for the gate pier works proposed to alter the front boundary wall, which is likely curtilage-listed.

2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

Below is a summary of the consultation comments received. Copies of the full consultation comments are currently available to view on the website.

2.1

FIRST CONSULTATION – October 2023	
Steventon Parish Council	OBJECTION Insufficient information provided as part of application to allow for the Parish Council to complete an assessment.
County Archaeologist	NO OBJECTIONS
Environmental Protection Team	NO OBJECTIONS
Forestry Officer	NO OBJECTIONS
Heritage Officer	NO OBJECTIONS
Neighbouring Representations	OBJECTION (3) <ul style="list-style-type: none"> ▪ size, scale and layout of outbuilding would allow for the creation of a commercial premises (car workshop/showroom) or separate residential accommodation; ▪ the submitted plans and description of development are inaccurate and misleading, insufficient information has been provided; ▪ the ground floor front facing window would result in harmful overlooking of the majority

	<p>of rear-facing neighbouring habitable rooms;</p> <ul style="list-style-type: none"> ▪ use of garage is resulting in harmful level of noise pollution, odour generation and traffic generation (including through increased number of parked vehicles);
	<p>SUPPORT (3)</p> <ul style="list-style-type: none"> ▪ works undertaken and proposed are a clear improvement to this plot; ▪ the proposed ground-floor garage window is 80+ metres away from any adjoining window and would not cause an overlooking issue; ▪ from visits to site the garage is clearly being used for personal use, there is not commercial business being operated from the site; ▪ the issues of noise and odour would only be considered relevant in built up industrial area – this is not the case with this site.

2.2

SECOND CONSULTATION – November 2023	
Steventon Parish Council	NO OBJECTION
Drainage	HOLDING OBJECTION Insufficient information provided
Highways Liaison Officer OCC	NO OBJECTION
Neighbouring Representations	<p>OBJECTION (3)</p> <ul style="list-style-type: none"> ▪ size, scale and layout of outbuilding would allow for the creation of a commercial premises (car workshop/showroom) or separate residential accommodation; ▪ works undertaken without planning permission should disqualify applicant from applying for retrospective planning permission; ▪ works undertaken to garage would not have been approved as part of original 2021 application, so why should they be approved now ▪ a motor car business by the name of Thames Valley Car Storage Ltd can be

	<p>found online (Google Maps) as being tied to the application site address;</p> <ul style="list-style-type: none"> ▪ no proper justification provided for the installation of a WC within the garage building and associated septic tank; ▪ the ground floor front facing window would overlook all rear-facing neighbouring habitable rooms; ▪ the applicant has previously operated a noisy business at a previous address in this area and residents want to avoid a repeat of that situation; ▪ the ground floor front facing window would result in harmful overlooking of the majority of rear-facing neighbouring habitable rooms;
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2.3

THIRD CONSULTATION – January 2024	
Steventon Parish Council	NO FURTHER COMMENTS ON SCHEME
County Archaeologist	NO OBJECTIONS
Drainage	NO OBJECTIONS
Env. Protection Team	NO OBJECTIONS
Forestry Officer	<i>[verbal comments received]</i> NO OBJECTION
Heritage Officer	NO OBJECTIONS
Highways Liaison Officer OCC	NO OBJECTIONS
Neighbouring Representations	<p>OBJECTION (2)</p> <ul style="list-style-type: none"> ▪ size, scale and layout of outbuilding would allow for the creation of a commercial premises (car workshop/showroom) or separate residential accommodation, applicant has not clarified its planned use; ▪ applicant states business is not run from the application site and that it is run from a small farm building, but cars can move; ▪ the motor car business referred to by the applicant (Thames Valley Car Storage Ltd) can still be found online (Google Maps) as being tied to the application site address, it makes no reference to alternative accommodation;

	<ul style="list-style-type: none">▪ the applicant has previously operated a noisy business at a previous address in this area and residents want to avoid a repeat of that situation;
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3.0 **RELEVANT PLANNING HISTORY**

3.1 [VE23/269](#) – Ongoing

Unauthorised installation of a septic tank

[P23/V1394/DIS](#) - Approved (26/06/2023)

Discharge of condition 4(Windows) on application P22/V2340/LB. (Alterations and upgrades to existing windows and new openings formed as per the plans and statement).

[VE23/84](#) - Closed (29/03/2023)

Garage not being erected in accordance with approved drawings of P21/V2326/HH (inclusion of bathroom facilities) and unauthorised installation of a septic tank.

[P23/V0558/NM](#) - Other Outcome (29/03/2023)

Non-material amendment to application reference number P21/V2326/HH for the inclusion of a small toilet cubicle and small septic tank to the building (overall garage construction is nearing completion now). The septic tank would include a suitable drain field. The overall use of the building and its external appearance are completely unchanged. (Removal of existing garage and construction of new garage block.)

[P22/V2340/LB](#) - Approved (23/11/2022)

Alterations and upgrades to existing windows and new openings formed as per the plans and statement

[P22/V2339/HH](#) - Approved (23/11/2022)

Alterations and upgrades to existing windows and new openings formed.

[P21/V3550/DIS](#) - Approved (27/04/2022)

Discharge of Conditions 3 (Materials), 4 (Landscaping Scheme), 5 (Tree Protection) & 6 (Submission of Details) of planning application P21/V2326/HH (additional and amended information submitted 12th and 20th April 2022). Removal of existing garage and construction of new garage block.

[P21/V2326/HH](#) - Approved (19/11/2021)

Removal of existing garage and construction of new garage block. (As amended by plans and additional information received 14 October 2021 and 15 November 2021)

3.2 Pre-application History

[P23/V1232/PEO](#) - Advice provided (02/08/2023)

Works to grade 2 listed cottage. Replacement of existing broken-surface driveway and old concrete slab with improved surface treatment.

4.0 ENVIRONMENTAL IMPACT ASSESSMENT

4.1 N/A

5.0 MAIN ISSUES

5.1 The relevant planning considerations in determining this application are;

- **Heritage, Design and Character**
- **Access and Parking**
- **Residential Amenity**
- **Flood Risk and Site Drainage**
- **Other Matters: Use of Garage Building**
- **Other Matters; Retrospective Application Process**

5.2 Heritage, Design and Character

The application site hosts Grade II Listed Building, 57 The Causeway. The proposal sees; internal and external alterations proposed to the garage outbuilding located within the residential boundaries of this Listed Building; the installation of a septic tank within the rear garden and; a series of hard landscaping works undertaken adjacent to curtilage-listed boundary treatments.

5.3 Local Plan Policies CP37, CP39, DP36, DP37 and DP38 all emphasise that new development should be visually attractive and of a massing and materials which are appropriate for the site, surrounding area, and which preserve and enhance the historic significance of designated heritage assets.

5.4 The garage building (principally approved under application [P21/V2326/HH](#)) is located at the southernmost end of the rear garden. The outbuilding consists of 4 main garage bays with a smaller bay at the western end of the building. The outbuilding hosts a WC on the eastern side of the building, and a mezzanine level within the existing roof space on the western end of the building. The mezzanine, measuring 2.15 metres in width, is accessed via a pull-down loft ladder. The outbuilding hosts 4 rooflights on the southern rear-facing elevation, with a single ground-floor window proposed on the northern elevation.

5.5 The garage outbuilding retains its traditional form and dual-pitched roof, with the chosen external materials of timber boarding and plain roof tiles emphasising its purpose as an outbuilding ancillary to the main residential Listed Building on site. Taking into consideration the design, scale and massing of the outbuilding originally approved as part of application [P21/V2326/HH](#), alongside the nature of the changes made and proposed, Officers do not consider that the internal and external alterations to this outbuilding would compromise its design, appearance and use as an ancillary outbuilding, located within this large rear garden.

- 5.6 As previously addressed as part of application [P21/V2326/HH](#), the grasscrete track proposed (as shown on plan 'CWAY.P02 Rev E') is considered to soften the appearance of the accessway to the outbuilding - reducing the appearance of the garden being 'severed' into two areas and further mitigating any harm to the setting of this Listed Building, and that of the Conservation Area.
- 5.7 The grasscrete track is considered necessary to mitigate any harm to the setting of this Listed Building and Conservation Area. Officers consider that it would not be acceptable for this track to be upgraded to a gravel bound or tarmac track in the future. It is therefore considered reasonable and necessary to remove permitted development rights from this property, for the provision of hard surfaces within the curtilage this dwelling under Class F (hard surfaces) of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This is to preserve the character, appearance and setting of the Listed Building and the Conservation Area.
- 5.8 Prior to the start of the proposed new grasscrete access track, there currently exists a deteriorating concrete driveway and parking area running adjacent to the main dwelling, along the western side of the site. This surface adjoins a curtilage listed side and rear boundary wall. The proposed works sees the removal of this concrete surface and its replacement with new permeable cobbled block paving. Additional works proposed see the relocation and rebuilding of gate piers either side of the main vehicular access, from The Causeway. These gate piers currently adjoin the front boundary wall, and once rebuilt would see the access widened from 2.85 metres to 3.45 metres in width.
- 5.9 The Heritage Officer has assessed the submitted information and has raised no objections to the works, commenting that "the proposed resurfacing is expected to make an overall enhancement to the appearance of the area, in the immediate context of the Listed Building and within the Conservation Area." In the planning balance, Officers consider that; the internal and external alterations to the outbuilding; the installation of the subterranean septic tank; the replacement driveway surface and; the widened vehicular access, are acceptable in design and heritage terms, subject to the attached conditions.
- 5.10 **Access and Parking**
- The proposal sees a series of internal and external works proposed to the 4 bay garage originally permitted under application [P21/V2326/HH](#). The proposal is not considered to compromise the existing parking arrangements for this dwelling. Additionally, as part of the proposal, the gate piers either side of the existing access are to be relocated and rebuilt to increase the width of the vehicular access from 2.85 metres to 3.45 metres.
- 5.11 The Oxfordshire County Council Highways Officer has assessed the information submitted and has raised no objections to the works, as the proposals would not see any material alteration made to the existing access arrangements. Officers are therefore satisfied that the proposal would not have an unacceptable impact upon local highway safety.

5.12 Residential Amenity

The proposal involves interior and external alterations to the constructed garage outbuilding - including the installation of a mezzanine at the western end of the building, and the installation of a ground floor window on the northern elevation. No rooflights are to be installed above the constructed mezzanine area, and no upper storey windows are proposed on the eastern or western elevations.

5.13 Following the visit to site, with the limited headspace over the mezzanine area, and the obscure angle of the mezzanine floor relative to the approved rooflights on the southern roof plane of the building - Officers do not consider that harm would be caused to levels of private amenity experienced by the nearest neighbouring residential dwellings to the east, west and south of the garage building through overlooking. The outbuilding retains the size and scale approved under [P21/V2326/HH](#). Due to the orientation and positioning of the building, Officers do not consider that adverse harm would be caused to adjacent private neighbouring amenity through overshadowing or overbearing.

5.14 The new window proposed on the northern elevation of the building will be situated at ground floor level. Concerns have been raised that this window poses harm to existing levels of private amenity experienced by neighbours to the north of the site. Given the ground-floor nature of the window, the existence of a substantial mature hedge along the northern boundary, and the 40+ metre distance from the garage outbuilding to that northern neighbouring boundary, Officers do not consider that the proposed ground floor window would cause any harmful overlooking.

5.15 From the information submitted and the visit to site, the ancillary garage hosts vehicles owned and maintained by the occupant of No. 57 The Causeway. Officers note that concerns have been raised regarding noise and odour being generated by this garage building. The Environmental Protection Team were consulted on this application and did not raise any objections. Given the domestic ancillary use of the building, if the occupants of No 57 The Causeway generate excessive noise or odour pollution through any ancillary use of this garage, this should be [reported to the Environmental Protection Team](#), outside of this planning application process.

5.16 Due to the scale and nature of the works proposed to install the sub-terranean septic tank (works already undertaken); widen the existing vehicular access and; resurface the driveway - Officers do not consider that adverse harm will be caused to adjacent neighbouring amenity through overshadowing or an overbearing impact by these elements of the proposal. In the planning balance, the overall proposal is considered acceptable in terms of residential impact.

5.17 Flood Risk and Site Drainage

A small section of this site, where it adjoins The Causeway, is located within Flood Zones 2 & 3. The proposal involves the installation of a septic tank in the rear garden, and the resurfacing of an existing section of driveway. The Flood Risk and Drainage Engineer has assessed the submitted information and has

raised no objections to the development installed. Officers therefore consider that the proposal is acceptable in terms of impact upon local flood risk.

5.18 Other Matters: Use of Garage Building

Representations received have queried the use of the garage outbuilding, raising concerns that it is being used in connection with a commercial business; specifically, Thames Valley Car Storage (Thames Valley Classics) Ltd. From the submitted information and visit to the application site, Officers are satisfied that a commercial business is not being run from this site, with operations in association with the aforementioned business being run from a separate site.

5.19 The description of this householder development is for internal and external changes to an ancillary garage, which is used in association with the main residential dwelling, 57 The Causeway. Supporting information provided as part of this application additionally confirms this. For the avoidance of doubt Officers recommend that a compliance condition be attached to any decision issued ensuring that the garage be used for ancillary purposes only. Should this garage building be used for business/commercial purposes in the future, full planning permission would be required for this - at which stage the impacts of that proposed use would be assessed on its individual merits, against the relevant planning policies.

5.20 Other Matters: Retrospective Application Process

Representations received have suggested that this application should be refused on the basis that works proceeded on the application site, without the relevant permissions in place first. In line with paragraph 012 of the Planning Practice Guidance (PPG) on Enforcement and Post-Permission Matters (2014) - a Local Planning Authority can invite a retrospective application in circumstances where they consider that an application is the most appropriate way forward to regularise a situation. The PPG emphasises that any retrospective planning application must be considered in the normal way.

5.21 In this instance, Officers from both the Development Management Applications and Development Management Enforcement Teams have been in communication with the applicant since August 2023. To assess and regularise the works already undertaken, the applicant was invited to submit a retrospective planning application. Additional proposed works (not yet undertaken) to; install a ground-floor window; widen the existing vehicular access and; resurface the existing concrete driveway have also been included as part of this application submission. This application has been assessed against the relevant policies of the Development Plan 2031, the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

5.22 The Community Infrastructure Levy (CIL)

CIL is a planning charge primarily calculated on the increase in footprint created as a result of the development or net gain of residential use on site. This householder development would not be liable to pay CIL as the proposed additional floor space would not exceed 100 square metres.

6.0 CONCLUSION

- 6.1 The scale and nature of the development preserves the historic significance and setting of this Grade II Listed Building and associated curtilage-listed boundary walls - and would not detract from the character and appearance of the Conservation Area. Further, the development would not harm the amenity of neighbouring properties, local highway safety, nor local flood risk.
- 6.2 Having regard to the above, the weighing of material considerations is in favour of granting planning permission for the development. This development is considered to accord with the relevant policies of the Development Plan 2031 and the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

The following planning policies have been taken into account:

VOWH Local Plan 2031 Part 1: Strategic Sites & Core Policies;

CP35 – Promoting Public Transport, Cycling and Walking
CP37 – Design and Local Distinctiveness
CP39 – The Historic Environment
CP44 – Landscape

VOWH Local Plan 2031 Part 2: Detailed Policies and Additional Sites;

DP16 – Access
DP23 – Impact of Development upon Amenity
DP36 – Heritage Assets
DP37 – Conservation Areas
DP38 – Listed Buildings

The Steventon Neighbourhood Development Plan (2022-2030)

The public consultation on the Steventon Neighbourhood Plan comes to an end on the 1 February 2024. Neighbourhood Plans at this stage carry limited weight in decision making.

Supplementary Planning Guidance

South Oxfordshire and Vale of White Horse Joint Design Guide SPD (2022)

Planning (Listed Buildings and Conservation Areas) Act 1990

s66 – Duty as respects Listed Buildings in exercise of planning functions

s72 - Duty as respects Conservation Areas in exercise of planning functions

National Planning Policy Framework

Planning Practice Guidance

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. The impact on individuals has been balanced against the public interest and the Officer recommendation is considered to be proportionate.

Equality Act 2010

In assessing this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010. It is considered that no recognised group will suffer discrimination as a result of the proposal.

Author: Nathalie Power

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APPLICATION NO.	P23/V2121/LB
SITE	57 The Causeway Steventon, OX13 6SE
PARISH	STEVENTON
PROPOSAL	Internal and external alterations to ancillary garage (originally approved under P21/V2326/HH). Installation of new widened entrance gate piers. Installation of a new septic tank. Replacement of existing driveway and front path with permeable cobbled paving - PART RETROSPECTIVE (amended plans and additional information received 19 and 26 October 2023 and 01, 12 and 30 January 2024).
WARD MEMBER(S)	Sally Povolotsky
APPLICANT	Mr Tristan Judge
OFFICER	Nathalie Power

RECOMMENDATION

That consent be granted subject to the following conditions

STANDARD

1. Time Limit - LB/CA consent
2. Approved plans list
3. Approved supporting documents list

COMPLIANCE

4. Materials in accordance with application details

The full wording of the conditions listed above is **attached** at **Appendix 1**.

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application has been referred to Planning Committee following a call-in from Councillor Povolotsky, due to local concerns surrounding a harmful impact of the proposal upon neighbouring amenity and an unclear ongoing use of the garage building.
- 1.2 The application site is located within the village of Steventon, and hosts Grade II Listed Building 57 The Causeway. Vehicular access is obtained via The Causeway which adjoins the northern boundary of the site. Neighbouring dwellings surround the site to the east, south and west. The northernmost section of the site is located within Steventon Conservation Area. A small section of the site, where it adjoins The Causeway, is located within Flood Zones 2 & 3.

1.3 A site plan is provided below;



Extracts from the application plans are **attached** at **Appendix 2**.

1.4 This application seeks Listed Building consent and planning permission for;

- the installation of new, widened vehicular entrance gates;
- the replacement of existing hardstanding with permeable cobble paving
- external and internal alterations to the constructed garage outbuilding;
- the installation of a sub-terranean septic tank;

1.5 This Listed Building consent application accompanies householder development planning application [P23/V2120/HH](#). From available planning history, Listed Building consent has been submitted for the driveway resurfacing works adjoining the curtilage-listed side/rear wall and, as a precaution, for the gate pier works proposed to alter the front boundary wall, which is likely curtilage-listed.

1.6 The works to the vehicular entrance gates involve rebuilding the gate piers to widen the access from 2.85 metres in width, to 3.45 metres in width. The new gate entrance piers will maintain a setback of 6.4 metres from The Causeway.

1.7 With the exception of the proposed ground floor window on the northern elevation - the internal and external works to the garage outbuilding, alongside the works to install the new septic tank, are now largely complete.

1.8 Amended plans and additional information were received in October 2023 and January 2024, clarifying; the works proposed, the use of the ancillary garage, the specifications of the septic tank, the drainage strategy for the tank and the tree protection measures for the remaining works on site.

2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

Below is a summary of the consultation comments received. Copies of the full consultation comments are currently available to view on the website.

2.1	FIRST CONSULTATION – October 2023	
	Steventon Parish Council	OBJECTION Insufficient information provided as part of application to allow for the Parish Council to complete an assessment.
	Heritage Officer	NO OBJECTIONS
2.2	SECOND CONSULTATION – November 2023	
	Steventon Parish Council	NO OBJECTION
	Heritage Officer	NO COMMENTS RECEIVED
2.3	THIRD CONSULTATION – January 2024	
	Steventon Parish Council	NO FURTHER COMMENTS ON SCHEME
	Heritage Officer	NO OBJECTION

3.0 RELEVANT PLANNING HISTORY

3.1 [VE23/269](#) – Ongoing

Unauthorised installation of a septic tank

[P23/V1394/DIS](#) - Approved (26/06/2023)

Discharge of condition 4(Windows) on application P22/V2340/LB. (Alterations and upgrades to existing windows and new openings formed as per the plans and statement).

[VE23/84](#) - Closed (29/03/2023)

Garage not being erected in accordance with approved drawings of P21/V2326/HH (inclusion of bathroom facilities) and unauthorised installation of a septic tank.

[P23/V0558/NM](#) - Other Outcome (29/03/2023)

Non-material amendment to application reference number P21/V2326/HH for the inclusion of a small toilet cubicle and small septic tank to the building (overall garage construction is nearing completion now). The septic tank would include a suitable drain field. The overall use of the building and its external appearance are completely unchanged. (Removal of existing garage and construction of new garage block.)

[P22/V2340/LB](#) - Approved (23/11/2022)

Alterations and upgrades to existing windows and new openings formed as per the plans and statement

[P22/V2339/HH](#) - Approved (23/11/2022)

Alterations and upgrades to existing windows and new openings formed.

[P21/V3550/DIS](#) - Approved (27/04/2022)

Discharge of Conditions 3 (Materials), 4 (Landscaping Scheme), 5 (Tree Protection) & 6 (Submission of Details) of planning application P21/V2326/HH (additional and amended information submitted 12th and 20th April 2022).
Removal of existing garage and construction of new garage block.

[P21/V2326/HH](#) - Approved (19/11/2021)

Removal of existing garage and construction of new garage block. (As amended by plans and additional information received 14 October 2021 and 15 November 2021)

3.2 Pre-application History

[P23/V1232/PEO](#) - Advice provided (02/08/2023)

Works to grade 2 listed cottage. Replacement of existing broken-surface driveway and old concrete slab with improved surface treatment.

4.0 ENVIRONMENTAL IMPACT ASSESSMENT

4.1 N/A

5.0 MAIN ISSUES

5.1 The relevant planning considerations in determining this application are;

- **Impact upon Heritage Assets**

5.2 Impact upon Heritage Assets

The application site hosts Grade II Listed Building, 57 The Causeway. The proposal sees internal and external alterations proposed to the garage outbuilding located within the residential boundaries of this Listed Building, the installation of a septic tank within the rear garden and a series of hard landscaping works undertaken adjacent to curtilage-listed boundary treatments.

5.3 Local Plan Policies CP39, DP36 and DP38 all emphasise that new development should be visually attractive and of a massing and materials which are appropriate for the site, surrounding area, and which preserves and enhances the historic significance of designated heritage assets.

5.4 The garage outbuilding retains its traditional form and dual-pitched roof, with the chosen external materials of timber boarding and plain roof tiles emphasising its purpose as an outbuilding ancillary to the main residential Listed Building on site. Taking into consideration the design, scale and massing of the outbuilding originally approved as part of application [P21/V2326/HH](#), alongside the nature of the changes made and proposed, Officers do not consider that the internal and external alterations to this outbuilding would compromise its design, appearance and use as an ancillary outbuilding, located within this large rear garden.

- 5.5 As previously addressed as part of application [P21/V2326/HH](#), the grasscrete track proposed (as shown on plan 'CWAY.P02 Rev E') is considered to soften the appearance of the accessway to the outbuilding - reducing the appearance of the garden being 'severed' into two areas and further mitigating any harm to the setting of this Listed Building, and that of the Conservation Area.
- 5.6 The grasscrete track is considered necessary to mitigate any harm to the setting of this Listed Building and Conservation Area. Officers consider that it would not be acceptable for this track to be upgraded to a gravel bound or tarmac track in the future. It is therefore considered reasonable and necessary as part of accompanying application [P23/V2120/HH](#) to remove permitted development rights from this property, for the provision of hard surfaces within the curtilage of this dwelling under Class F (hard surfaces) of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This is to preserve the character, appearance and setting of the Listed Building and the Conservation Area.
- 5.7 Prior to the start of the proposed new grasscrete access track, there currently exists a deteriorating concrete driveway and parking area running adjacent to the main dwelling, along the western side of the site. This surface adjoins a curtilage listed side and rear boundary wall. The proposed works sees the removal of this concrete surface and its replacement with new permeable cobbled block paving. Additional works proposed see the relocation and rebuilding of gate piers either side of the main vehicular access, from The Causeway. These gate piers currently adjoin the front boundary wall, and once rebuilt would see the access widened from 2.85 metres to 3.45 metres in width.
- 5.8 The Heritage Officer has assessed the submitted information and has raised no objections to the works, commenting that "the proposed resurfacing is expected to make an overall enhancement to the appearance of the area, in the immediate context of the Listed Building and within the Conservation Area." In the planning balance, Officers consider that the proposed works are acceptable in heritage terms, subject to the attached conditions.

6.0 CONCLUSION

- 6.1 The nature and scale of the proposed works would preserve the historic significance and setting of this Grade II Listed Building. Having regard to this, the weighing of material considerations is in favour of granting Listed Building consent for the works. The proposal is considered to accord with the relevant policies of the Development Plan 2031 and the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

The following planning policies have been taken into account:

VOWH Local Plan 2031 Part 1: Strategic Sites & Core Policies;
CP39 -The Historic Environment

VOWH Local Plan 2031 Part 2: Detailed Policies and Additional Sites;

DP36 – Heritage Assets

DP38 – Listed Buildings

The Steventon Neighbourhood Development Plan (2022-2030)

The public consultation on the Steventon Neighbourhood Plan comes to an end on the 1 February 2024. Neighbourhood Plans at this stage carry limited weight in decision making.

Supplementary Planning Guidance

South Oxfordshire and Vale of White Horse Joint Design Guide SPD (2022)

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s66 – Duty as respects Listed Buildings in exercise of planning functions

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Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. The impact on individuals has been balanced against the public interest and the Officer recommendation is considered to be proportionate.

Equality Act 2010

In assessing this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010. It is considered that no recognised group will suffer discrimination as a result of the proposal.

Author: Nathalie Power

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Application Reference:	P23/V2120/HH	Case Officer:	Nathalie Power
Committee Date:	13th February 2024		
Recommendation Level:	Area Committee		
Recommendation:	Planning Permission		

No.	Recommended Condition Wording and Reason:
1	<p>Time Limit - Full Application (Full)</p> <p>The development to which this permission relates shall be begun within a period of three years from the date of this permission.</p> <p>Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act, 1990.</p>
2	<p>Approved Plans *</p> <p>That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, 'CWAY.P02 Rev E', except as controlled or modified by conditions of this permission.</p> <p>Reason: To secure the proper planning of the area in accordance with Development Plan policies.</p>
3	<p>Approved Supporting Documents*</p> <p>That the development hereby approved shall be carried out in accordance with the approved plans listed above, and in accordance with the details specified within the following supporting documents;</p> <ul style="list-style-type: none"> - Planning Statement (Explanatory Notes), October 2023 - Planning Statement (Driveway and Yews), November 2023 - Planning Statement (Use of Garage), December 2023 - Arboricultural Report (Sylva Consultancy, October 2023) - Tree Protection Fencing Diagram (to accompany CWAY.P02 Rev E) - Septic Tank Drainage Scheme (by MW Structural Designs), January 2024 - Septic Tank Schematic Plan Rev A <p>except as controlled or modified by conditions of this permission.</p> <p>Reason: To secure the proper planning of the area in accordance with Development Plan policies.</p>
4	<p>Materials in Accordance with App. (Full)</p> <p>The development shall be undertaken using only the external materials specified on the forms and/or shown on the approved drawings the subject of this planning permission.</p> <p>Reason: In the interest of visual amenity and to preserve the historic significance and setting of the Grade II Listed Building, the curtilage-listed boundary treatments, and the character and appearance of the Conservation Area (Policies CP37 and CP39 of the adopted Local Plan 2031 Part 1 and Policies DP36, DP37 and DP38 of the Local Plan 2031, Part 2).</p>
5	<p>Tree Protection Measures (Implementation as Approved)</p> <p>The tree protection measures as shown on the approved plan drawing 'CWAY.P02 Rev E' and set out within supporting documents 'Arboricultural Report (Sylva Consultancy, October</p>

Application Reference:	P23/V2121/LB	Case Officer:	Nathalie Power
Committee Date:	13th February 2024		
Recommendation Level:	Area Committee		
Recommendation:	Listed Building Consent		

No.	Recommended Condition Wording and Reason:
1	<p>Time Limit - LB/CA Consent (Full)</p> <p>The works for which this consent is granted shall be begun within a period of three years from the date of this consent.</p> <p>Reason: To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990.</p>
2	<p>Approved Plans (Listed Building) *</p> <p>That the works hereby approved shall be carried out in accordance with the details shown on the following approved plans, 'CWAY.P02 Rev E', except as controlled or modified by conditions of this consent.</p> <p>Reason: To secure the proper planning of the historic environment in accordance with Development Plan policies.</p>
3	<p>Approved Supporting Documents (Listed Building) *</p> <p>That the development hereby approved shall be carried out in accordance with the approved plans listed above, and in accordance with the details specified within the following supporting documents;</p> <ul style="list-style-type: none"> - Planning Statement (Explanatory Notes), October 2023 - Planning Statement (Driveway and Yews), November 2023 - Planning Statement (Use of Garage), December 2023 - Arboricultural Report (Sylva Consultancy, October 2023) - Tree Protection Fencing Diagram (to accompany CWAY.P02 Rev E) - Septic Tank Drainage Scheme (by MW Structural Designs), January 2024 - Septic Tank Schematic Plan Rev A <p>except as controlled or modified by conditions of this permission.</p> <p>Reason: To secure the proper planning of the area in accordance with Development Plan policies.</p>
4	<p>Materials in Accordance with Application</p> <p>The works shall be undertaken using only the external materials specified on the forms and/or shown on the approved drawings the subject of this Listed Building consent.</p> <p>Reason: To preserve the historic significance and setting of the Grade II Listed Building, the curtilage-listed boundary treatments and the character and appearance of the Conservation Area (Policy CP39 of the adopted Local Plan 2031 Part 1 and Policies DP36 and DP38 of the Local Plan 2031, Part 2).</p>

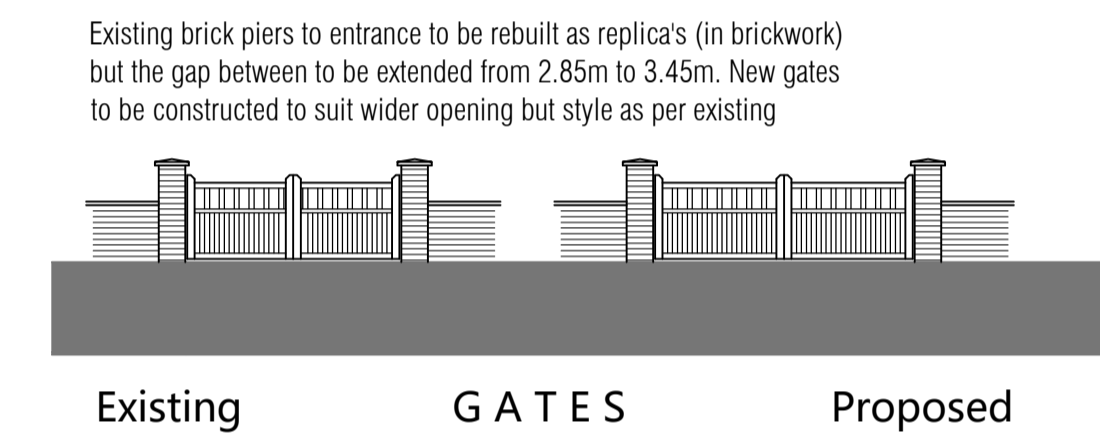
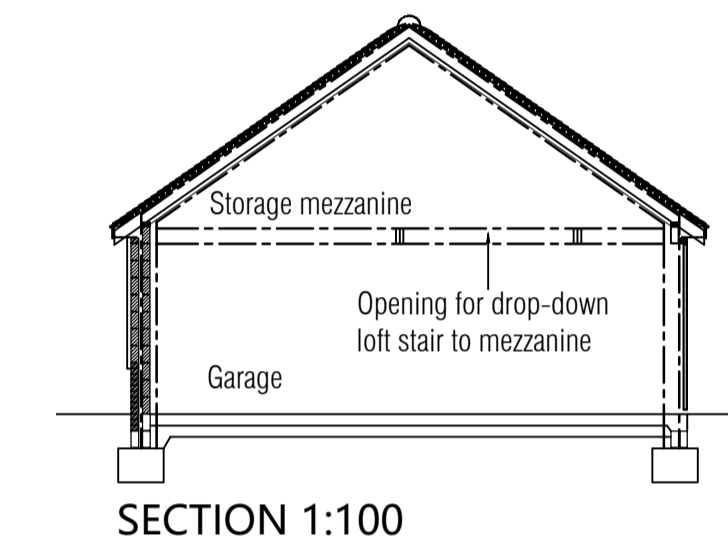
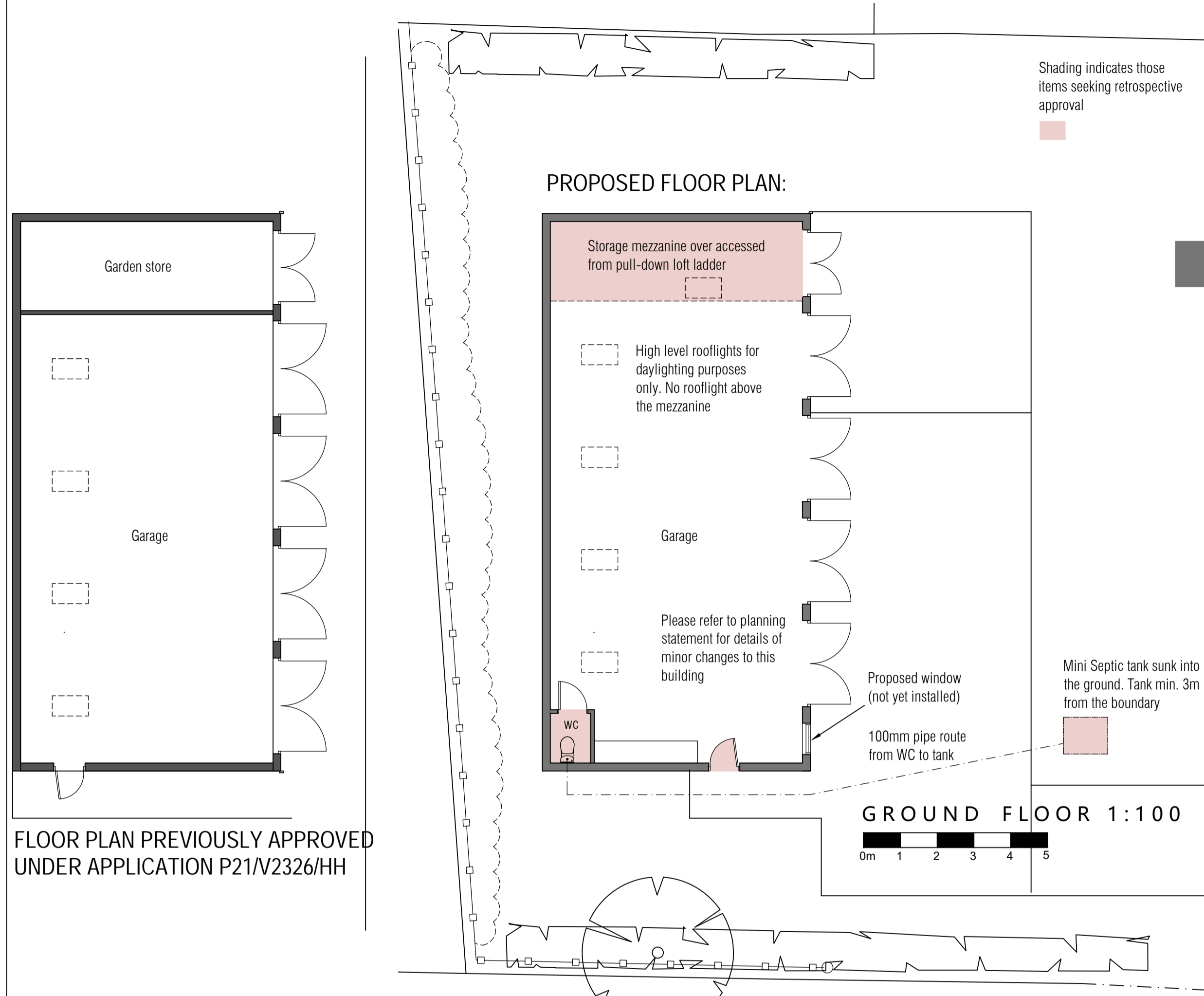
P23V2120HH & P23V2121LB - APPENDIX 2 - 1 of 1



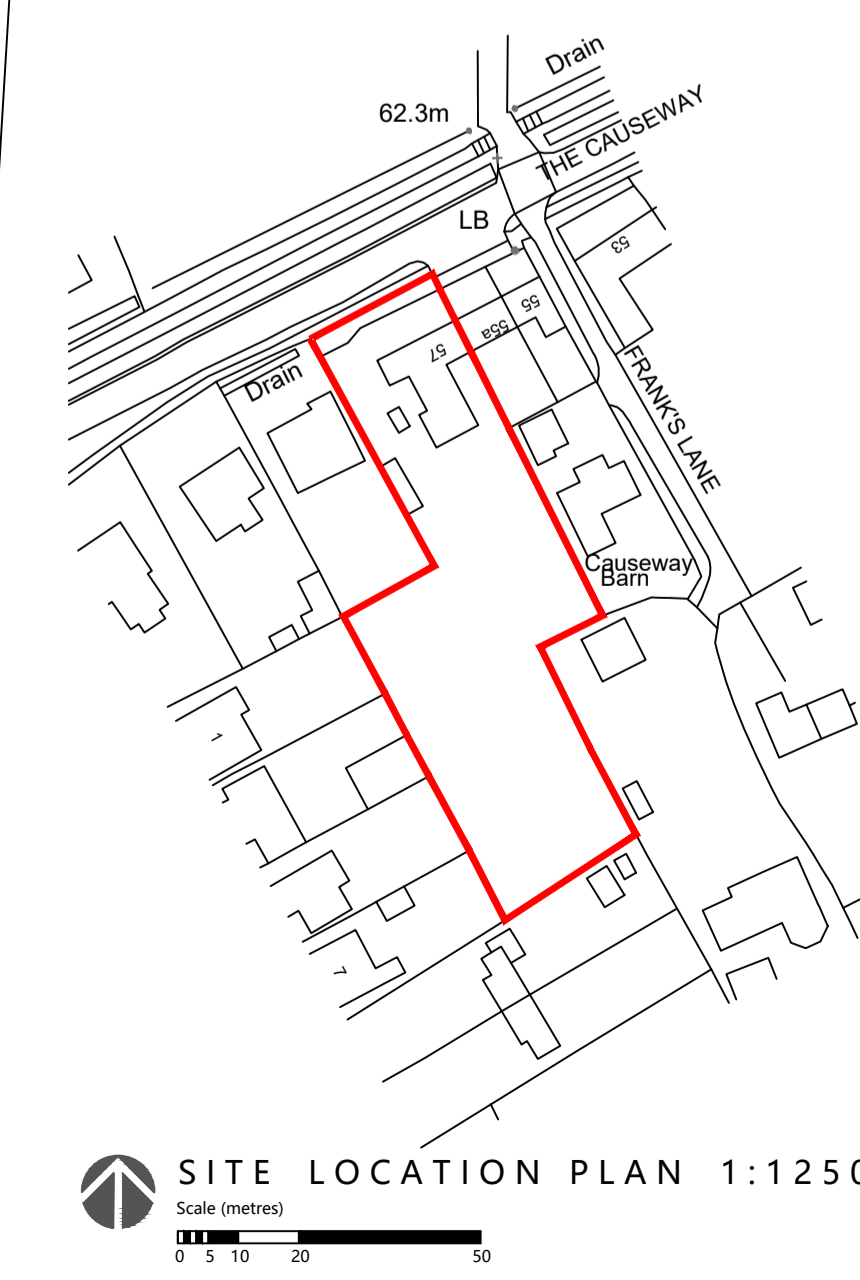
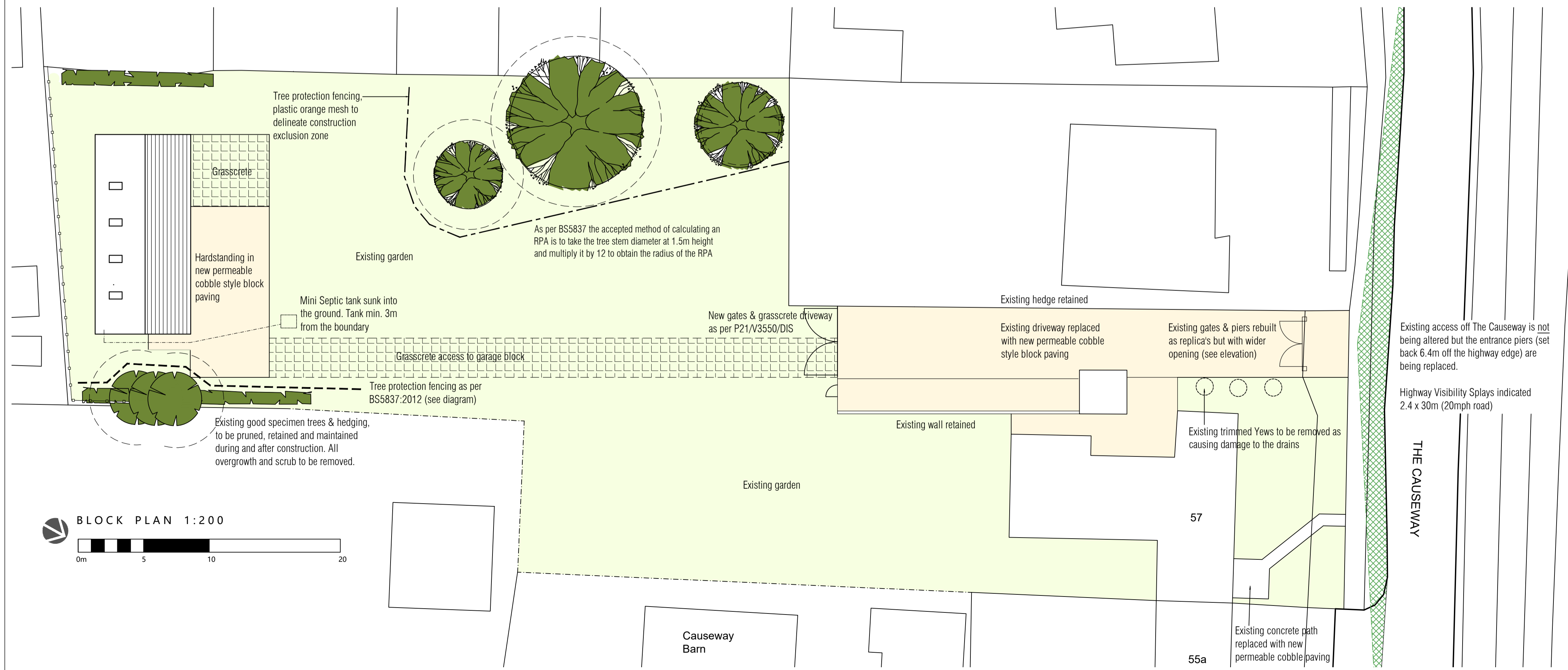
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FLOOR PLAN PREVIOUSLY APPROVED UNDER APPLICATION P21/V2326/HH



Revisions	
Project:	
New driveway and amendments to existing approved garage at 57 The Causeway, Steventon	
Drawing title:	
Planning application	
Scale: 1:100/200/1250	Revision
Date: August 2023	E
Drawn: DW	
Drawing No. CWAY.P02	