
APPLICATION NO.	P11/W2316
APPLICATION TYPE REGISTERED	Other 27 February 2012
PARISH	Marsh Baldon
WARD MEMBER(S)	Elizabeth Gillespie
APPLICANT	Elizabeth Gillespie
SITE	Wickets, Marsh Baldon, OX44 9LL
PROPOSAL AMENDMENTS	Render to front of dwelling.
GRID REFERENCE	456170/199692
OFFICER	Miss S Green

1.0 INTRODUCTION

- 1.1 This application is referred to the Planning Committee as the applicant is a district councillor.
- 1.2 The application site is the property Wickets which is shown on the OS extract **attached** as Appendix 1. The property is a semi-detached property located towards the north of Marsh Baldon village. The property has a front projection which has a catslide roof with a flat roof dormer.
- 1.3 The property is currently undergoing works which are permitted development under the Town and Country Planning (General Permitted Development) Order as amended 2008 (GPDO). These works include the removing the garage door and relocating the front door.
- 1.4 The site is within the Oxford Green Belt.

2.0 PROPOSAL

- 2.1 This application seeks permission to render the front elevation of the house and paint it off white. Currently the front catslide projection is made of red fletton brick and some stone cladding. The area around the relocated front door has been constructed in breeze block work. The two storey element of the front elevation has stone cladding. A photograph of the front elevation has been **attached** at Appendix 2. The applicant has confirmed that they wish to render the whole of the front elevation.
- 2.2 The work requires permission because there is no existing render on property and the new render would not be similar in appearance to any of the existing materials on the property.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 The following comments have been received:

Marsh Baldon Parish Council – Approve
Neighbours(2) - No Strong Views

Adjoining neighbour – Strongly believe that if Wickets is to have rendered frontage then our property should be rendered too. Without this the house will look odd and create a mis-matched effect. Request that the application considers both homes.

4.0 RELEVANT PLANNING HISTORY

4.1 None that is relevant

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Local Plan 2011
G6 – good design
GB4 – visual amenity in the Green Belt
D1 – good design and distinctiveness

South Oxfordshire Design Guide 2008

6.0 PLANNING CONSIDERATIONS

- 6.1 The main planning consideration in respect of this application is the impact on the character and appearance of the dwelling, the surrounding area and the visual amenity of the Green Belt.
- 6.2 The SODG advises that colour and texture of materials used should match or complement the original building. It also says that render is characteristic of some parts of the district, typically coloured with natural pigments ranging from off-white to ochre in colour.
- 6.3 Whilst the existing dwelling does not have any render, it is a common feature of the area with all the semi detached dwellings on the opposite side of the road having rendered exteriors. Currently the front of the application property has a mixture of various different materials. Rendering the whole elevation would unify the property's frontage and make it more pleasing to the eye. The adjoining dwelling also has the same mixture of stone and red brick on the frontage however the adjacent set of identical designed semi detached properties are only red brick, as such there is no uniformity in the appearance across both sets of semi's. Rendering the front of the application property would not, in my view, materially detract from the appearance of the dwelling or the surrounding area. It would be in keeping with the general character of all the properties along the road. The finished colour of the render would be similar to the other rendered properties on the road and this could be ensured by a planning condition. The proposal would accord with the design policies in the SOLP.
- 6.4 The adjoining neighbour has suggested that if the application property is rendered they would like to render their dwelling too and would like this to be included in the application. However the application only refers to Wickets and therefore the neighbour's property would need to be considered under a separate application for planning permission.
- 6.5 In terms of the Green Belt, as the proposal would not detract from the character of the surrounding area, it follows that it would not be harmful to the visual amenity of the Green Belt. It would therefore accord with policy GB4.

7.0 CONCLUSION

7.1 This application is recommended for approval as it complies with the relevant Development Plan Policies. The proposal would be in keeping with the character and visual amenity of the area and Oxford Green Belt.

8.0 RECOMMENDATION

8.1 That planning permission is granted subject to the following conditions:

- 1. Commencement of development – 3 years**
- 2. List of approved plans**
- 3. Materials to be as specified**

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