
APPLICATION NO.	P12/S0392
APPLICATION TYPE	FULL
REGISTERED	18.4.2012
PARISH	WOODCOTE
WARD MEMBER(S)	Mr Christopher Quinton
APPLICANT	Mr & Mrs C Quinton
SITE	Black Lion Cottage, Greenmore, Woodcote, RG8 0RD
PROPOSAL	Construction of a oak frame summer pavillion.
AMENDMENTS	None
GRID REFERENCE	464835/181521
OFFICER	Emma Bowerman

1.0 INTRODUCTION

- 1.1 This application is referred to Committee as one of the applicants is the Ward Member for Woodcote.
- 1.2 The application site (which is shown on the OS extract **attached** as Appendix A) contains a detached dwelling constructed prior to planning records. The site is located on the edge of the village and is one of only a handful of buildings on this side of Greenmore. The dwelling is set well back from the road and has a large front garden but a very limited rear garden. The site falls within the Chilterns Area of Outstanding Natural Beauty (AONB).

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for a detached summer pavilion, which would be positioned in the front garden. The structure would have an oak frame and the roof would be finished with hand made plain roof tiles to match the house. The pavilion would measure 3.5 metres x 3 metres and would have an octagonal roof pitched to a height of 3.4 metres.
- 2.2 Copies of the application plans are **attached** as Appendix B. The Design and Access Statement and all other documents associated with the application can be viewed on the council's website at www.southoxon.gov.uk.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Woodcote Parish Council – Considers the application should be approved.
- 3.2 Neighbour Representations – None received.

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P05/E1172](#) - Approved (13/01/2006)
Detached double car port. - Planning Permission on 13/01/2006

5.0 POLICY & GUIDANCE

- 5.1 South Oxfordshire Local Plan 2011 policies;
C2 - Harm to the AONB
D1 - Principles of good design
G2 - Protect district from adverse development

G6 - Appropriateness of development to its site & surroundings
H13 - Extension to dwelling
South Oxfordshire Design Guide 2008

National Planning Policy Framework

6.0 PLANNING CONSIDERATIONS

- 6.1 The main planning issues that are relevant to this application are:
1. The impact on the character and appearance of the site and the surrounding Area of Outstanding Natural Beauty (AONB)
 2. The impact on neighbouring properties

Character and appearance:

- 6.2 Policy H13 of the Local Plan sets out the requirements for ancillary buildings and requires the scale and design of ancillary buildings to be in keeping with the site and surrounding area. Policy C2 requires development in the AONB to be sympathetic in terms of its siting and the materials used.
- 6.3 The proposed summer pavilion would be limited in size and would be constructed from traditional materials. Officers consider that the scale and design of the structure would be acceptable. With regards to its siting, the structure would be positioned on land to the front of the property but would still be some 25 metres back from the road. There is substantial planting along the front boundary of the site and also within the garden. The existing detached carport, which was granted planning permission in 2006, is positioned closer to the road than the proposed summer pavilion and this existing structure is not prominent in the streetscene. The proposal would have less of an impact on the area than the existing carport. Given the small scale of the proposal and its distance from the road, Officers consider that the proposal would have an acceptable impact on the character and appearance of the site and would preserve the landscape quality of this part of the AONB, in accordance with the relevant development plan policies.

Neighbouring properties:

- 6.4 Policy H13 of the Local Plan requires ancillary buildings to not harm the amenity of occupants of nearby properties.
- 6.5 There are no neighbouring properties adjoining the site, with the closest neighbours on the opposite side of the road. Given the scale of the proposed summer pavilion and the distance to neighbouring properties, Officers consider that the proposal would have an acceptable impact on neighbours in terms of light, outlook and privacy, in accordance with Policy H13 of the Local Plan.

7.0 CONCLUSION

- 7.1 Officers recommend that planning permission is granted as the proposal complies with the relevant Development Plan Policies and, subject to the attached conditions, would not be detrimental to the character and appearance of the site or the surrounding Area of Outstanding Natural Beauty, and would not be unneighbourly.

8.0 RECOMMENDATION

8.1 Planning Permission

- 1. Commencement 3 yrs - Full Planning Permission**
- 2. Planning condition listing the approved drawings**
- 3. Materials as on plan**

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