
APPLICATION NO.	P17/S3006/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	21.8.2017
PARISH	GREAT HASELEY
WARD MEMBER(S)	Caroline Newton
APPLICANT	Mr & Mrs Meadows
SITE	The Bungalow, 2 Weston Lane, North Weston, OX9 2HB
PROPOSAL	The erection of a single dwelling. (As amended by revised block plan, access details and highway comments received 6 September 2017 and as amplified by letter from agent dated 20th September, 2017 addressing Parish Council's concern)
OFFICER	Kim Gould

1.0 INTRODUCTION

- 1.1 This planning application has been referred to Planning Committee because the officer recommendation conflicts with the views of the Parish Council who object to the application.
- 1.2 The Bungalow is a detached property located on the northern edge of North Weston. It has vehicular access off Weston lane which is a no-through road.
- 1.3 The site is bound by a post and rail fence hedgerow and trees to the north, a hedgerow and Weston Lane to the west and the existing bungalow to the south. Development is located on the eastern side of Weston Lane in a ribbon of development. An OS extract is **attached** as Appendix 1.
- 1.4 North Weston is located approximately 1.7 miles east of Thame. The A418 cuts through the village. It is characterised by a variety of house types and styles and there are utilitarian agricultural buildings to the east of the site.
- 1.5 Immediately south of the bungalow, planning permission was granted in 2014 for the erection of 2 dwellings under planning ref P14/S0707/FUL. These dwellings have been built and are occupied. Also, 2 additional dwellings were permitted to the south of the proposed dwelling along Weston Lane under planning ref P15/S1737/FUL.
- 1.6 North Weston is listed within the SOCS as being a small settlement within the District.

2.0 PROPOSAL

- 2.1 This application seeks full planning permission to erect a two storey, 3 bedroom dwelling within the northern garden area of The Bungalow. It would have its own vehicular access off Weston Lane.
- 2.2 The proposed dwelling would be finished in a brick plinth and render to the walls with timber cladding and powder coated aluminium window/door frames.
- 2.3 The proposed access to the new dwelling would use an existing access point and shows a parking area for 2 cars and turning space. A copy of some of the submitted

plans is **attached** as Appendix 2. A full copy of the application together with the supporting documents can viewed on the website at www.southoxon.gov.uk.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Great Haseley Parish Council – Object –

- Policy CSR1 is not a housing supply policy but a rural protection policy and therefore stands despite the lack of a five year housing land supply
- This policy would allow infill at North Weston but with no buildings between 2 The Bungalow and the A418, the proposed development does not constitute infill
- The Parish Council find it difficult to believe that the pond is a perfect circle as shown on the application drawings rather than the irregular shape shown on the OS map
- Concern about the possible pollution of the pond by discharges from the sewage disposal for the new house

Countryside Access - No strong views

OCC (Highways)–

Holding objection to original plans – substandard parking spaces, lack of visibility splay drawings, need to prevent surface water from drainage out onto the highway. Refuse storage and collection details will need to be demonstrated for consideration.

No objection to amended plans – The proposal is unlikely to have a significant adverse impact on the highway network subject to conditions being added to any planning permission relating to access, vision splays, parking and manoeuvring areas and surface water being added to any planning permission.

Countryside Officer - No objection subject to a standard informative regarding wild birds being added to any planning permission.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P15/S4132/NM](#) - Approved (06/01/2016)

Non-amendment proposal to a previously approved scheme (P14/S0707/FUL) in form of a conversion of the roof space of one of the proposed properties to a study to provide additional living space

Development involving the demolition of existing garage block and the erection of two dwellings, creation of new driveways, adequate private amenity space and vehicle parking areas for proposed dwellings and No. 2 Weston Lane

[P15/S3930/PEM](#) - Other Outcome (15/12/2015)

Erection of a single dwelling.

[P15/S2981/DIS](#) - Approved (15/10/2015)

Discharge of condition 6 - landscaping and 9 - site levels of application P14/S0707/FUL

Development involving the demolition of existing garage block and the erection of two dwellings, creation of new driveways, adequate private amenity space and vehicle parking areas for proposed dwellings and No. 2 Weston Lane.

[P14/S0707/FUL](#) - Approved (14/05/2014)

Development involving the demolition of existing garage block and the erection of two dwellings, creation of new driveways, adequate private amenity space and vehicle parking areas for proposed dwellings and No. 2 Weston Lane.

[P13/S3668/FUL](#) - Approved (28/02/2014)

Retrospective change of use from agriculture to Class D2 (equine / livery)

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Core Strategy (SOCS) Policies

CS1 - Presumption in favour of sustainable development

CSQ3 - Design

CSR1 - Housing in villages

CSS1 - The Overall Strategy

5.2 South Oxfordshire Local Plan 2011 (SOLP 2011) policies;

C8 – Adverse affect on protected species

C9 - Loss of landscape features

D1 - Principles of good design

D2 - Safe and secure parking for vehicles and cycles

D3 - Outdoor amenity area

D10 – Waste Management

G2 - Protect district from adverse development

H4 - Housing sites in towns and larger villages outside Green Belt

T1 - Safe, convenient and adequate highway network for all users

T2 - Unloading, turning and parking for all highway users

5.3 Neighbourhood Plan policies; Great Haseley does not have a Neighbourhood Plan in preparation.

5.4 Supplementary Planning Guidance/Documents

South Oxfordshire Design Guide 2016 (SODG 2016)

5.5 National Planning Policy Framework (NPPF)

National Planning Policy Framework Planning Practice Guidance (NPPG)

6.0 PLANNING CONSIDERATIONS

6.1 The main issues to be considered in the determination of this planning application are:

- Principle of residential development
- Housing supply
- Policy CSR1
- Policy H4 criteria
- Ecology
- Garden sizes
- CIL
- Other issues

6.2 Principle of residential development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the Local Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations. Development which is not in accordance with an up-to-date Development Plan should be refused unless material considerations indicate otherwise.

6.3 Paragraph 14 of the NPPF advises that there is a presumption in favour of sustainable development. For decision-taking this means approving development proposals which accord with the Development Plan without delay; and where the development plan is absent, silent or relevant policies are out –of- date, granting planning permission unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- Specific policies in this Framework indicate development should be restricted.

6.4 Policy CS1 of the SOCS sets out the presumption in favour of sustainable development to accord with the NPPF. The strategic housing policies of the development plan are set out in policies CSS1 and CSH1 of the SOCS and the particular strategy for housing in the villages is set out in policy CSR1. Policy CSS1 sets out the overall strategy for the distribution of development across the District. It is hierarchical, with Didcot being the key focal point for major new development among the identified towns with 12 “larger villages” then identified to serve as local service centres. Limited amounts of housing will be allowed in the smaller and other villages through infill development only or exception sites if a need is shown. Outside the towns and villages, development will be limited to the agricultural or enhancement of the environment.

6.5 Policy CSR1 states that the smaller villages like North Weston identified in Appendix 4 would not be considered for allocated growth but only for development on infill sites up to 0.2ha. No allocations on the edges of the smaller villages are envisaged. The application site lies on the northern edge of the part of North Weston which lies south of the A418. The site comprises an area of garden land predominately mown lawn with some ornamental and native trees and shrub planting. It has not been “developed” and being at the end of the row the site is not closely surrounded by buildings nor does it fall within the definition of an infill plot for the purposes of CSR1.

6.6 The council cannot currently demonstrate a 5 year housing land supply. This means that our Core Strategy housing policies including policy CSSR1 of the SOCS relating to housing in the villages, are out of date and are given less weight in our decision making. The presumption in favour of sustainable development, set out in paragraph 14 of the NPPF, therefore applies.

6.7 The sustainability credentials of this proposal are considered to be the same as other recent schemes approved in close proximity to this site in North Weston. Whilst the introduction of a dwelling on this site and a garage together with associated the domestic paraphernalia would inevitably consolidate the built up limit of the village, the site is generally well screened by mature vegetation and will be set within existing domestic planting which is proposed to be reinforced. The development would not encroach into the countryside.

6.8 **Housing Supply**

In situations where a local planning authority cannot demonstrate a five year housing land supply of deliverable sites, the NPPF paragraph 49 states that relevant policies for the supply of housing should not be considered up-to –date. The LPA has published an up-to –date five year housing land supply statement on 30 May 2017 which demonstrates a 4.1 years supply of housing land. The LPA cannot demonstrate a 5 year supply of deliverable housing land the NPPF paragraph 14 “presumption in favour of sustainable development” should be applied. Policy CSR1 clearly relates to housing supply and is not up to date on this basis.

6.8 **Policy H4 criteria**

Whilst policy H4 of the SOLP generally concerns residential development proposals within towns and villages, some of the criteria within this policy which housing development needs to meet are relevant in the consideration of this proposal.

The most relevant criteria in relation to this development are:

- **An important open space of public, environmental or ecological value is not lost, nor an important public view spoilt.** The site is currently side garden to The Bungalow. It is well screened and is not considered to be an important open space. The council’s countryside officer has recommended that an informative be added to any planning permission reminding the applicant that there should not be any disturbance to birds during the nesting season.
- **There are no overriding amenity, environmental or highway objections.**
Highways The highway authority lodged a holding objection initially. The submission of amended plans and details have now addressed these concerns and there is no longer an objection on highway grounds. **Amenity** The new dwelling has been designed so that there will not be any direct overlooking from the new property or from the existing dwelling. The two first floor windows in the southern elevation facing the side and rear of The Bungalow would serve bathrooms so would be obscure glazed. The proposal will not be oppressive or overbearing on the occupiers of either the new dwelling or the existing bungalow as a distance of some 5.5m would remain between the side elevation of The Bungalow and the southern elevation of the new dwelling.
- **The character of the area is not adversely affected.** The proposal is of a traditional design and one that is of an appropriately individual and high quality. The plot is generous in size and leaves sufficient space for both the existing boundary screening to be retained and enhanced. Whilst the erection of a new dwelling will consolidate the built form on the site adjacent to open countryside the proposal, will, subject to relevant conditions, succeed in conserving the landscape character of the wider area. The proposed dwelling will be located within the curtilage of an existing dwelling where outbuildings and other ancillary buildings would be acceptable. The erection of a dwelling in this enclosed area would not, in your officers’ opinion extend the built up limits of North Weston. Any proposal to extend beyond this site to the north would be resisted in principle.

6.9 **Ecology**

An ecology report was submitted with the full planning application. The council’s countryside officer has considered this and has raised no objection to the proposal on ecology grounds subject to adding an informative to any planning permission seeking to prevent birds being disturbed during the nesting season.

6.10 **Garden sizes**

Minimum standards for garden areas for new residential development are recommended in the South Oxfordshire Design Guide and in policy D3 of the Local Plan. For 3 bed dwellings the SODG recommends an amenity space of 100sqm. In this particular case, the new dwelling would have an amenity area of some 200sqm and The Bungalow would retain an amenity area of some 169sqm.

- 7.0 **Community Infrastructure Levy (CIL).** The council's CIL charging schedule was adopted on 1 April 2016. CIL is a planning charge that local authorities can implement to help deliver infrastructure and to support the development of their area, and is primarily calculated on the increase in footprint created as a result of the development. In this case CIL is liable because the proposal involves the creation of a new dwelling. The liability in this case is for £19,500.

7.1 **CONCLUSION**

- 7.2 The presumption in favour of sustainable development at paragraph 14 of the NPPF provides that permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits or where specific policies in the Framework indicates development should be restricted.

This is small scale proposal which will make a very modest contribution to the Council's housing shortfall but that carries some weight in terms of a social benefit. In terms of an economic role the development would, in the short term, provide some employment during the construction phase and some investment in the local economy. The environmental impact, has been very carefully assessed and is not considered to be significant or harmful. As such the proposal accords with the relevant policies in the Development Plan.

8.0 **RECOMMENDATION**

That planning permission is granted subject to the following conditions:

1. **Commencement three years – full planning permission.**
2. **Approved plans.**
3. **New vehicular access.**
4. **Vision splay protection.**
5. **Parking and manoeuvring areas retained.**
6. **No surface water drainage to highway.**
7. **Obscure glazing in bathroom windows in the southern elevation.**
8. **Wild bird informative.**

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