
APPLICATION NO.	P17/S3397/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	26.10.2017
PARISH	NETTLEBED
WARD MEMBERS	David Nimmo-Smith Charles Bailey
APPLICANT	Chesterton Nettlebed LDT
SITE	The Bungalow Priest Hill Nettlebed, RG9 5AP
PROPOSAL	Variation of condition 2 of Planning Permission P15/S1538/FUL- replacement of the chimney stack with two metal flues Demolition of existing bungalow and erection of two dwellings (as amended by plans submitted on 23 October 2015 to alter the siting and reduce the height of the proposed dwellings).
OFFICER	Tom Wyatt

1.0 **INTRODUCTION**

1.1 This application is referred to Committee as the Officers' recommendations conflict with the views of the Parish Council.

1.2 The application site (which is shown on the OS extract **attached** as Appendix A) lies in an elevated and visually prominent position alongside the public highway and adjacent to a Grade II listed building (Junes Cottage and Yew Tree Cottage). A pair of semi-detached dwellings have been constructed further to the grant of planning permission (P15/S1538/FUL) on 20 January 2016 for the replacement of the previous vacant bungalow on the site.

2.0 **PROPOSAL**

2.1 The application seeks planning permission for a variation to the plans approved in relation to application P15/S1538/FUL to allow the previously approved central chimney stack to be replaced by two metal flues. The flues have already been installed and therefore this application is retrospective.

2.2 A copy of the plans accompanying the application is **attached** as Appendix B. Other documentation associated with the application can be viewed on the council's website, www.southoxon.gov.uk.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Nettlebed Parish Council – Object due to the design and materials of the development and impact on character.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P15/S1538/FUL](#) - Approved (20/01/2016)

Demolition of existing bungalow and erection of two dwellings (as amended by plans submitted on 23 October 2015 to alter the siting and reduce the height of the proposed dwellings).

A copy of the approved elevations is **attached** as Appendix C.

5.0 POLICY & GUIDANCE

- 5.1 South Oxfordshire Core Strategy (SOCS) Policies;
CSEN1 - Landscape protection
CSQ3 - Design
CSS1 - The Overall Strategy
- 5.2 South Oxfordshire Local Plan 2011 (SOLP 2011) Policies;
C4 - Landscape setting of settlements
CON5 - Setting of listed building
D1 - Principles of good design
G2 - Protect district from adverse development
H4 - Housing sites in towns and larger villages outside Green Belt

5.3 Supplementary Planning Guidance/Documents

South Oxfordshire Design Guide 2016 (SODG 2016)
Chilterns Buildings Design Guide

5.4 National Planning Policy Framework (NPPF)

National Planning Policy Framework Planning Practice Guidance (NPPG)

6.0 PLANNING CONSIDERATIONS

- 6.1 As the replacement of the chimney with the flues is the only change to the plans approved under application P15/S1538/FUL the only issue to consider in relation to this proposal is the impact on the character and appearance of the site and the surrounding area.
- 6.2 The previously approved chimney would have served both dwellings and was a traditional and appropriate design feature of the original scheme. The Chilterns Buildings Design Guide advocates the incorporation of chimneys as part of vernacular and traditional design within the Chilterns AONB. The removal of the chimney from the scheme is regrettable as its omission diminishes the overall quality of the development.
- 6.3 However, if the original scheme had omitted the chimney Officers do not consider that it would have resulted in a different recommendation. The flues as installed are relatively discreet features only projecting approximately 0.5 metres above the ridge of the building. The small diameter of the flues and their black finish also serves to reduce their visual prominence on the building and within the street scene.
- 6.4 Whilst a chimney would have been more appropriate the flues would not have an adverse impact on the landscape qualities of the wider Chilterns AONB and would not, in your Officers' opinion, result in a material change to the external appearance of the dwellings such that planning permission should be refused.
- 6.5 The site lies adjacent to a Grade II listed building. Policy CON5 seeks to ensure that development does not have an adverse impact on the setting of listed buildings. Due to the small scale and positioning of the flues there would be a minimal impact on the setting of the listed building.

7.0 CONCLUSION

- 7.1 The application proposal is in accordance with the relevant development plan policies and national planning policy as the replacement of the chimney with discreet metal flues would not have an adverse impact on the character and appearance of the site and the surrounding area or the landscape qualities of the Chilterns AONB.

8.0 RECOMMENDATION

8.1 To grant planning permission subject to the following conditions:

- 1. Development to be carried out in accordance with the approved plans.**
- 2. Variation of Condition 2 of P15/S158/FUL only.**

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