

APPLICATION NO.	P18/S0048/FUL and P18/S0049/LB
APPLICATION TYPE	Full application
REGISTERED	24.1.2018
PARISH	South Moreton
WARD MEMBER(S)	Pat Dawe Jane Murphy
APPLICANT	Mr and Mrs J McLeod
SITE	Walnut Tree Cottage, High Street, South Moreton, OX11 9AG
PROPOSAL	Demolition of an existing single garage, new driveway to new chalet style bungalow to rear of existing property. As amended and clarified by additional information and plans accompanying agent's letter dated 18 April 2018.
OFFICER	Sharon Crawford

1.0 **INTRODUCTION**

1.1 The applications have been referred to the Planning Committee at the discretion of the Planning Manager.

1.2 The site is located in the centre of South Moreton on the north side of the High Street. The front part of the site lies within the South Moreton Conservation Area. The part of the site where the new dwelling is proposed is outside the conservation area. Ground levels to the rear of the site rise from the AOD (above ordnance datum) level of 50.00 at the road to approximately 52.40 AOD where the new dwelling is proposed. Walnut Tree Cottage and the adjacent The Old Farm are grade II listed buildings. The site is in an archaeologically sensitive area. It also lies in the North Wessex Downs Area of Outstanding Natural Beauty.

1.3 The site is identified on the Ordnance Survey Extract **attached** at Appendix 1.

2.0 **PROPOSAL**

2.1 The application seeks full planning permission to subdivide the existing plot to provide for a new chalet style dwelling to the rear of Walnut Tree Cottage with access. The dwelling would have an L-shape plan form. External materials proposed are timber clad walls on a low brick plinth and plain clay tiles for the main roof with a slate roof over a small lean-to. Some levelling is proposed to reduce land levels through the driveway and a reduction to 51.86 AOD at damp proof course (DPC) level.

There is a related application for listed building consent for the demolition of the existing garage to allow for access to the proposed dwelling.

2.2 Parking for two cars, turning facilities and private garden areas for the new dwelling and Walnut Tree Cottage are provided within the site.

2.3 Additional plans have been submitted to accurately show the relationship with neighbours and provide a sunlight indicator plan.

2.4 Reduced copies of the plans accompanying the application are **attached** at Appendix 2. Full copies of the plans and consultation responses are available for inspection on the Council's website at www.southoxon.gov.uk.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

Full responses can be found on the Council's website

- 3.1 South Moreton Parish Council **Comments on planning application.** By a majority of councillors South Moreton Parish Council has NO STRONG VIEWS about this application, and is content for SODC to determine the matter. However, SMPC is aware of concerns regarding street view, overbearingness and unneighbourliness of the proposal and trusts SODC will pay particular attention to these concerns as expressed in comments by neighbours.
Comments on listed building application. No objection
- 3.2 OCC (Archaeology) The proposals outlined would not appear to have an invasive impact upon any known archaeological sites or features. As such there are no archaeological constraints to this scheme.
- 3.3 Conservation Officer No objection. A development pattern of backland development is already established in this area and the proposed house would follow this emerging pattern.
The design of the building is not dissimilar to an agricultural building that one might be found within the grounds of a building of this type and the external treatment provides this architectural association. In terms of visual impact, this is likely to be fairly low given the retained hedge screening and the low height of the proposed structure.
In the interests of preserving the Listed Building or its setting I suggest that it would be prudent that if planning permission is granted that conditions are applied requiring details of the external building materials and of treatments of the retaining walls on the driveway approach (hard landscaping).
- 3.4 Neighbours Objecting on planning application (3)
Neighbour objections on listed building application (1)
We oppose the application for the following reasons:
1 Detrimental to the setting of our listed building and three others, and diminishing the attributes that make them historically significant to the village of South Moreton.
2 Will cause overlooking into the whole of our rear garden, but in particular the main area of private amenity space directly to the rear of our kitchen.
3 Damaging to mature and semi-mature trees in our garden.
4 Cramped and unneighbourly form of development.
5 Inappropriate form of design.
6 Damaging to the character of the South Moreton Conservation Area

Unneighbourly overlooking to Moatside.
The height of the proposed dwelling, and its bulk and setting within a severely restricted site will lead to unacceptable dominance of the surrounding dwellings and their immediate gardens, and loss of light particularly in the winter months.
The sun study relates only to June/July and August, the time of year at which the sun is at its highest. As witness the last week, I am sure we are all out enjoying our gardens for a much longer period, when the effects of the shading will be more pronounced
In our view, the construction of the proposed dwelling removes virtually all of the setting of Walnut Tree Cottage as well as harming that of The Old Farmhouse.

Air source heating system is the equivalent to an air conditioning system which will invade on noise and privacy.
The position of the wood burning stove flue will exhaust straight over into my outdoor seating area and existing bathroom Velux windows.

Neighbour support on planning application (2)
Neighbour support on listed building consent application (2)

The proposals will significantly improve the street view of the Conservation Area. Immediately over the High Street from our listed cottage, and at the heart of the Conservation Area, the ugly old concrete block garage intrudes on the setting of three listed buildings, the Old Farmhouse, Walnut Tree Cottage and The Ponds. Its demolition to make way for a new drive with planting on either side can only be beneficial to these listed settings, and to the Conservation Area. The proposed building is a natural extension of the existing row of houses at numbers 1 to 4 Crown Lane, and similarly spaced in the middle row of buildings behind the High Street.
We consider the single storey, traditional barn structure will not only look attractive itself but also reflect the original character of the village amongst the less sympathetic post-war buildings in that area, particularly after the building has settled down and new planting has had a chance to grow up around it.

4.0 RELEVANT PLANNING HISTORY

4.1 [P17/S2875/PEM](#) - Pre- application advice - response 02/10/2017

New chalet style residential dwelling reusing existing access onto the new high street.

[P17/S2318/LB](#) - Approved (22/08/2017)

Proposed external flue and pipeline for replacement boiler.

[P01/W0212/LB](#) - Approved (08/06/2001)

Single storey lean-to extension. Demolition of existing end wall and provision of additional structural support (as clarified by letter from applicant dated 28 March 2001 and clarified by plans accompanying letter received 23 April 2001).

[P01/W0211](#) - Approved (08/06/2001)

Single storey lean-to extension (as clarified by letter from applicant dated 28 March 2001 and clarified by plans accompanying letter received 23 April 2001).

[P01/W0087](#) - Approved (12/03/2001)

Move greenhouse from front garden to rear garden. Demolish existing shed and erect hobby room.

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Core Strategy (SOCS) Policies

CS1 - Presumption in favour of sustainable development

CSEN1 - Landscape protection

CSEN3 - Historic environment

CSH1 - Amount and distribution of housing

CSQ3 - Design

CSR1 - Housing in villages

CSS1 - The Overall Strategy

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

C9 - Loss of landscape features

- CON5 - Setting of listed building
- CON6 - Demolition in conservation area
- CON7 - Proposals in a conservation area
- D1 - Principles of good design
- D10 - Waste Management
- D2 - Safe and secure parking for vehicles and cycles
- D3 - Outdoor amenity area
- D4 - Reasonable level of privacy for occupiers
- D7 - Access for all
- EP1 - Adverse affect on people and environment
- EP3 - Adverse affect by external lighting
- EP6 - Sustainable drainage
- 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 Paragraph 48 of the NPPF (2018) allows for weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of the relevant emerging policies with the NPPF.

Emerging South Oxfordshire Local Plan 2032. Policy H16 and Appendix 7
 The Local Plan and supporting documents is being prepared for submission to the Secretary of State after which, a Planning Inspector will then be appointed to carry out an Independent Examination of the Local Plan. The Local Plan does not allocate sites for development in villages and instead devolves delivery of new houses in these locations to the Neighbourhood Plan process. In the emerging Local Plan, South Moreton continues to be a smaller village; in the absence of a Neighbourhood Plan a 5 -10% increase in dwelling numbers will be achieved through suitable development sites and infill development. The emerging Local Plan has limited weight at this stage

Neighbourhood Plan policies; South Moreton are not working on a neighbourhood plan.

- 5.4 Supplementary Planning Guidance/Documents

South Oxfordshire Design Guide 2016 (SODG 2016)

- 5.5 National Planning Policy Framework (2018) (NPPF)

Paragraph 11	Presumption in favour of sustainable development
Section 4	Decision making
Paragraphs 54 - 57	Planning conditions
Section 5 Paragraphs 59 to 66	Delivering a sufficient supply of homes
Section 11	Making efficient use of land
Section 12	Achieving well designed places
Section 15 paragraph 172 (AONBs)	Conserving and enhancing the natural environment
Section 16. Paragraphs 184 to 202	Conserving the historic environment

National Planning Policy Framework Planning Practice Guidance (NPPG)

- 5.6 **Planning (Listed Buildings and Conservation Areas) Act 1990: Section 66 and 72**

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues in the consideration of the planning application are;

- Whether the principle of development is acceptable
- H4 criteria
- Provision of gardens
- Mix of units
- Impact on setting of surrounding listed buildings
- Impact on the conservation area
- Impact on the AONB
- CIL
- Other issues

The main issue for the consideration of the listed building consent application is whether the removal of the garage preserves or enhances the setting of the listed building.

6.2 **Principle and housing land supply.** Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission 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 11 of the NPPF (2018) advises that there is a presumption in favour of sustainable development. For decision-taking this means “approving development proposals that accord with an up to date plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed ; or
- ii. 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.

6.4 Footnote 6 (referenced in para 11) of the NPPF (2018) introduces the specific policies in the NPPF that indicate where development should be restricted. Amongst these are policies relating to AONBs, listed buildings and conservation areas.

6.5 The South Oxfordshire Core Strategy (SOCS) allows for the provision of some housing in the smaller and other villages subject to the provisions of Policy CSR1. South Moreton is identified as a one of the “smaller” villages. Policy CSR1 relates to housing in villages. This policy restricts new housing in ‘smaller villages’ to infill sites up to 0.2ha (equivalent to 5 – 6 houses). Infill development is defined as being the filling in of a small gap in an otherwise built up frontage or on other sites within settlements where the site is closely surrounded by buildings. In this case the site is closely surrounded by other buildings and in my view the proposal represents infill development within the village and is acceptable in principle.

6.6 The council has a five year housing land supply and the housing policies for the hierarchy of growth for the smaller villages is not out of date. Development that accords with the Development Plan should therefore be approved without delay. South Moreton is identified in the current local plan as a settlement where infill and redevelopment proposals will be acceptable subject to H4 criteria. New housing on a small scale is acceptable in principle and unless there is harm to the historic environment, the special beauty of the AONB or neighbour amenity then planning permission should be granted.

6.7 If a proposed housing development is acceptable in principle, then the detail of the proposal must be assessed against the criteria of saved Policy H4 of the SOLP.

H4 criteria issues.

- i **That an important open space of public, environmental or ecological value is not lost;**

Open space. I do not consider the site to be an important open space given that the existing hedges on the site effectively screen the rear of the site from any public vantage point.

Ecology. The site is not known to accommodate any protected species

- 6.8 ii **Design, height and bulk in keeping with the surroundings;**

The proposed dwelling is a simple L-shaped plan form. The design of the proposed dwelling is not dissimilar to an agricultural building that might be found within the grounds of a building of this type and the external treatment provides this architectural association. The form and design of the building proposed is in keeping with the local vernacular and follows Design Guide advice

- 6.9 iii **That the character of the area is not adversely affected;**

The site for the dwelling is adjacent to the South Moreton Conservation Area but existing hedges screen the rear of the site from any vantage point in the conservation area. In addition, the backland location of the dwelling would be similar in form to nos 1 - 4 Crown Lane. The visual impact of the new dwelling is likely to be fairly low given the retained hedge screening and the low height of the proposed structure

- 6.10 iv **Amenity, environmental or highway/ parking objections;**
Highway issues.

There are two existing access points serving Walnut Tree Cottage and no changes are proposed to these access points. The application proposes that each dwelling would use one of the access points. The Highway Engineer has no objection to the scheme subject to conditions to provide parking and turning facilities.

- 6.11 **Neighbour impact**

The most affected neighbours are The Old Farm to the west, 4 Crown Lane to the east and Moatside, Crown Lane.

The Old Farm. The Old Farm have submitted detailed objections to the application on the grounds of overlooking to garden from rooflights when windows are open, impact of works on the structure of their house, detrimental to the setting of the listed building and conservation area and being cramped.

In terms of neighbour impact, there is a change of levels between The Old Farm and the proposed dwelling (see section plans at Appendix 2) but the height of the proposed dwelling is relatively modest at 6 metres and first floor rooms are within the roof space. At the closet point the proposed dwelling would be some 17.5m away from the rear of the single storey wing at the rear of The Old Farm and there are no windows in the

gable facing onto The Old Farm. The cross wing of the L-shape building would be some 21m from The Old Farm and there are no windows in the roof facing onto it. There are two rooflights in the southwest elevation that look towards the garden of The Old Farm; one rooflight serves the ground floor entry lobby and the other rooflight serves a bedroom. Given the distance to The Old Farm and the relationship of windows it is my view that the new dwelling will not be overbearing or oppressive and subject to a condition to control the addition of any new windows or rooflights then overlooking will not be material in my view.

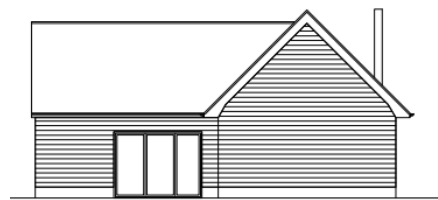


The Old Farm is on the front of the site on the left. The proposed new dwelling is to the rear.



West elevation facing garden to The Old Farm

scale 1:100 @ A3

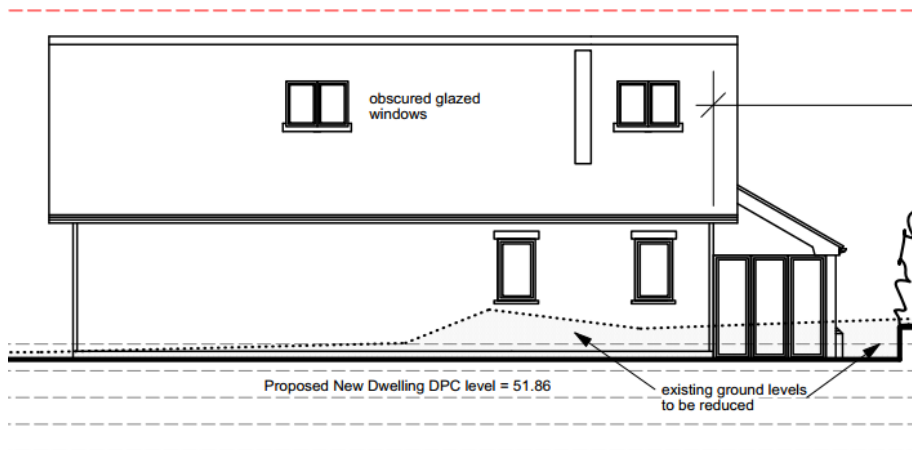


South elevation facing walnut tree cottage

6.12 **4 Crown Lane.** 4 Crown Lane have submitted detailed objections to the application on the grounds of overlooking, overshadowing, loss of privacy, loss of a view, impact on the character of the area, the setting of the listed building and noise from the air sourced heat pump.

In terms of neighbour impact, there is a change of levels between 4 Crown Lane and the proposed dwelling with 4 being set at a lower level. The relative levels and heights are shown below.

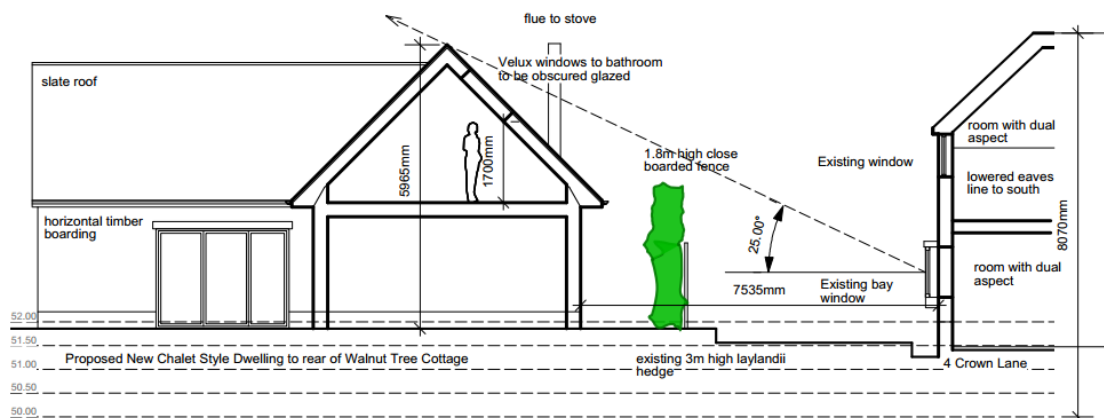
There are two rooflights in the east elevation that look towards 4 Crown Lane; one rooflight serves a bathroom and will be obscure glazed and the other rooflight serves a bedroom. Condition 7 requires the cill height of these rooflights to be 1.7m from the finished floor level. At this height overlooking will not be possible. Any overlooking from ground floor windows will be blocked by the boundary enclosures.



Elevation facing onto 4 Crown Lane

6.13 No 4 have objected to the loss of light to windows in their own side elevation which serve a lounge on the ground floor and a bedroom at first floor. The neighbour also objects to the loss of sunlight to the raised decking in the north west corner of their garden area. The BRE trust “Site Layout Planning for Daylight and Sunlight” (2011) is a guide to good practice and gives advice on site layout planning to achieve good sunlighting and daylighting both within buildings, in the open spaces between them and within existing buildings nearby.

To assess impact on daylight on any existing window the BRE document establishes a test. A measurement is taken of the angle to the horizontal subtended by the new development at the centre of the lowest window. If the angle is less than 25 degrees then it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. The section below illustrates that the angle from the midpoint of the lowest window is less than 25 degrees and as such this impact is considered acceptable.



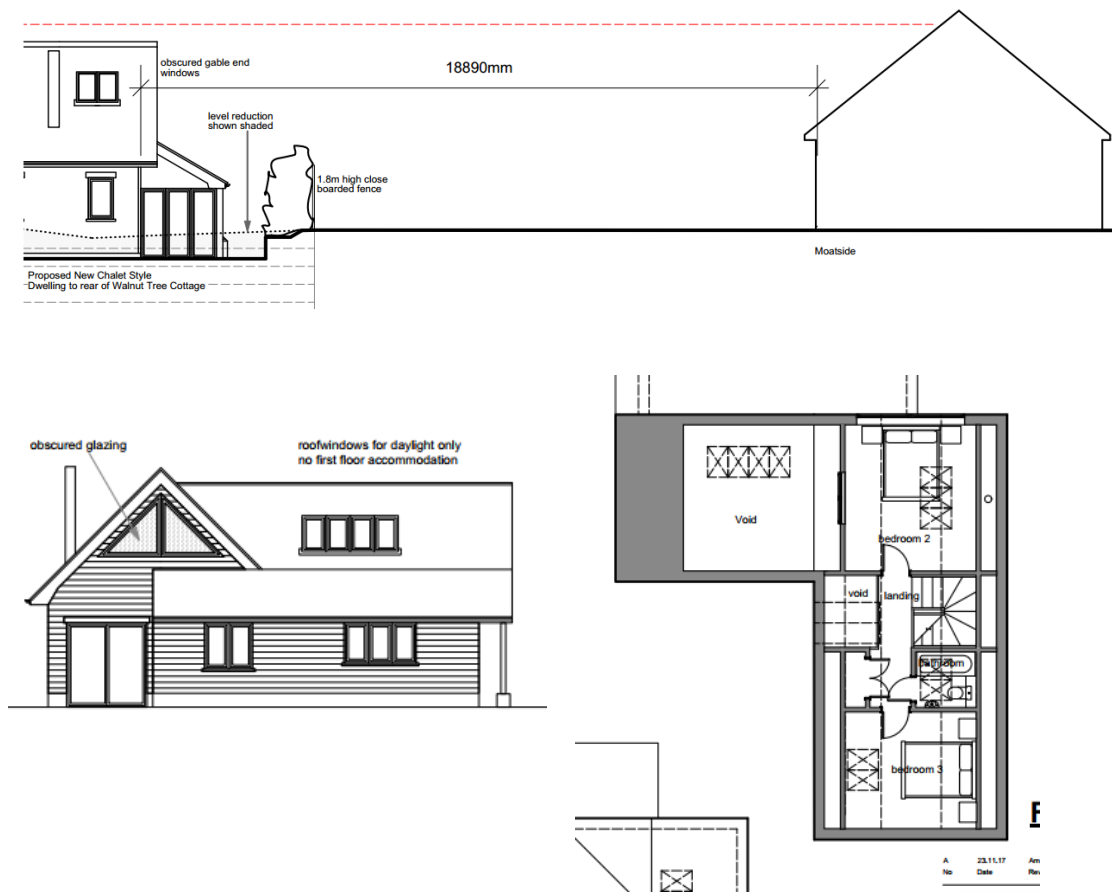
Section CC

6.14 In terms of sunlight the existing windows on the side elevation at 4 Crown lane face north west and only receive sunlight at certain times of the day (afternoon and evening). Sunlight at certain times is already impeded by the tall boundary hedge along part of the boundary. Shadow plots can be used to determine the impact a development can have on sunlight. The BRE document recommends that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least 2 hours of sunlight on 21 March. If a space is used all year round the equinox (21 March) is the best date to use for a shadow plot as it gives an

average length of shadowing. The agent has provided sunlight indicator maps (**attached** at Appendix 3). In this case shadow plots have been provided for March, June, July and August. The drawings indicate that the shadowing from the new development is experienced around 3:00pm in the afternoon for the garden and 5:00pm in the evening on the dwelling. There is some loss of sunlight at certain times of the day but at least half of the garden meets the BRE sunlight test. It is not such a harmful impact to warrant a refusal of planning permission in my view.

6.15 **Moatside.** Moatside have objected to the application on the grounds of height and bulk, position and overlooking. Moatside was originally a bungalow but rooms have been added in part of the roof space.

In terms of neighbour impact, there are no windows in the roof space of Moatside facing the proposed dwelling at Walnut Tree Cottage and the boundary fencing between the two properties prevents any overlooking currently between the two properties. The proposed dwelling would be set at a lower level (over 50cm lower) and there would be some 18.89m between the buildings. The gable window facing Moatside would be obscure glazed and the rooflights light the void above a ground floor living room. The relationship between the two dwellings is illustrated below in section and the elevation and floorplan.



6.16 **(Moatside impact continued)** The roof of the proposed dwelling will be visible over the boundary fence but would not be unduly dominant in my view, given the distance involved and the lowering of the levels. Overlooking will not be possible from the

rooflights as these serve the ground floor living room. The gable window to the bedroom would be obscure glazed and fixed shut other than for a top opening fan light. As such there would be no unneighbourly overlooking to Moatside.

6.17 **Noise.** Neighbours have expressed concern about potential noise from the proposed air sourced heat pump. Condition 10 requires that the rating noise levels arising from the air source heat pump shall not exceed 5 dBA below the background noise level at the facade of adjoining residential accommodation, which is deemed to be an acceptable level by the council's environmental protection officer. This is considered reasonable and necessary to protect the amenity of surrounding neighbours.

6.18 **v) If the proposal constitutes backland development, it would not create problems of privacy and access and would not extend the built limits of the settlement.**

Policy H4 accepts the principle of back land development provided that there are no problems with privacy or access. The new dwelling would be in a backland position but this is a pattern that has already been well established by 1-4 Crown Lane as can be seen on the map extract below. The relationship of the new dwelling with properties to the front and rear is not substantially different to existing relationships at 1 – 4 Crown Lane.



Privacy is dealt with in the neighbour impact paragraphs above and access is dealt with in para 6.12. Both privacy and access are acceptable in my view.

6.19 **Provision of gardens.** Minimum standards for new residential development are recommended in the South Oxfordshire Design Guide and in saved Policy D3 of the Local Plan. The proposed dwelling would have three bedrooms, one on the ground floor and Walnut Tree Cottage has three bedrooms. A minimum of 100 square metres for three bed dwellings is required. The proposed new dwelling has just over 100 sqm of garden area and Walnut Tree Cottage retains over 200 sqm of garden. The scheme is acceptable in this respect.

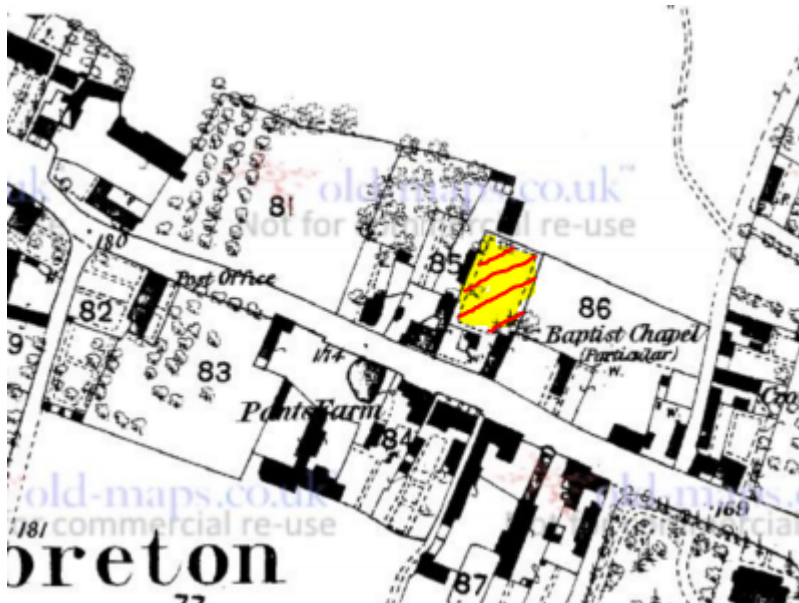
6.20 **Setting of listed buildings.** Walnut Tree Cottage, The Old Farm to the north west and The Ponds opposite the site are all grade II listed buildings. All the listed buildings are designated heritage assets. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority have special regard to the desirability of

preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Paragraph 193 of the NPPF (2018) reflects this requirement, stating that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.. CON5 of SOLP is the relevant local plan policy used to secure appropriate development within the setting of listed buildings.

The setting of the listed building would be improved by the removal of the existing garage.

- 6.21 Objectors contend that there are a cluster of listed buildings in South Moreton that directly records and preserves the origins of South Moreton as a farming community. All four houses were originally farmhouses with associated farm out-buildings located to the rear. Three of the farmhouses (Walnut Tree Cottage, Old Farmhouse and Home Farmhouse) are each located to one side of their respective plots, and importantly, all four are positioned on the very front boundary with the street, leaving generous open spaces behind. The objection is that the new house at Walnut Tree Cottage is proposed to be sited on the space that references the significance of this building as an historic farmstead; the important open space to the rear of Walnut Tree Cottage.



Extract from 1877 OS map

- 6.22 However, in the view of the conservation officer the design and siting of the building is not dissimilar to an agricultural building that might be found within the grounds of a building of this type and the external treatment provides this architectural association. In addition, if the rear of the site was so important to the setting of Walnut Tree Cottage it would be included within the conservation area boundary but it is not. As such the impact on setting is not harmful in my view.

- 6.23 **Impact on conservation area.** The site for the dwelling is outside the South Moreton conservation area with the access to the dwelling lying within. The conservation area is a designated heritage asset. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. Paragraph 193 of the NPPF (2018) reflects this requirement, stating that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 195 of the NPPF (2018) requires that planning permission should be refused if there is substantial harm or the total loss of a designated heritage asset. Paragraph 196 of the NPPF establishes that where the harm is less than substantial that any harm should be weighed against the public benefits of the proposal. CON7 of SOLP is the relevant local plan policy seeking to provide appropriate development within or adjacent to conservation areas.

- 6.24 The site for the new dwelling is not within the conservation area but immediately adjacent to it. The proposed access does, however, lie within the conservation area. A development pattern of backland development is already established in this area and the proposed house would follow this emerging pattern. The design of the building is not dissimilar to an agricultural building that one might be found within the grounds of a building of this type and the external treatment provides this architectural association. In terms of visual impact, this is likely to be fairly low given the retained hedge screening and the low height of the proposed structure.

- 6.25 **Impact on the AONB.** Paragraph 172 of the NPPF (2018) confirms that "great weight" should be given to conserving and enhancing the character and qualities of the AONB "*which have the highest status of protection*". This reinforces the statutory duty placed on the council under S85 of the Countryside Rights of Way Act 2000.

An over-riding principle of the NPPF is that any development within the Chilterns or North Wessex Downs should conserve and enhance the natural beauty of the AONB and in so doing not result in harm to the special qualities of the AONB (para 11, 171, 172). Major development should not take place in the AONB, except in exceptional circumstances (para 172).

In this case the proposal is not for major development and because the site is enclosed and there is limited public visibility, the impact on the AONB will be very limited.

- 6.26 **Conditions.**
A number of conditions have been recommended to protect neighbour amenity.
Condition 4 withdraws permitted development rights for extensions, roof extensions and roof alterations. This is considered reasonable and necessary to protect the amenity of surrounding neighbours.
Condition 5 withdraws permitted development rights for any Class E development – outbuildings and swimming pools etc. Again, this is considered reasonable and necessary to protect the amenity of surrounding neighbours.
Condition 6 requires the gable feature window in the bedroom 2 to be obscure glazed and fixed to prevent any unneighbourly overlooking towards Moatside. Whilst obscure glazing to bedroom windows is not generally acceptable, in this case there are other windows to the room that provide for unobscured views (albeit rooflights).
Condition 7 requires the cill heights of rooflights in the eastern elevation (side to 4 Crown Lane) to be 1.7m above the floor level of the associated room to prevent overlooking to neighbours. This excludes the rooflight above the main doorway that

lights the ground floor entry way. The rooflights in the north elevation light the ground floor kitchen dining area and as such would comply with the condition.

Condition 10 requires that the rating noise levels arising from the air source heat pump shall not exceed 5 dBA below the background noise level at the facade of adjoining residential accommodation. This is considered reasonable and necessary to protect the amenity of surrounding neighbours.

6.27 **Community Infrastructure Levy (CIL).** The council's CIL charging schedule has recently been adopted and will apply to relevant proposals from 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.

6.28 In this case CIL is liable for the whole development because it involves the creation of new dwellings. The CIL charge applied to new residential development in this case is £150 per square metre of additional floorspace (adjusted to £170.73 as per indexing figure January 2018) giving a total of £20,999.45. 15% of the CIL payment will go directly to South Moreton Parish Meeting (in the absence of an adopted Neighbourhood Plan) for spending towards local projects.

7.0 **CONCLUSION**

7.1 South Moreton is classified as a settlement where limited infill development and redevelopment of existing sites is permitted in principle.

7.2 The proposed building is designed and sited in a way that conserves the setting of the surrounding listed buildings and has a minimal impact on the character of the conservation area.

7.3 The design and materials reflects local vernacular and building materials and does not detract from the wider character of the AONB, the setting of the conservation area or the setting of listed buildings. The site affords for sufficient amenity space and parking and does not result in a materially harmful unneighbourly impact to adjacent properties. Conditions are proposed relating to highway matters, materials and neighbour impact.

7.4 The proposal is therefore in accordance with the relevant Development Plan policies and national planning policy and planning permission should be granted subject to the following conditions.

8.0 **RECOMMENDATION**

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

- 1 : Commencement three years - full planning permission.**
- 2 : Approved plans.**
- 3 : Schedule materials required (all including boundary treatments and hardsurfacing).**
- 4 : Withdrawal of permitted development (Part 1 Class A, B and C) - no extensions, roof extensions or roof alterations etc.**
- 5 : Withdrawal of permitted development (Part 1 Class E) - no buildings etc.**
- 6 : Obscure glazing to bedroom gable window.**
- 7 : Cill height of rooflights to be 1.7m above floor level of associated rooms.**
- 8 : Parking and manoeuvring areas retained.**
- 9 : No surface water drainage to highway.**
- 10. Noise levels from air sourced heat pump not to exceed five dBA below the background noise level at the façade of adjoining residential accommodation.**

8.2 **That listed building consent is granted for the removal of the existing garage subject to the attached conditions:**

1 : Commencement three years – listed building consent.

Author: Sharon Crawford
Contact No: 01235 422600
Email: planning@southoxon.gov.uk