

APPLICATION NO.	P18/S2940/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	29.8.2018
PARISH	WOODCOTE
WARD MEMBERS	David Nimmo-Smith Charles Bailey
APPLICANT	Lord Kerry Hamer
SITE	Chambers Place Goring Road near Woodcote, RG8 7SJ
PROPOSAL	Variation of condition 2 (approved plans) of Planning Permission P16/S3646/FUL
OFFICER	Proposed demolition of existing barns and stables and erection of two detached dwellinghouses with associated parking and amenity space provision. Simon Kitson

1.0 INTRODUCTION

- 1.1 This application is referred to the District Council’s Planning Committee as the officer’s recommendation of approval conflicts with the views of Woodcote Parish Council.

- 1.2 The application relates to an area of land (shown at **Appendix A**) measuring approximately 0.8ha within the grounds of Chambers Place, a residential property on the southern approach to Woodcote. The site currently accommodates a range of disused equestrian barns, stables and other buildings on land associated with the main dwelling. The access to the land is via a private driveway leading from the B471, although there is also an existing field access to the south-west. The site is mostly bordered by open agricultural land. In 2012, planning permission for the erection of four dwellings was refused within a plot immediately to the north-east of Chambers Place, primarily on the basis of visual impact. Further to the north, there is a largely contiguous line of ribbon housing development.

- 1.3 Planning permission was granted in July 2017 for a redevelopment proposal within the site. This comprised the demolition of a range of agricultural and equestrian structures to the south of Chambers Place and their replacement with two detached dwellings. Planning permission was granted by the planning committee on the basis that the existing buildings were demonstrated to be capable of residential conversion as a ‘fallback’ position, and that their replacements would respond appropriately to the strong agricultural form and character of the existing structures. There would also be demonstrable improvements to the appearance of the land, to the benefit of the wider AONB. That scheme would utilise the existing access from Chambers Place. This consent does not expire until 2020.

- 1.4 The approved plans accompanying the approved scheme are attached at **Appendix B**.

2.0 PROPOSAL

- 2.1 As detailed in the application submission, consent is sought for amendments to the approved scheme, in order to allow for changes to the scale and design of the

approved dwellings, the erection of detached carports and the provision of a new access arrangement directly onto the B471, utilising the existing field access point.

- 2.2 A copy of the proposed plans is attached as **Appendix C** and other documentation associated with the application can be accessed via the council's website, www.southoxon.gov.uk

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Woodcote Parish Council – Objection**

- The application does not address any of the Parish Council's objections to the previous approved scheme
- The site evaluation process for the new emerging Woodcote Neighbourhood Plan has not been completed
- Woodcote is within the AONB and this site is outside the built-up area of the village. The density, at 2 homes per 0.75 hectare is inefficient use of land
- This site does not qualify as 'infill'
- The new access via the existing gate may be onto a road subject to 30mph. However, cars frequently exceed the speed limit.
- The site is at the extreme edge of the parish and the revised access is further from key services and facilities, with no footpath.

Highways Liaison Officer (Oxfordshire County Council) – No objection, subject to condition

Forestry Officer (South Oxfordshire District Council) - No objection, subject to tree protection measures being implemented as proposed and suitable landscaping details to be agreed

No neighbour comments were received.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P16/S3646/FUL](#) - Approved (07/07/2017)

Proposed demolition of existing barns and stables and erection of two detached dwellinghouses with associated parking and amenity space provision (access improvements shown on revised site plan received 16 December 2016; additional structural report received 6 March 2017; reduction in scale of proposed dwellings shown on submitted plans accompanying agent email dated 28th April 2017.)

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy (SOCS) Policies

CSEN1 - Landscape protection
CSQ3 - Design

5.2 South Oxfordshire Local Plan 2011 (SOLP) 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
D4 - Reasonable level of privacy for occupiers
G2 - Protect district from adverse development
T1 - Safe, convenient and adequate highway network for all users

T2 - Unloading, turning and parking for all highway users

5.3 Woodcote Neighbourhood Plan (WNP) policies;

H10 – Infill Housing in the AONB

T1 – Traffic Congestion

T7 - Pedestrian Footways

T8 - Residential Car Parking Spaces

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 in this application are as follows:

1. The principle of the development
2. The impact of the scale and design upon the character of the site, the street scene and the wider AONB
3. The ecological and environmental impact
4. The impact upon the local highway network

Principle of redevelopment

6.2 Notwithstanding the Parish Council's objection, which largely reiterates their previous concerns, the principle of the redevelopment of the site was established under the extant approved scheme. The same material planning considerations accepted previously would still apply and there would still be benefits associated with the removal of the cluster of disused equestrian buildings and storage containers within the site. The acceptability of the proposed variations to the approved plans is largely contingent upon the scheme continuing to respond positively to the defining characteristics of the site and the wider context.

Scale and design

6.3 This proposal follows detailed pre-application discussions in which officers discussed a range of possible amendments to the approved plans. No objection in principle was raised to the provision of a secondary access or appropriately sited low-key ancillary garage buildings. Officers also considered that the council could support modest increases in the total size of the two permitted dwellings, if their simple agricultural form and character were to be retained. It is considered essential that the bespoke design of the new dwellings would still have a rural vernacular feel and, in addition, that their massing would still incorporate a combination of single and 1.5/2 storey elements.

6.4 The submitted planning statement details the changes which have been made in response to the pre-application discussions. Officers are satisfied that the current application has responded appropriately to the issues raised and it is noted that the Parish Council do not raise specific objection to any aspect of the revised designs.

6.5 The dwellings now proposed would be similarly orientated to the approved scheme and the increase to the gross internal floor area would not be excessive. The supporting statement claims that that the combined increase would equate to 22.8 sq.m.

Furthermore, the overall height, ranging from approximately 5 - 7.3m at the highest point, would be relatively low in comparison to the line of dwellings further to the north of the site.

- 6.6 In terms of the revised visual design, the buildings would continue to have staggered ridge lines, breaking up the bulk and massing within views from public vantage points. The roof pitches, external materials and simple fenestration detail would broadly accord with the rural surroundings and arguably meet the key design criteria within the supplementary Chilterns Buildings Design Guide. Furthermore, the garages now proposed would be sited close to the main dwellings and they would have simple, functional forms consistent with the council's adopted design guidance.
- 6.7 There would be some impacts associated with the relocation of the approved site access point. Although there is an existing field access in this location, the works needed to provide adequate visibility splays onto the B471 will undoubtedly increase public visibility of the proposed development. However, the redevelopment of the site would continue to provide tangible landscape benefits and, with an appropriate planting scheme softening the appearance of the dwellings, officers are satisfied that there would not be material harm to the openness and rural character of the wider AONB.

Ecology and environment

- 6.8 Under the previous scheme, the Council's Countryside Team raised no objection, subject to the development being implemented in accordance with the scheme of mitigation and enhancement, as stated in section 7 of the supporting Bat Assessment and Bat Mitigation Strategy (Ecosupport Ltd, 21/10/2016). The condition would not be varied by this application.
- 6.9 The council's forestry officer raises no objection to the current proposal, subject to further agreement over the landscaping measures within the site, particularly details over the planting shown indicatively within the proposed site layout. Officers agree that it is appropriate to add an additional condition to this effect and the agent is in agreement with this.

Highways

- 6.10 Whilst the sustainability points raised by the Parish Council are noted, the changes to the scale of the approved scheme are minimal and the new access point would only be around 60m further away from the village centre. The reduction in the level of accessibility to key services and facilities as a result of the amendment would be negligible.
- 6.11 The proposal can continue to provide adequate parking provision in accordance with the higher requirements set out under Policy T8 of the WNP. The Local Highways Authority raise no objection to the change of the use of the existing field access for domestic purposes, provided that adequate visibility splays are maintained. Officers have no reason to disagree with the expert advice provided.

7.0 CONCLUSION

- 7.1 Officers are satisfied that the variations to the approved redevelopment scheme would continue to be sympathetic to the defining agricultural character of the site and its setting within the Chilterns Area of Outstanding Natural Beauty. Viewed in conjunction with the general improvements to the appearance of the land, the scheme broadly complies with the principles of sustainable development set out within the National

Planning Policy Framework and there are no overriding highway, ecological or environmental issues.

8.0 RECOMMENDATION

8.1 To grant planning permission, subject to the following conditions:

- 1. The development must be begun not later than 20th July 2020.**
- 2. Approved plans.**
- 3. Prior to the commencement, a schedule of all materials to be used in the external construction and finishes of the development shall be submitted to and approved in writing by the Local Planning Authority (LPA).**
- 4. Removal of permitted development rights - No extensions or outbuildings as described in Schedule 2, Part 1, Class A, B and E.**
- 5. Prior to the first occupation of the development, the existing means of access onto Goring Road shall be improved and laid out and constructed strictly in accordance with the local highway authority's specifications and all ancillary works specified shall be undertaken.**
- 6. Prior to the first occupation of the development, the parking and turning areas shall be provided in accordance with drawing no. 17189-PP0010, and shall be constructed, laid out, surfaced, drained and completed to be compliant with sustainable drainage (SuDS) principles, and shall be retained unobstructed except for the parking of vehicles associated with the development at all times.**
- 7. The vision splays shown on drawing no. 17189-PP0010, shall not be obstructed by any object, structure, planting or other material with a height exceeding or growing above 0.9 metres as measured from carriageway level.**
- 8. The development shall be implemented in accordance with the scheme of mitigation and enhancement, as stated in section 7 of the supporting Bat Assessment and Bat Mitigation Strategy (Ecosupport Ltd,21/10/2016). Any variation shall be agreed in writing by the LPA.**
- 9. Prior to the commencement of the development a phased contaminated land risk assessment shall be carried out. Each phase shall be submitted to and approved in writing by the Local Planning Authority.**
- 10. The tree protection details as described within the submitted tree report and plans (Venners Arboriculture, August 2018) shall be put in place prior to any on site works including demolition and thereafter retained in situ for the duration of development.**
- 11. Prior to the commencement of the development, a scheme for the landscaping of the site, including the planting of live trees and shrubs, the treatment of the access road and hard standings, and the provision of boundary treatment shall be submitted to and approved in writing by the LPA.**

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