INTRODUCTION

1.1 This application has been referred to Planning Committee as the applicant is a local councillor.

1.2 The site (as shown on the OS plan attached as Appendix A) contains a period detached dwelling house on a good sized plot, located at the very edge of the small hamlet of Shepherds Green. Fronting directly onto a small area of open green space the site lies inside of Shepherds Green conservation area and the Chilterns AONB. The site contains a number of mature trees and shrubs which are protected by virtue of being inside of the conservation area.

1.3 Until relatively recently Rotherfield Greys Public Footpath 1 dissected the site to the north of the plot. This has since been formally diverted to a route outside of the application site.

1.4 The existing dwelling has been substantially extended and altered over the years and is finished in a combination of rough cast painted render and red facing brickwork elevations with, flat and plain clay tile pitched roofs and painted timber leaded light casement windows and doors.

PROPOSAL

2.1 The application seeks planning permission for part single and part two storey flat roofed extensions to the rear of the property (extending along the western boundary); a short section of traditional brick and flint wall along the western boundary; alterations to the existing outbuilding; a single storey outbuilding and log store along the northern boundary and siting of a bunded oil tank in the north western corner.

2.2 The extensions are proposed to be finished in a rough cast painted render to match the existing dwelling. A copy of the application plans are attached as Appendix B and all other documents associated with the application can be viewed on the Council’s website, www.southoxon.gov.uk.

SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Rotherfield Greys Parish Council - Comments with no objections
3.2 Forestry Officer (South Oxfordshire District Council)
- Initially makes a holding objection requesting the submission of a full tree survey and arboricultural impact assessment (AIA)
- Comments with no objections following the submission of the requested details subject to confirmation that the raft foundation located with the RPAs of T1, T3 and T4 are to be installed with impermeable liners
- Informally reviews amended AIA submitted 18.07.2019 and raises no objections

3.3 Countryside Access - No comments

3.4 Neighbours - No comments

4.0 RELEVANT PLANNING HISTORY
4.1 None

5.0 POLICY & GUIDANCE
5.1 National Planning Policy Framework (NPPF)

5.2 National Planning Policy Framework Planning Practice Guidance

5.3 South Oxfordshire Core Strategy 2027 (SOCS) policies;

- CS1 - Presumption in favour of sustainable development
- CSEN1 - Landscape protection
- CSEN3 - Historic environment
- CSQ3 - Design

5.4 South Oxfordshire Local Plan 2011 (SOLP) policies;

- C4 - Landscape setting of settlements
- C9 – Retention of landscape features
- CON7 - Proposals in a conservation area
- D1 - Principles of good design
- G2 - Protect district from adverse development
- H13 - Extension to dwelling
- R8 - Protection of existing public right of way

5.5 South Oxfordshire Design Guide 2016

6.0 PLANNING CONSIDERATIONS
6.1 The main issues to be considered are:

1. The impact on the character and appearance of the existing building, semi rural setting, the surrounding conservation area and wider AONB
2. The impact on neighbouring properties
3. Impact on the public right of way

6.2 Impact on character - landscape
The site and immediate surrounding area include a number of mature trees which are protected by virtue of being inside of the conservation area. At the request of the council’s forestry officer an AIA and accompanying tree survey has been submitted as part of this application. This document details measures for tree protection to ensure all existing trees are retained and protected during the course of the development. In light of this I do not consider the development proposed would impact the existing trees
within the vicinity of the development or the wider semi-rural and verdant character of the area.

6.3 **Impact on character – extensions**
The proposal is for extensions to the rear of the existing dwelling, additional outbuilding(s) and boundary wall along the western boundary, fronting onto the area of open green space at the centre of the settlement. The proposal is modest in relation to the existing well-proportioned dwelling house. The extensions are to be constructed in materials to match the existing dwelling, with flat roofs in a design and style to match historic extensions at the property.

6.4 **Impact on character – wall & outbuilding**
The proposed boundary wall is to be constructed in traditional brick and flint whilst the outbuilding is to be finished in a weather board with plain clay tile roof. Both elements are of a design and style appropriate to the context of the period dwelling inside of the conservation area and AONB. I have recommended conditions to secure material details for both these elements prior to the commencement of any development approved.

6.5 In my opinion the proposals form an appropriate visual relationship with the existing dwelling and would not harm the character or appearance of the dwelling or the wider surrounding conservation area and AONB. The proposal complies with policies CS1, CSEN1, CSEN3 and CSQ3 of the SOCS and policies C4, C9, CON7, D1, G2 and H13 of the SOLP and technical guidance set out in the SODG.

6.6 **Impact on neighbours**
Given the scale, design and position of the proposed extensions, outbuildings, domestic fuel storage containers and boundary wall, I do not consider that the proposed development would result in any harm to the amenity of the neighboring properties in terms of light, outlook or privacy.

6.7 **Impact on the public right of way**
Until relatively recently Rotherfield Greys Public Footpath 1 dissected the site to the north of the plot over land where the extensions are now proposed. At the time of visiting site on 7 August 2019 the footpath had been formally diverted by Oxfordshire County Council to a route outside of the application site. In view of this amendment I do not consider the development proposed would impact the existing public footpath network in the surrounding area.

6.8 **CIL**
The proposed development is not liable to pay CIL as the net increase in residential floor space does not exceed 100m².

7.0 **CONCLUSION**
7.1 The proposal complies with the relevant Development Plan policies and, subject to the attached conditions, the proposed development would be acceptable in terms of its relationship to the character of the existing building, its site, existing landscape features, semi-rural setting, the wider conservation area and surrounding AONB. It is also acceptable in terms of its impact on neighbouring amenity.
8.0 RECOMMENDATION
8.1 Grant Planning Permission subject to the following conditions:

1: Commencement of development within 3 years
2: Development in accordance with the approved plans
3: Sample materials required for the outbuilding and boundary wall
4: Matching materials for the extension
5: Tree protection to be implemented in accordance with the submitted details

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