

APPLICATION NO.	P20/S0245/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	20.1.2020
PARISH	HOLTON
WARD MEMBER(S)	Sarah Gray
APPLICANT	Mr I Halliday
SITE	Terence House Land to rear of Holton Cottage Holton, OX33 1PS
PROPOSAL	Erection of detached 4-bedroom dwelling house with garage revised application to extant permission P14/S0338/FUL (As amended by plan ref 20-IH-001B PL rev B which reduces the eaves and pitch of the roof and includes and single roof configuration.
OFFICER	Kim Gould

1.0 **INTRODUCTION AND PROPOSAL**

- 1.1 This application is referred to Planning Committee at the Planning Manager's discretion because the application was registered before 23 March 2020 and the recommendation that planning permission is granted conflicts with the Holton Parish Council's views. This report sets out my justification for the recommendation.
- 1.2 The application site is an area of land behind (to the north west) of three dwellings. These are Holton Cottage, Diamond Cottage and Jubilee Cottage. Either side of the site are two more dwellings, Ashleigh House to the north east and Sheilings to the north west. The land used to form part of Holton Cottage, forming part of garden grounds and residential curtilage. The land slopes upwards from south to north, meaning parts of the site are at a higher ground level than the three cottages near the road.
- 1.3 The application site is subject to a number of constraints. It is located within the Oxford green belt, an area of archaeological interest and there is evidence that ponds to the south of the site form a habitat for Great Crested Newts, which are a protected species. A plan identifying the site can be found at **Appendix 1** to this report.
- 1.4 This site has a long and complex planning history which is summarised in paragraph 3.1 below.
- 1.5 An extant planning application exists for this site for a detached dwelling and a detached pool building, ref P14/S0338/FUL. Subsequently an application was made to alter the design of the pool building under ref P14/S2232/FUL. As such, either of these schemes could still be implemented.
- 1.5 This application seeks full planning permission to erect a detached, four-bedroom dwelling with garage. During the determination period, this proposal has been amended following negotiations between the case officer and the agent/applicant.
- 1.6 Reduced copies of the plans accompanying the application can be found at **Appendix 2** to this report. All the plans and representations can be viewed on the council's website www.southoxon.gov.uk

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

Full responses can be found on the Council's website

2.1 **Holton Parish Council** – Objection Original plans

- Lack of technical data and plans are unclear with regards to height of the finished building in comparison to the neighbouring properties
- Immense overlooking to Jubilee Cottage and Diamond Cottage
- Extant planning permission had a ridge height of 4.1m and this is much higher
- Issues raised by highways regarding access have not been addressed.
- Scale of building is too large.

Amended plan – objection for same reasons as stated above

Further amended plan – Objection

- Inappropriate development for the site
- Too large and overbearing
- Overlooking and too close to adjoining properties
- Much higher than the building on the extant permission.

County Archaeological Services – No objection

Countryside Officer – No objection

There are great crested newts in the pond in the neighbouring garden at Ashleigh House.

A survey was conducted, and a report submitted to support P17/S3715/FUL.

A licence was subsequently granted for development on the site by Natural England for a development ecologically similar to the one currently proposed.

A new derogation licence will be required to implement the development currently sought for permission lawfully.

It may be suitable for the development to be entered into the Council's great crested newt district licencing scheme. Further information on the district licencing scheme is available here: <https://naturespaceuk.com/>.

I recommend that the survey report submitted under P17/S3715/FUL is submitted to support this current application.

Following that, I would have no objections to the application subject to conditions being added to the decision notice.

1. Pre commencement condition requiring evidence of the successful receipt of a European protected species licence from Natural England to be submitted to and approved in writing by the LPA.
2. A compliance condition - development shall be implemented strictly in accordance with the measures stated in the supporting Great Crested Newt Survey Report.

OCC Highways Liaison Officer – No objection subject to conditions in relation to access, parking and no garage conversion

Neighbour Objection (1)

Original plans

- Proposal is for a large house and the design is not in keeping with the adjacent houses
- Overbearing and close to Sheilings especially now that the site has been reduced by fencing off land next to Ashleigh House

Amended plan

- The revised plan makes reference to obscure glazed windows at first floor – it does not indicate whether this will be obscured glazing within the window frame or whether the intention is to apply tinted film to clear glass units which could easily be peeled away by the person who buys the property
- Properties should be 25m apart.

Further amended plan

- Altering the roof line does not change the comments applied to the previous application
- The bulk and presence of the building is overbearing given the plot size.
- The applicant should consider retaining the full plot of land available and positioning the dwelling central on the plot, thereby maximising the potential.
- Adverse impact on Sheilings.

Neighbours – No strong views (3)

- Whilst we would wish for a smaller and lower building we would like the following conditions to be added to any permission;
 - PD rights removed
 - Mitigation planting behind wall of our property to be protected
 - Windows facing Holton Cottage are properly obscure glazed not with film.
 - The living roof is maintained professionally to always look good.
 - If this application is approved, conditions set out for P14/S0338/FUL should be repeated.
- Reluctantly accept that something has to be built on this site.
- Height of building is crucial as it will impact on neighbouring properties – developer has indicated that a revised scheme will be submitted
- Current proposal has less of an impact on neighbours than previous proposals including the extant permission granted under ref P14/S0338/FUL.

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P19/S2023/FUL](#) - Withdrawn (03/10/2019)

Erection of a new 4 bedroom dwelling (as amended by plan ref 19-1H-001B continuing the roof line rather than having a glazed link). (as amended by plan 19-IH-001 E omitting internal store at back of garage. Increasing depth of garage and showing vehicle tracking). As amended by plan ref 19-IH-001F

[P18/S3414/HH](#) - Approved (03/12/2018)

Extension to existing garden building.

[P17/S3715/FUL](#) - Refused (09/03/2018)

Variation of Condition 2 of Planning Permission P14/S3212/FUL (amplified by GCN licence and amended plans and planning statement received 19th December 2017)

[P17/S3971/DIS](#) - Approved (18/12/2017)

Discharge of condition 7 - Tree Protection on application ref. P14/S3212/FUL

[P17/S3945/DIS](#) - Approved (07/12/2017)

Discharge of condition 3 - samples on application ref. P14/S3212/FUL

[P17/S1524/FUL](#) - Refused (06/09/2017)

Variation of condition 2 of Planning Permission P14/S3212/FUL- vary the ridge level, siting and external appearance/materials of Building A on extant permission P14/S0338/FUL (as amended by revised plans and information received 3rd July 2017 and GCN report received 10th July 2017)

[P17/S0918/FUL](#) - Refused (02/05/2017) - Appeal dismissed (23/04/2018)

Variation of condition 2 on application ref. P14/S0338/FUL - to remove one storey and revert to earlier lawful development P12/S2835/LDP. (As amended by revised planning statement received 27 March, 2017).

[P17/S0582/FUL](#) - Refused (25/04/2017)

Variation of condition 2 on application ref. P14/S0338/FUL - to alter the size and level of the building A. (As amended by plans 2/4 and 3/4 dated 30th March 2017 which reduces the height of the proposed dwelling by 300mm and revised planning statement).

[P16/S4039/FUL](#) - Refused (21/02/2017)

Variation of condition 2 on application ref. P14/S0338/FUL - to alter position, level and elevations of Building A. (As amplified by the planning statement and DWGs 2/6 and 3/6 received on 20 December 2016).
(as amended by revised planning statement received 03 January 2017).

[P16/S1463/FUL](#) - Approved (19/07/2016)

Variation of Condition 2 of planning permission P14/S0338/FUL. Amendments to pool building B only including reduction in length and the creation of a basement. As amended by drawing 1/6 and 4/6 dated 26 June, 2016.

[P15/S2641/NM](#) - Approved (28/08/2015)

Erection of two storey side and rear extension (As amended by drawing 1, 2 and 3 accompanying e-mail from agent 23 July 2012).

Non-material amendment to P12/S0710/HH to reinstate Victoria semi originally named Diamond Cottage.

[P14/S3212/FUL](#) - Approved (17/12/2014)

Amendments to approved pool/garage building under planning permission P14/S0338/FUL. (Erection of a four-bedroom dwelling with ancillary pool/garage) (As amended by amended Design and Access Statement received 22 November 2015)

[P14/S2232/FUL](#) - Refused (02/10/2014)

Land adjacent to Holton Cottage. Revisions to approved ancillary pool/garage (P14/S0338/FUL) and creation of a detached block of garages/garden stores for ancillary use to both Holton Cottage and the approved development. (As amplified by applicant in correspondence received from applicant on 12th September, 2014)

[P14/S0338/FUL](#) - Approved (16/05/2014)

Erection of a four bedroom dwelling with ancillary pool/garage. (As amended by additional information received from applicant on 7 March, 2014)

[P12/S2835/LDP](#) - Approved (16/01/2013)

This proposal seeks to move the pool, gym and garage in the recent Lawful Development Certificate P12/S2160/LDP (Building A) to a new building (Building B) sited near the opposite boundary. Extension to building A to accommodate new ancillary uses to Holton Cottage. As amended by drawing and email received from the Agent dated 10th December 2012. As clarified by drawing received from the Agent dated 13th December 2012.

[P12/S2161/HH](#) - Approved (14/11/2012)

Erection of outbuilding for ancillary residential use to Holton Cottage (As amended by drawing numbers 1-2 Rev A, 2-2 Rev A, 1-3 Rev A & 2-3 Rev A accompanying RPA calculator & e-mail from agent dated 9 October 2012).

[P12/S2160/LDP](#) - Approved (14/11/2012)

Erection of outbuilding for ancillary residential use to Holton Cottage and relocation of drive (As amended by drawing numbers 1-2 Rev A, 2-2 Rev A, 1-3 Rev A & 2-3 Rev A accompanying RPA calculator & e-mail from agent dated 9 October 2012).

[P12/S0710/HH](#) - Approved (03/09/2012)

Erection of two storey side and rear extension (As amended by drawing 1, 2 & 3 accompanying email from agent dated 23 July 2012).

[P11/W0993/LD](#) - Approved (23/08/2011)

Application for a lawful development certificate for a single storey side extension and two storey rear extension.

4.0 **POLICY & GUIDANCE**

4.1 **Development Plan Policies**

South Oxfordshire Core Strategy (SOCS) Policies:

- CS1 - Presumption in favour of sustainable development
- CSQ3 - Design
- CSR1 - Housing in villages
- CSS1 - The Overall Strategy

South Oxfordshire Local Plan 2011 (SOLP 2011) Policies:

- CON11 - Protection of archaeological remains
- CON12 - Archaeological field evaluation
- CON13 - Archaeological investigation recording & publication
- CON14 - Building record survey
- 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
- G2 - Protect district from adverse development
- H4 - Housing on sites within the built up areas of towns and villages
- T1 - Safe, convenient and adequate highway network for all users
- T2 - Unloading, turning and parking for all highway users

South Oxfordshire Emerging Local Plan 2034 Policies

The council is currently progressing the emerging local plan through the examination stage. The plan currently carries limited weight. Relevant policies include;

- DES1E - Delivering high quality development
- DES2E - Enhancing local character
- DES3E - Design and Access Statements
- DES5E - Outdoor amenity space
- DES6E - Residential amenity
- ENV9E - Archaeology and scheduled monuments
- H8E - Housing in the smaller villages
- STRAT1E - The overall strategy

4.2 Neighbourhood Plan – N/A

4.3 Supplementary Planning Guidance/Documents
South Oxfordshire Design Guide 2016 (SODG 2016)

4.4 National Planning Policy Framework and Planning Practice Guidance

4.5 Other Relevant Legislation

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010

In determining this planning application, the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

5.0 PLANNING CONSIDERATIONS

5.1 The relevant planning considerations are the following:

- **Whether the principle of a new dwelling is acceptable in this location in relation to housing policy and green belt policy.**
- **Fall-back position**
- **Policy H4 criteria for new dwellings**
- **Neighbour impact**
- **Garden size**
- **Highway issues**
- **Protected species**
- **Comparative heights**
- **CIL**

5.2 Principle

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. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires where regard is to be had to the Development Plan, applications for planning permission must be determined in accordance with the Plan unless material considerations indicate otherwise.

5.3 In the case of this proposal, the most relevant parts of the Development Plan are the Core Strategy which was adopted in December 2012 and the saved policies in the South Oxfordshire Local Plan 2011.

- 5.4 The National Planning Policy Framework does not form part of the statutory Development Plan but is an important material consideration in decision taking. Paragraph 10 of the NPPF advises that there is a presumption in favour of sustainable development.
- 5.5 For decision-taking this means:
- Approving development proposals that accords with the development plan without delay;
 - 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:
 - 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
 - Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 5.6 **Housing policies**
Policy CSR1 of the South Oxfordshire Core Strategy (SOCS) allows for the provision of housing in smaller and other villages in the district. Holton is identified as a “smaller” village where infill development on sites of up to 0.2 hectares may be allowed subject to the criteria of policy H4 of the SOLP. Infill development is defined as the filling of a small gap in an otherwise built up frontage or on other sites within settlements where the site is closely surrounded by buildings. Policy CSR1 also allows for redevelopment proposals in all categories of settlement but these will be considered on a case for case basis through the development management process in line with other policies in the Development Plan. Policies CSR1 and CSEN2 also refer to respecting Green Belt designations.
- 5.7 This site lies within the village of Holton and is closely surrounded by buildings. As such, it is my opinion that the proposal accords with policy CSR1 of the SOCS and that the principle of residential development on this site is acceptable. The detail of the proposal falls to be considered within the criteria of policy H4 of the SOLP. (see para 5.17). Also, an extant planning permission exists on this site to erect a detached dwelling and detached pool building which establishes the principle of residential development on this site.
- 5.8 **Principle green belt policy**
The principle of new buildings in the green belt on the site has been established by the extant planning permission. In my view the proposal will not have any further material impact on the open character of the green belt than the approved scheme. The site is located within the built limits of the settlement and will be surrounded by other buildings that are of a comparative height.
- 5.9 The National Planning Policy Framework (NPPF) attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open – the most important attribute of Green Belts is their openness and their permanence.

The green belt serves 5 purposes:

- a) To check unrestricted sprawl of large built-up areas
- b) To prevent neighbouring towns merging into one another
- c) To assist in safeguarding the countryside from encroachment
- d) To preserve the setting and special character of historic towns; and

- e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 5.10 It is important to note that whilst the Green Belt contains areas of attractive landscape, the quality of the landscape is not relevant to the inclusion of land in the Green Belt or its continued protection. It is the openness of the land that is important.
- 5.11 To protect openness there is a general presumption against inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. New buildings in the Green Belt area inappropriate unless for the following purposes:
- a) Buildings for agriculture and forestry
 - b) The provision of appropriate facilities (in connection with the existing use of land or the change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
 - c) The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
 - d) The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces;
 - e) Limited infilling in villages
 - f) Limited affordable housing for local community needs under policies set out in the development plan including policies for rural exception sites; and
 - g) Limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would;
 - Not have a greater impact on the openness of the Green Belt than the existing development; or
 - Not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Section e) above refers to limited infilling in villages being appropriate development in the green belt. It is your officers' opinion that the site lies within the built-up limits of Holton and therefore this site is an infill site and as such the principle of development in Green Belt policy is acceptable.

- 5.12 The NPPF says that where villages are included within the Green Belt, it must be because they contribute to the openness (para 140). A reasonable interpretation is that there are features in the character of the village (open spaces) that make that contribution in particular.

Policy CSR1 considers that if a site is an infill site then it must be part of a built-up area/frontage and there would be some harm to the openness, but it would be limited.

- 5.13 It is my opinion that the proposal meets the description of infill development as the site is closely surrounded by buildings. For this reason, the principle of a single dwelling on the site is acceptable.

5.14 **Fall-back position**

Fall-back positions are material planning considerations and are deemed to be the extent the land can be developed without express planning permission from the council or via extant lawful planning permissions. Case law notes that they must have a

realistic possibility of implementation and must be weighed in the balance with all other material considerations.

5.15 Development is deemed to have commenced in respect of the extant permissions. The extant planning permissions, (P14/S0338/FUL & P14/S3212/FUL) which this application seeks to vary, are the only genuine fall-back positions for development on the site and what the variations proposed should be weighed in balance against.

5.16 As such, it can be concluded that the principle of a dwelling on this site is acceptable in principle in relation to both housing and green belt policies. Also, given that the 2014 planning permission has been commenced there is also a fall-back position which is a material planning consideration when assessing this current proposal.

5.17 **Policy H4 criteria for new dwellings**

This policy details that new dwellings within settlements will be permitted subject to certain criteria. The relevant policy criteria are looked at in more detail below.

5.18 - i) An important open space of public, environmental or ecological value is not lost, nor an important public view spoiled

The site was originally the garden to Holton Cottage. The site has since been subdivided and cleared. It is not an important open public space and its development would not spoil an important public view. There is potential for Great Crested Newts (GCN) to be present. This is discussed in more detail in paragraph 5.23 below.

5.19 - ii.) The design, height, scale and materials of the proposed development are out of keeping with its surrounding

The site does not lie within a conservation area or close to any listed buildings. Within the vicinity of the site there is a variety of house types and styles which utilise a wide pallet of materials. The proposed dwelling would be finished using red facing brick with timber cladding and a grass sedum low pitched roof. These traditional materials would not appear out of keeping with the surrounding development. The two-storey design of the dwelling is in keeping with the two-storey properties either side and in front of the new dwelling

5.20 - iii.) Character of the area is not adversely affected

In my opinion, the wider character of the area will not be affected by this proposed new dwelling. There is a variety of design and heights which are unlikely to have any material impact on the general character of the village,

5.21 - (iv) There is no overriding amenity environmental or highway objection
Impact on neighbours and highway issues are assessed later in this report.

5.22 - (v) If the proposal constitutes backland development, it would create problems of privacy and access and would not extend the built-up limits of the settlement
The proposal would constitute backland development as it would be sited behind Diamond Cottage and Holton Cottage. It is my opinion that the current proposal will not have any further adverse impact on these matters than the extant scheme.

5.23 **Neighbour impact**

The properties most affected by this proposal are Holton Cottage and Diamond Cottage to the south east, Shielings to the south west and, to a lesser extent, Jubilee Cottage to

the south east and Ashleigh House to the north east. A plan showing these properties in relation to the application site is attached as **Appendix 3**

Holton Cottage – The attached garages of Terence House which are single storey and have an eaves height of 2.65m would be sited some 2.2m off the joint boundary between Holton Cottage and Diamond Cottage. An extended outbuilding within the curtilage of Holton Cottage is situated immediately adjacent to the boundary wall so the impact of the proposed dwelling would be mitigated. The two-storey part of the new dwelling would be some 21m away from the rear elevation of Holton Cottage. In its amended form, all the first-floor windows in the elevation facing Holton Cottage would be obscure glazed and a condition is recommended that these remain so. As such, there would not be any direct overlooking into the private rear garden of Holton Cottage. It is my opinion that the property is designed in a way which proposes the more visually prominent, two storey part of the property, sufficiently far away from Holton Cottage so to prevent the property from being unacceptably overbearing or oppressive.

Diamond Cottage- The attached garages of Terence House would be some 15m from the joint boundary with Diamond Cottage. The two-storey part of the new dwelling would be over 25m away from the rear elevation of Terence House. As the first-floor windows facing Diamond Cottage would be obscure glazed, it is my opinion that the amenity of the occupiers of Diamond Cottage would not be unacceptably harmed by this proposal.

Shielings – The new dwelling would be sited to the north of Shielings. There would be a gap of approximately 4m between the side elevation of Shielings and the side elevation of the new property. The eaves height of Terence House would be 5.3m dropping to 5.0m. There is only a single window proposed in the elevation facing Shielings and that would be at ground floor serving a wc. It is my opinion that given the distance between the 2 properties, the modest eaves height, and the flat roof design of the new dwelling, the new property would not result in an unacceptable impact on the amenity of the occupier of Shielings.

Jubilee Cottage – The nearest part of the new dwelling would be some 20m from the rear elevation of Jubilee Cottage and sited at an oblique angle to it. A single first floor bedroom window is proposed in the north elevation which would look towards Ashleigh House and obliquely towards Jubilee Cottage. Given this relationship between the 2 properties, I do not consider it would have an unacceptable impact on the occupiers of this property.

Ashleigh House – Terence House would be sited some 13.5m to the south of Ashleigh House. The single first-floor bedroom window would look towards the side elevation of Ashleigh House which has a first-floor landing window only in that elevation. As such there would be no direct overlooking from the bedroom window and the new dwelling would be far enough away from Ashleigh House so as not to be oppressive or overbearing in my opinion.

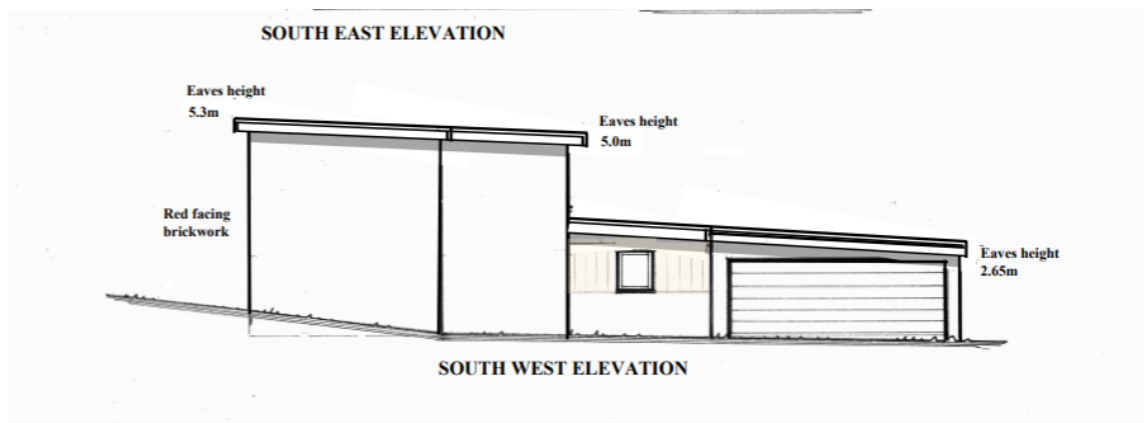
5.24 **Protected Species**

SOCS policy CSB1 seeks to prevent the net loss of biodiversity on a proposed site, which is supported SOLP policy C6 and in addition policy C8 which notes development will not be permitted where it has an adverse impact on protected species. There is a confirmed breeding population of Great Crested Newts on the pond of the neighbouring property. These creatures spend most of their time on land within 250m of ponds.

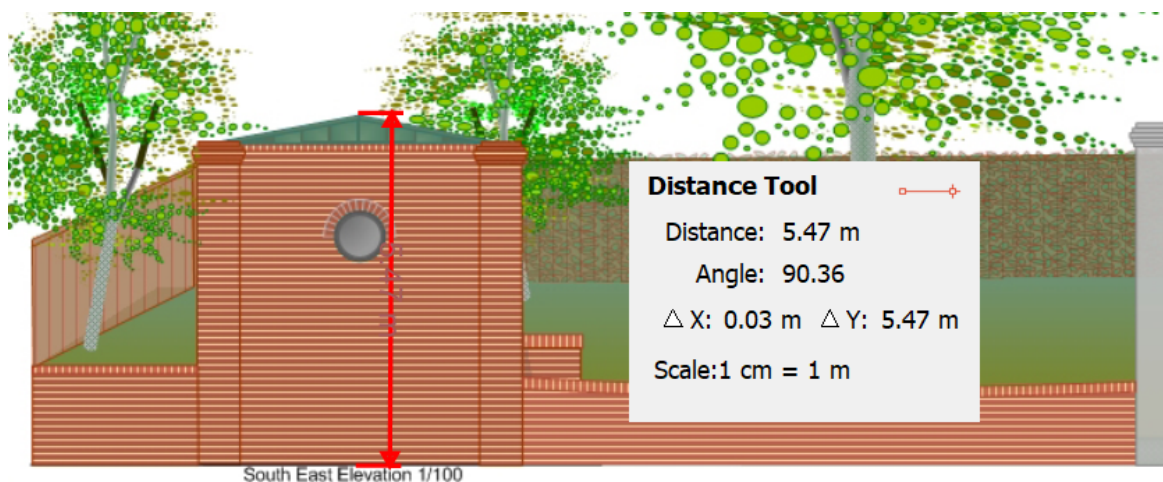
The site has been cleared once under a licence from Natural England in 2017. The site regenerated and was then cleared again under a working method statement in 2019. It is understood that the habitats have regenerated once again. The applicant is seeking planning permission again for the site. The Local Planning Authority need to be confident that if planning permission is granted, it does not lead to an offence (kill or disturb GCN), or if an offence is unavoidable, it can be licensed by Natural England. As such, a condition is recommended which requires the applicant to undertake an updated assessment of the habitats present on the site depending on what that reveals a new licence may be required. This can adequately be addressed by a revised condition in my view to ensure that the further assessment is carried out and appropriate action taken.

5.25 Comparative heights

The Parish Council and the neighbour at Shielings have referred to the proposed new dwelling being higher than the extant scheme which is also the fall-back position on this site. The current proposal is a flat roof design which gently slopes down from a height of some 5.3m to 5.0m with the single storey element having an eaves height of some 2.65m.



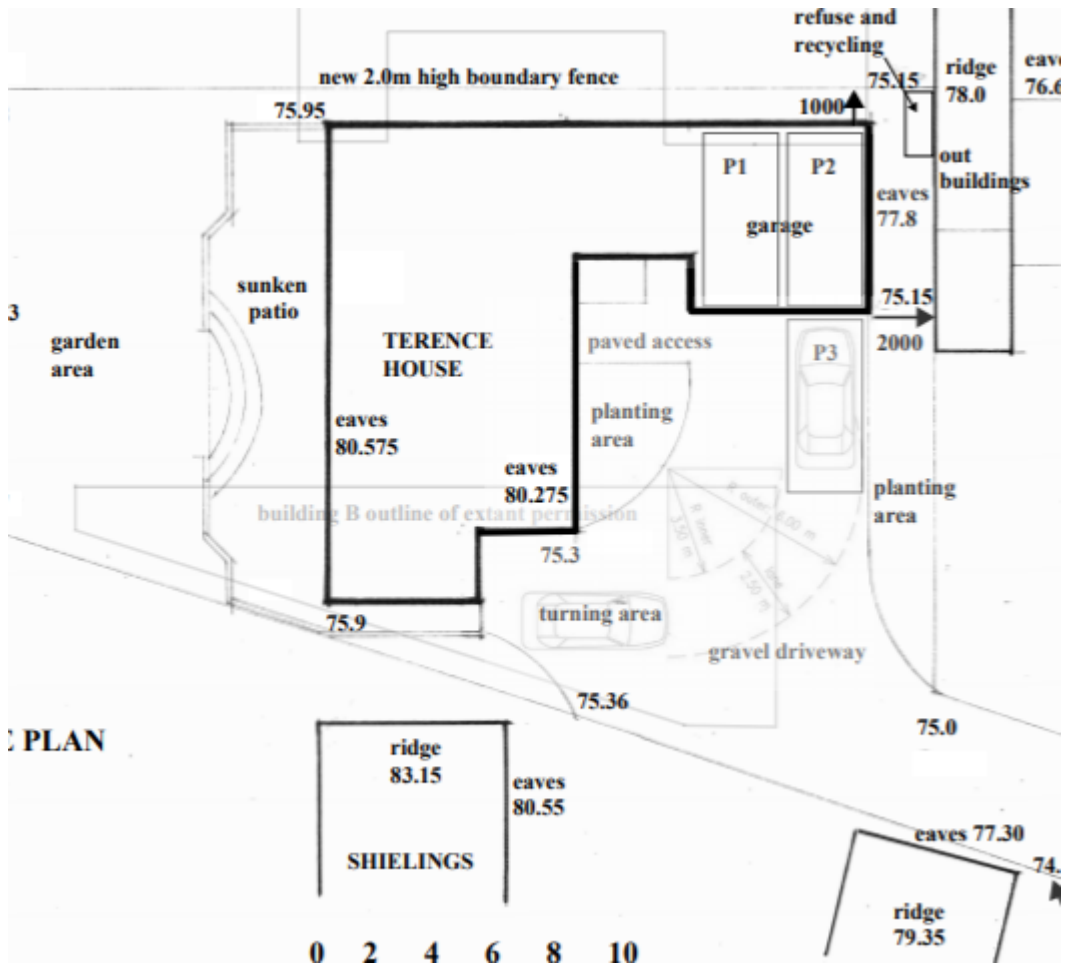
This compares to the pool building of the extant planning permission which has a ridge height of some 5.47m - ref P14/S2232/FUL) This building was proposed adjacent to the joint boundary with Shielings.



This plan shows the height of the extant scheme with an overall ridge height of some 5.47m

5.26 In terms of how these 2 schemes relate to Shielings, this can be seen from the block plan below. The footprint of the pool building of one of the extant planning permissions

can be seen extending 25m adjacent to the joint boundary between Shielings and the development site (ref P14/S0338/FUL). An amendment to the pool building was made under ref P14/S2232/FUL. The current proposal has some 5.3m of wall close to the joint boundary and that is slightly lower than the extant scheme. Overall, the impact of the current proposal on Shielings is materially less than the extant permission in your officers' opinion.



Block plan of current proposal with outline of extant permission in pale grey.

5.27 Garden sizes

Policy D3 if the SOLP requires that a private outdoor garden and outdoor amenity space should be provided for all new dwellings. The amount of land to be used for the garden or amenity space will be determined by the size of the dwelling proposed. This policy and the SODG seek to ensure that reasonable standards of private amenity space are provided in new developments. The proposed new dwelling would have 4 bedrooms. As such a private garden area of some 100sqm is required in order to accord with the council's standards. In this case a rear garden of some 200 sqm is proposed which exceeds the council's standards for this size of property.

5.28 CIL. The council's CIL charging schedule has 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. This proposal is CIL liable and the necessary information has been submitted at this stage of the process.

7.0 **CONCLUSION**

The principle of a dwelling on this site is acceptable given its location within Holton and the precedent set by the extant planning permissions. The current proposal will not result in unacceptable amenity issues for neighbours and meets the council's standards in relation to garden size and parking. The proposal accords with Development Plan policies and Government advice.

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 : Existing vehicular access**
- 4 : Parking & Manoeuvring Areas Retained**
- 5 : No Garage conversion into accommodation**
- 6 : Schedule of materials required (walls and roof)**
- 7 : Great Crested Newts – additional assessment and action required**
- 8 : Obscure glazed windows in south east elevation**

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