

APPLICATION NO.	P20/S2712/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	12.8.2020
PARISH	BENSON
WARD MEMBER(S)	Sue Cooper Andrea Powell
APPLICANT	Mr & Mrs Amanda Walker
SITE	Old Telephone Exchange, Church Road Benson, OX10 6SF
PROPOSAL	Replacing 2 existing brick former telephone exchange buildings with a new, one-bedroom residential dwelling, with live work studio above, re-using the existing access and parking area (as amplified by Transport and Agricultural Information received 8 October and 19 October 2020 respectively. Energy Statement received on 13 January 2021 and amended by drwgn0 20 TECB PPB02 rev D received on 1 February 2021 to revise garden layout and external wall material)
OFFICER	Will Darlison

1.0 **INTRODUCTION AND PROPOSAL**

- 1.1 This application has been referred to Planning Committee at the discretion of the Planning Manager because of the Highway Safety concerns expressed by the District Councillor. This report sets out the officer’s recommendation of approval and how that has been reached with regard to the relevant material planning considerations and the development plan.
- 1.2 The application site is located within the built-up limits of the village of Benson. It is the former telephone exchange and is situated between, 34 Church Street (a dwelling) and the Benson Library site. There are two existing single storey buildings on the site, the smaller of the two is constructed of brick under plain tiles, whilst the larger is wire cut brick under plain tiles.
- 1.3 The site is located outside of but immediately adjacent to the Benson Conservation Area and none of the buildings on the site are listed. A plan identifying the site is attached at **Appendix 1** to this report.
- 1.4 The application seeks planning permission for the demolition of the existing buildings on the site and the erection of a detached one-bedroom dwelling with a live-work studio above. The existing access from Church Road would be retained and a driveway created to accommodate one car parking space.
- 1.5 The application has been amended to provide additional information in the form of a transport statement, arboricultural method statement, energy statement, a revised layout to the garden area and altered external wall materials to the proposed house.
- 1.6 Reduced copies of the plans accompanying the application are attached at **Appendix 2** to this report. All the plans and representations can be viewed on the Council’s website www.southoxon.gov.uk under the planning application reference number.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 **Benson Parish Council – Objection**

- The proposal would cram a larger residential layout than that previously refused on to this restricted plot.
- The design is ugly and completely out of character. It resembles an industrial unit alongside the conservation area.

County Archaeological Services – No objection

Conservation Officer – Comments received.

- The site is outside the conservation area but within its setting.
- The south eastern side of the road is characterised by C20 buildings and does not contain buildings of architectural or historic interest.
- The site is currently well screened by trees and provides a welcome backdrop to the conservation area and listed buildings.

Drainage – No objection subject to conditions

Forestry Officer – No objection subject to condition

Highways Liaison Officer – Objection (subsequently withdrawn)

- The proposal can only increase the regularity of movements and also the number.
- The proposal does not provide visibility splays in accordance with standards, vehicular and pedestrian. Without these this can only increase the risk to highway safety.

No objection (upon submission of additional information and review)

- The provision of an existing access indicates that the site was subject to vehicular movements.

Building Control Manager – No objection

Neighbour representations – Neighbour Support x (5)

- This is a very sensitive design in keeping with the area that would add to the visual amenity in comparison to the existing use of the site.
- Currently the site is an eyesore, and this would be an improvement.
- I am pleased to see this unused and unsightly plot put to good use providing a home to a local person.
- The design is innovative and will add to the character and mix of properties in the immediate area.
- One more driveway will not make the junction any worse than it currently is.

Neighbour Objections x (7)

- The application site is too small for a dwelling as shown in the refusal of previous applications.
- The access to the site referred to is not an established one.

- The access arrangement proposed would add to an already dangerous road junction at the top of Church Road.
- The site having only one parking space would likely result in a second car needing to park on the road.
- The design and appearance of the proposed dwelling is out of keeping with the area.
- The access to the site is unsafe.
- What is a 'live work' unit?
- Impact on the privacy of 34 Church Road through overlooking.

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P07/W1175](#) - Refused (23/01/2008) - Appeal dismissed (23/07/2008)

Conversion and extension of former telephone exchange to dwelling (as amended by drawing no.A3 1A accompanying letter from Agent dated 23 October 2007).

[P05/W0333](#) - Refused (20/05/2005)

Change of use of former BT building from electrical engineers and contractors store to residential use and extension to link buildings.

[P86/W0113](#) - Approved (26/03/1986)

Change of use from builders storage to electrical contractors storage of materials.

[P85/W0694](#) - Approved (29/01/1986)

Use for light storage of goods and office files. (Retrospective Application). (As clarified by applicant's letter dated 17 January 1986).

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 N/A

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework and Planning Practice Guidance**

5.2 **South Oxfordshire Local Plan 2035 (SOLP) Policies:**

DES1 - Delivering High Quality Development

DES2 - Enhancing Local Character

DES5 - Outdoor Amenity Space

DES6 - Residential Amenity

DES10 - Carbon Reduction

ENV1 - Landscape and Countryside

ENV3 - Biodiversity

ENV7 - Listed Buildings

ENV8 - Conservation Areas

ENV9 - Archaeology and Scheduled Monuments

H1 – Delivering New Homes

INF4 - Water Resources

STRAT1 - The Overall Strategy

TRANS2 – Promoting Sustainable Transport and Accessibility

TRANS5 - Consideration of Development Proposals

5.3 **Benson Neighbourhood Plan Policies:**

NP1 - In-fill development

NP6 – Conservation and Heritage

NP7 – Design

NP14 – Change of use

NP30 - Sustainable Drainage Systems

5.4 **Supplementary Planning Guidance/Documents**

5.5 South Oxfordshire Design Guide 2016 (SODG)

5.6 **Other Relevant Legislation**

5.7 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.

5.8 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.

6.0 **PLANNING CONSIDERATIONS**

6.1 **The relevant planning considerations are the following:**

- **Principle of development.**
- **Impact on neighbours.**
- **Design, appearance and impact on the wider area.**
- **Impact on highway safety, parking and amenity space.**
- **Impact on trees.**
- **Impact on drainage.**
- **Impact on employment land.**
- **Impact on resources.**
- **Other issues.**

6.2 **Principle of development.** 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.

6.3 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.

6.4 Development which is not in accordance with an up-to-date development plan should be refused unless material considerations indicate otherwise.

6.5 The spatial strategy in Policy STRAT1 of SOLP establishes a settlement hierarchy where the amount and location of new housing is related to the availability of facilities and services in order to achieve a sustainable pattern of development. Policy H1 of SOLP also deals with the delivery of new homes, allowing new housing on allocated sites (including Neighbourhood Plan (NP) allocations). Where there is no NP the residential development in the larger villages will be assessed under policy H4 of SOLP. In this case there is a NP in place and SOLP policy H1 is relevant and allows for new residential development where;

- iii) **it is development within the existing built-up areas of Towns and Larger Villages as defined in the settlement hierarchy (shown in Appendix 7); provided an important open space of public, environmental, historical or ecological value is not lost, nor an important public view harmed; or**

6.6 Policy NP1 of the Benson Neighbourhood Plan allows for infill development. The policy states that in-fill development, which reflect the scale and character of the village, will be supported within the built-up area of Benson.

6.7 Assessing the site against the SOLP H1 and Benson Neighbourhood Plan NP1 criteria,

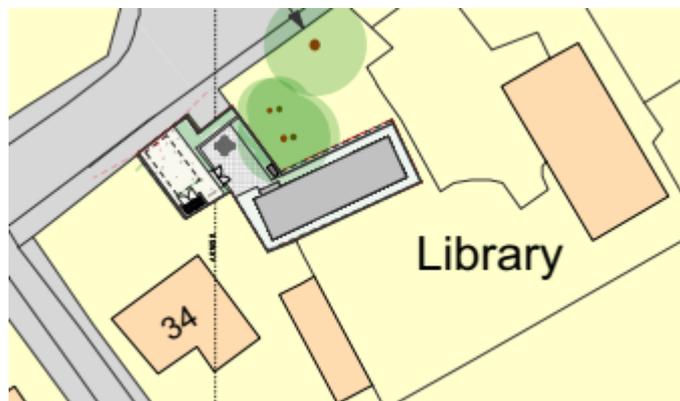
- The site is within the built-up limits of the village
- the site is set back from the highway and not an open space,
- it has no special ecological or historic interest and
- is not part of an important view.

6.8 Therefore, the principle of the development is acceptable subject to it complying with the above criteria and other relevant development plan polices that shall be covered in this report.

6.9 **Impact on neighbours.** Policy DES6 of the SOLP aims to ensure that development would not have significant adverse impacts on the amenity of neighbouring uses with respect to loss of light, dominance or visual intrusion, noise, emissions, pollution or external lighting.

6.10 The proposed dwelling would share the south western boundary with 34 Church Road. The proposed dwelling would be situated in roughly the same position within the site as the two existing storage buildings, employing a rectangular footprint with the narrow end facing onto the side boundary with the neighbouring property. This would ensure that the primary expanse of the proposed rear elevation would be orientated so it is facing south east as shown in the proposed block plan extract below.

6.11



Proposed Block Plan

6.12 The site visits undertaken included visiting the neighbouring property at 34 Church Road and the part of the property located to the north east side of the house, which is an area of private garden. It is private amenity space for the property but the site as a whole is afforded land to the rear of the house as well. From the area of side garden, the existing storage buildings are clearly visible with their rear roof slopes being the dominant features. However given their orientation and bulk being located further to the east they are not overbearing or oppressive particularly given the multi-faceted nature of the site boundary between the two sites. This aspect of the neighbouring property is therefore one where built form is an established characteristic.

6.13 The proposed dwelling would have a curved roof that faces to the north so when viewed from the neighbour's area of side garden, the western end and southern rear of the buildings would be visible. Whilst the proposed building would have a greater

overall height than the existing, it would be located in a similar position within the site so that the building would continue to project eastwards and away from the amenity space of 34 Church Road. Therefore, I do not consider that it would be overbearing or oppressive to the extent to warrant refusal, particularly given that available amenity space at the neighbouring site is not restricted to the side of the house. In addition, the proposed dwelling, being constructed of brick, would draw links back to the existing structure as opposed to the originally proposed painted render, which would have had a considerably more stark appearance when viewed from the neighbouring property.

- 6.14 The proposed dwelling would have two windows on its rear elevation. The closest to the neighbour at 34 Church Road would be a tall window that would serve the living room at ground floor, no views are possible from the upper storey as immediately above the living room is a vaulted ceiling/void because the studio only spans part of the upper floor. The other window situated on the rear elevation would serve the upper storey studio but this would be situated towards the eastern end of the building. It would provide a direct view out onto the area of land that lies due south and is part of the library site. It is anticipated that only oblique views to the right towards the neighbour's site garden would be possible.
- 6.15 In terms of additional overshadowing upon 34 Church Road, I am of the view that this would not be harmful. This is on the basis that the proposed dwelling, like the buildings it would be replacing, would be situated to the north east with the front elevation set forward of the front elevation of 34 Church Road. This spatial relationship is such that the primary areas of garden at this neighbouring property would not be cast into shadow as the sun progresses throughout the course of a given day.
- 6.16 I am therefore of the opinion that the proposed development would not be materially harmful to the amenity of the neighbouring property. It is however proposed to remove Class A Permitted Development rights to avoid the proliferation of windows that could pose harm to neighbour privacy.
- 6.17 **Design, appearance and impact on the wider area.** DES1 of the SOLP aims to ensure that all new development must be of a high-quality design with DES2 ensuring that it must respond to and enhance local character. Policy NP7 of the Benson Neighbourhood Plan states that all new development, including infill should be of a high-quality design that respects the distinctive character of the locality and accord with the neighbourhood plan Design Statement.
- 6.18 The existing buildings are of functional appearance and have no particular architectural or historic merit. There are limited views from the public realm, and they make no positive contribution to the surrounding area or to the setting of the adjacent conservation area. Their presence in the street scene could become more prominent if screening trees were to be removed.
- 6.19 The proposed dwelling would be of a contemporary design. The footprint would be an uncomplicated, rectangular form with a curved quarter circle roof sloping up and away from the north. The roof would be of a standing seamed metal construction with the external walls in brick.
- 6.20 In my opinion would, the design would result in a visually interesting melding of traditional plan form and materials and a distinctive approach to roof form and material that would add to the variety of architectural styles on this side of Church Road. It would broadly maintain the scale of built-form that has characterised this site by not making the building full two-storey in height and by maintaining the position it would occupy with the plot. I consider it to comply with the relevant Development Plan policies.

- 6.21 As the site is located adjacent to the Benson Conservation Area and there are listed buildings in the vicinity, policies ENV6 and ENV8 of the SOLP seek to ensure that new development be sensitively designed and should not cause harm to the historic environment. This includes harm to significance through damaging their setting. This is supported by Policy NP6 of the Benson Neighbourhood Plan which seeks to conserve and enhance the character and appearance of the Benson Conservation Area and listed buildings and their setting.
- 6.22 The Conservation Officer has provided comments, highlighting that the south eastern side of the road is characterised by C20 buildings that are not of architectural or historic interest. Interest comes from buildings that fall within the conservation area, notably the grade II listed The Old Vicarage, and the Benson War Memorial, which are close to the site. There are no historic associations between these and the site and the relationship is purely one of setting in a visual sense with the pavement and bench at the front of the site providing good views of this part of the conservation area. The site is currently well screened by trees on the land situated to the north which lies between it and the pavement and that this provides a welcome backdrop to the heritage assets. The existing buildings are well screened although their form and materials would not be out of keeping with the area if they were to become more visible.
- 6.23 The Conservation Officer raised a number of matters that could negatively impact upon the area. For instance, the need for an appropriate approach to boundary treatment to ensure that the amenity space of the occupants is sufficiently private without the use of a solid means of enclosure which would block views into the site from the conservation area and diminish the contribution it makes to its setting through its openness and greenness. This has been addressed through the inclusion of 0.9 metre arch topped railings at the front of site. However, in order to provide privacy for the amenity space there is proposed a 1.4-metre-high wall with 0.5 metre trellis above set within the frontage of the site. This is considered acceptable on the basis that the verdant, treed area that provides the contribution to the setting does not derive from the application site itself but from the land to the north east as can be clearly identified in the photograph below to the left of the bench. This area is not being developed as part of the application and shall remain.



- 6.24 Some comments suggest that there would be little space for landscaping or greenery on the site and there is concern about the impact of the development on adjacent trees, given that they provide dense screening. The matter of the impact of the proposals on the trees is discussed in more detail starting at para. 6.38 of this report. However, in

summary the trees on the adjacent site to the north east are protected by a tree preservation order and those not are not a constraint to development in the view of the Forestry Officer. The trees can be adequately protected during the construction works by condition in my view.

- 6.25 The design of the dwelling is contemporary, and some comments have suggested that the curved roof would be out of keeping with the character of the area. However, in my view, the building would not be unduly prominent or detract from the character of the area given its small scale relative to other buildings nearby. The Conservation Officer did however raise concerns about the originally proposed external wall material being painted render as this would be likely to draw more attention to the building visually. In response to this the materials to the exterior of the building was changed to brick as this was agreed to provide a more subtle and locally distinctive finish which would offset the contemporary approach to the design and roof finish. It is my opinion that this alongside the set back from the road and screening, the development would not be materially harmful to the setting of nearby heritage assets.
- 6.26 **Impact on highway safety, parking and amenity space.** With respect to highway safety matters the advice from Central Government set out in the NPPF makes it clear that development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe.
- 6.27 The term severe is locally interpreted as situations, which have a high impact, likely to result in loss of life, or a higher possibility of occurrence with a lower impact.
- 6.28 Policy TRANS5 seeks to ensure that development does not harm highway safety and provides for sufficient parking and turning areas and TRANS2 promotes the use of sustainable forms of transport such as walking and cycling.
- 6.29 Highway Safety: The initial comments from the Highway Officer at Oxfordshire County Council recommended that the proposed development be refused on safety grounds. At the time it was their view that the previous telephone exchange use would have generated a low level and infrequent number of vehicular movements. It was their view that the proposed development would increase the regularity of movements and their number. In addition, the proposal did not provide any visibility splay. As such they considered that the proposals would increase risk to Highway Safety and to other users of the highway within the vicinity.
- 6.30 A Transport Statement (TS) has been submitted to address these concerns. In the light of the TS the Highway Officer now has no objection to the proposal. It is clear that there is an existing dropped kerb and vehicular access at the site, which indicates that there have been vehicular movements accessing and egressing the site in the past. The proposed use as a one-bedroom dwelling, would be likely to generate between four and six movements a day, and given the facilities that are available within walking distance, that figure may be lower.
- 6.31 The Highway Officer has taken into account the fact that the last use of the site was not as a telephone exchange. It would appear that from 1985 the buildings have been used for storage and from 2007 the buildings have been in a commercial use. It was accepted by the Highways Officer that this use and the available floor area of storage could realistically equate to three to four trips a day based on the lawful use of the site.
- 6.32 With respect to the matter of visibility splays to secure pedestrian safety at the site, the Highway Officer is of the view that the site can accommodate the 2m x 2m

requirements within the frontage so as to accord with standards. This would be ensured through the attachment of an appropriately worded condition.

- 6.33 I have sought further clarification from the Highways Officer in respect of outstanding concerns, which include the lack of turning space within the site to allow egress in a forward gear. The Highway Officer has confirmed that, whilst it is not an ideal arrangement, *The Manual for Streets* indicates that there is no evidence that reversing out of an access is more dangerous than egressing in a forward gear.
- 6.34 There is an existing dropped kerb serving the site and the established lawful commercial use of the site provides for comparable levels of traffic movements entering and leaving the site. The Highways Officer confirmed that on this basis there would not be sufficient evidence from a highways perspective to warrant a recommendation of refusal. In addition, given the proximity of the site to various facilities within Benson, the use of the private vehicle would be likely for work and or at the weekend when peak travel times are lower.
- 6.35 In the opinion of the Highway Officer the impact of the development in itself or cumulatively is not severe (the test required by the NPPF). In the circumstances there are no grounds to refuse the application on highway safety matters.
- 6.36 Parking: The proposed development would involve the creation of a one-bedroom residential unit and 1 car parking space is required to meet standards. The proposed site plan demonstrates that this space can be accommodated within the site. Therefore, it is my opinion that there would be an acceptable level of off-street parking provision that is in accordance with policy and in light of the level of facilities within walking distance of the proposed dwelling.
- 6.37 Amenity space: Policy DES5 relates to outdoor amenity space and states a private outdoor garden or outdoor amenity space, or alternatively a shared outdoor amenity area should be provided for all new dwellings. The amount of land that should be provided for the garden or amenity space will be determined by the size of the dwelling proposed and by the character of surrounding development.
- 6.38 The South Oxfordshire Design Guide advises at Section 7 that for one-bedroom dwellings 35 square metres of amenity space should be provided. The inability to provide these minimum standards can often be an indicator of overdevelopment. The practical usability of the primary amenity space has been the subject of close scrutiny by virtue of it being located between the north elevation of the dwelling and the frontage of the site where the pavement and a bench is located. Revisions to the internal layout have been secured to overcome the concerns about noise and privacy and a 1.4-metre-high screening wall with a 0.6 metres high trellis over has been provided. This would also afford the extra screening from views from the front facing upper storey window of the neighbour at 34 Church Road.
- 6.39 Taking account of the available land and the overall size of the plot the dwelling would have a garden area that meets the minimum standard. I am therefore satisfied that the proposal accords with Policy DES5. To ensure this going forward Permitted Development rights for extensions and porches shall be removed through appropriately worded conditions.
- 6.40 The outlook of the windows to the dwelling on the south and east elevations as well as the perception of the circulation space around the perimeter of the proposed dwelling would be prevented from being excessively claustrophobic by avoiding a solid boundary treatment. Instead railings along the boundary are to be used which would

have a beneficial level of visual permeability to afford the site and dwelling natural light and views beyond the confines of the site. I am satisfied that this would be sufficiently beneficial to overcome the close proximity the dwelling would have to the boundaries.

- 6.41 **Impact on trees.** Policy ENV1 aims to protect the landscape, countryside and rural areas against harmful development. Development will only be permitted where it protects and, where possible enhances, features that contribute to the nature and quality of South Oxfordshire's landscapes, in particular trees (including individual trees, groups of trees and woodlands), hedgerows and field boundaries.
- 6.42 Whilst the application site falls outside of the Benson Conservation Area there is a mature lime tree situated due north west of the existing building on the site which is protected by a tree preservation order. There are also several other trees growing within close proximity to the existing and proposed buildings.
- 6.43 A tree survey and arboricultural impact assessment has been submitted. The Forestry Officer has commented that there are two sycamore (T2 and T3) present outside the application site area have limited arboricultural value and as such they should not be considered as a constraint to development. The protected Lime tree (G1) which has both landscape and arboricultural value can be protected during construction through tree protection measures and this can be secured by condition.
- 6.44 The Forestry Officer has no objection to the development from an arboricultural perspective. They did draw attention to the fact that the previously discussed sycamore trees (T2 and T3) were not under the ownership of the applicant and as such they would have very limited control over them, with common law rights only covering to the ability to prune anything back to the boundary line.
- 6.45 **Impact on drainage.** Policy EP4 relates to matters of flooding and states that the risk of flooding will be minimised through;
- i) directing new development to areas with the lowest probability of flooding;
 - ii) ensuring that all new development addresses the effective management of all sources of flood risk;
 - iii) ensuring that development does not increase the risk of flooding elsewhere; and
 - iv) ensuring wider environmental benefits of development in relation to flood risk.
- 6.46 Policy INF4 relates to water resources and requires that all new development proposals must demonstrate that there is or will be adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve the whole development. Policy NP30 of the Benson Neighbourhood Plan seeks to ensure that development includes sustainable drainage systems to manage the risk of surface water flooding and foul sewer overload and prevent increase to flood risk elsewhere in Benson.
- 6.47 Updated modelling information from the Environment Agency has been submitted and this has clarified that the site is wholly within Flood Zone 1. The Drainage Engineer has no objection to the proposal subject to the conditions requiring the submission of Surface Water and Foul Water drainage schemes prior to the commencement of the development. This will ensure that SOLP Policies EP4 and INF4 as well as Benson Neighbourhood Plan Policy NP30 are complied with.
- 6.48 **Impact on employment land.** Policy EMP3 of the SOLP sets out that the loss of employment land will only be permitted where it has been established that the

employment use is no longer viable or there is evidence that there is no market interest. Policy NP14 of the Benson Neighbourhood Plan takes a similar stance but this is restricted to A1 retail use buildings in the defined village centre, which the application site falls outside of.

- 6.49 The storage use of the buildings has ceased, and it is clear that the buildings are in a poor condition and located in a small site. The buildings are small and do not have of any sort of facilities within them such as toilets, water or heating, in my view, they are not buildings that are realistically viable for employment purposes. Under these circumstances I do not view the change of use to residential to be problematic. Furthermore, the current proposal includes a first-floor studio element and it is intended for this to allow for home working to be undertaken from the property.
- 6.50 **Impact on resources.** Policy DES10 requires that all new build residential development must achieve at least a 40% reduction in carbon emissions compared with a code 2013 Building Regulations compliant base case. This reduction is to be secured through renewable energy and other low carbon technologies and/ or energy efficiency measures. It goes on to state that an energy statement must be submitted to demonstrate compliance with the policy and how the development will comply with this.
- 6.51 An energy statement has been submitted to demonstrate compliance with Policy DES10 which has been reviewed by our Building Control team to establish whether the required standard of reduction can be achieved. The energy statement was confirmed to be acceptable with regards to the requirement of Policy DES10 and a condition has been recommended to ensure its implementation and the submission of a verification report.
- 6.52 **Other issues.** The council's CIL charging schedule has been adopted and applies 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. In this case the CIL is liable for the creation of dwellings on the basis of a net increase in floor space in connection with the creation of new residential units.

7.0 CONCLUSION

- 7.1 Officers recommend that planning permission is granted as the development would be acceptable in principle. It would be of an acceptable size, location and design that would not adversely impact the character and appearance of the site or that of the setting of the Benson Conservation Area or nearby listed buildings. The site affords for adequate amenity space, parking provision and would not result in severe harm to Highway Safety. It would not result in a materially harmful impact on the amenity of neighbouring properties and in conjunction with the attached conditions the proposal accords with development plan policies.

8.0 RECOMMENDATION

8.1 Planning Permission

- 1 : Commencement three years - Full Planning Permission
- 2 : Approved plans
- 3 : Sample materials required (walls and roof)
- 4 : Withdrawal of P.D. (Part 1, Class A) – No extensions or openings
- 5 : Withdrawal of P.D. (Part 1, Class B) – No roof extensions
- 6 : Withdrawal of P.D. (Part 1, Class D) – No porches
- 7 : Vision splay details
- 8 : Parking space

- 9 : Tree Protection (General)
- 10 : Surface Water Drainage
- 11 : Energy Statement Verification
- 12 : Foul Water Drainage

Author: Will Darlison
Contact No: 01235 422600
Email: planning@southoxon.gov.uk