

APPLICATION NO.	P21/S1385/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	14.4.2021
PARISH	ROTHERFIELD GREYS
WARD MEMBER	Jo Robb Lorraine Hillier
APPLICANT	Mr & Mrs Philip & Joanne Robb
SITE	The Rosary Shepherds Green, RG9 4QL
PROPOSAL	Single storey extension & internal alterations. Bay window to breakfast room.
OFFICER	Hannah Gibbons

1.0 INTRODUCTION

- 1.1 This application is referred to Planning Committee because the applicant is a District Councillor.
- 1.2 The application site is shown on the ordnance survey plan **attached** as Appendix A. The Rosary, the host property, is a detached dwelling located within the village of Shepherds Green, within the Chilterns Area of Outstanding Natural Beauty.

2.0 PROPOSAL

- 2.1 The application seeks planning permission for the erection of a single storey extension and erection of bay window to existing breakfast room, with associated internal alterations. A copy of the relevant plans is **attached** as Appendix B whilst other plans and documentation associated with the application can be viewed on the council's website, www.southoxon.gov.uk.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 **Rotherfield Greys Parish Council** – No objections.
- 3.2 **County Archaeological Services (SODC)** - No objections
- 3.3 **Neighbour Representation –**
- **Consultee no 4-** No objections

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P19/S1468/HH](#) - Approved (09/09/2019)
Extensions at first and ground floor to increase first floor bathroom size and ground floor utility spaces.
(As per Additional information received 27 June 2019 and amended plans received 29 August 2019).

5.0 POLICY & GUIDANCE

- 5.1 **Development Plan Policies**
South Oxfordshire Local Plan 2035 (SOLP) Policies:

DES1 - Delivering High Quality Development
DES2 - Enhancing Local Character
DES6 - Residential Amenity

DES8 - Promoting Sustainable Design
ENV1 - Landscape and Countryside
ENV6 - Historic Environment
ENV8 - Conservation Areas
H20 - Extensions to Dwellings
STRAT1 - The Overall Strategy

5.2 Neighbourhood Plan Policies:

Not applicable for this site

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

Section 6- Householder extensions and outbuildings

5.4 National Planning Policy Framework and Planning Practice Guidance

5.5 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.

6.0 PLANNING CONSIDERATIONS

6.1 The relevant planning considerations are the following:

- **Impact on the character and appearance of the site and the surrounding Conservation Area.**
- **Impact on neighbours.**
- **Impact on the special landscape character of the Chilterns Area of Outstanding Natural Beauty.**
- **Other planning considerations**

6.2 Impact on the character and appearance of the site and the surrounding Conservation area.

- Policy H20 of the SOLP 2035 states that extensions to dwellings or the erection and extension of ancillary buildings within the curtilage of a dwelling, will be permitted provided that amenity areas are provided for the extended dwelling that accord with the South Oxfordshire Design Guide; and the proposal does not conflict with other policies in the Development Plan.
- Policy DES1 of the SOLP 2035 states that all new development must be of a high quality design that reflects the positive features that make up the character of the local area and both physically and visually enhances and compliments the surroundings. Planning permission will only be granted where proposals are designed to meet the key design objectives and principles for delivering high quality development set out in the South Oxfordshire Design Guide.
- Section 6 of the SODG 2016 advises that the size, siting and scale of any extension should not compete with the main dwelling.

- Policy DES2 states that all proposals for new development should include a contextual analysis that demonstrates how the design has been informed by and responds positively to the site and its surroundings; and reinforces place-identity by enhancing local character.
- Policy ENV6 of the SOLP 2035 states that the Council will seek to protect, conserve and enhance the District's historic environment. This includes all heritage assets including historic buildings and structures, Conservation Areas, landscapes and archaeology.
- Policy ENV8 of the SOLP 2035 states that proposals for development within or affecting the setting of a Conservation Area must conserve or enhance its special interest, character, setting and appearance. Development will be expected to contribute to the Conservation Area's special interest and its relationship within its setting. The special characteristics of the Conservation Area (such as existing walls, buildings, trees, hedges, burgage plots, traditional shopfronts and signs, farm groups, medieval townscapes, archaeological features, historic routes etc.) should be preserved.

The proposed development is of a good quality design, would use materials that are sympathetic towards the existing dwelling, and would blend into the appearance of the existing property. The development would integrate successfully into the established residential nature of the site and will not materially alter the landscape character of the surroundings or be seen as conspicuous when viewed from outside the confines of the site.

Therefore, Officers are of the view that the proposal would be of an acceptable design that would not impact on the character and appearance of the existing dwelling or that of the wider area.

6.3 Impact on neighbours.

- Policy DES6 of the SOLP 2035 states that development proposals should demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses, including through the loss of privacy, daylight or sunlight
- Section 6 of the SODG 2016 advises that the proposal must demonstrate that it will not result in overshadowing, a loss of privacy or an oppressive or overbearing impact on neighbouring properties.

In relation to the siting, and modest height and the appropriate scale and design of the proposed single storey extension and bay window, officers consider that the development would have no material impact on the amenities of neighbouring occupiers.

6.4 Impact on the special landscape character of the Chilterns Area of Outstanding Natural Beauty.

- Policy ENV1 of the SOLP 2035 states that the highest level of protection will be given to the landscape and scenic beauty of the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty (AONBS). Development in an AONB or affecting the setting of an AONB will only be permitted where it

conserves, and where possible, enhances the character and natural beauty of the AONB.

Officers consider that the scale and design of the development is in keeping with the existing dwelling and wider site, and the materials are to match the existing dwelling. Therefore, the proposal would conserve the landscape qualities of the Chilterns Area of Outstanding Natural Beauty.

6.5 Other planning considerations

Policy DES8 of SOLP states that all new development should demonstrate how they are seeking to reduce green house emissions through location, building orientation, design, landscape and planting. However, this is a very modest extension to a fixed part of the dwelling with limited scope for reducing green house emissions.

6.6 Community Infrastructure Levy

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, and the wider AONB. It is also acceptable in terms of its impact on neighbouring amenity and the Shepherds Green Conservation Area.

**8.0 RECOMMENDATION
Planning Permission**

1. Commencement three years - Full Planning Permission
2. Approved plans *
3. Materials & details as on plan & supporting documents

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