

APPLICATION NO.	P22/S3602/S73
APPLICATION TYPE	SECTION 73
REGISTERED	6.10.2022
PARISH	TOWERSEY
WARD MEMBERS	Lynn Lloyd & Ian White
APPLICANT	Mr Ciro Paradiso
SITE	Grove Hill Farm, Manor Road, Towersey, OX9 3QT
PROPOSAL	Variation of condition 2 (Approved plans) on planning application P22/S0537/FUL to consider the acceptability of constructing the proposed dwelling at existing ground level in light of additional support information in the form of a Landscape & Visual Technical Note. (As amplified by additional information received 02 December 2022).
OFFICER	Erection of replacement dwelling with associated parking and landscaping. Erection of a replacement pool house, machinery store and gates Marc Pullen

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This report sets out the justification for officers' recommendation to grant planning permission having regard to the development plan and any other material planning considerations.
- 1.2 This application seeks planning permission to vary planning permission granted in respect of application reference: P22/S0537/FUL. The variation involves building the dwelling at ground level rather than sunken within the ground, as previously approved. The height of the dwelling will be reduced by 100mm – but due to the change in levels proposed the dwelling would sit some 1.4m higher within the landscape than approved. Further landscaping is also proposed.
- 1.3 This application is referred to planning committee as the view of officers to grant planning permission conflicts with the views of Towersey Parish Council.
- 1.4 The site (which is shown on the OS extract attached as **Appendix A**) lies to the south-east of Towersey village. The site is accessed via Manor Road and crosses over the Phoenix Trail.

The site is in a reasonably exposed location within the local landscape and is visible from public rights of way and the Phoenix Trail.

The site has historically been used as a farmyard with agricultural buildings on site which are all sought to be removed as part of the approved development.



- 1.5 Reduced copies of the plans accompanying the application are attached as **Appendix B**. Other documentation associated with the application can be viewed on the council's website, www.southoxon.gov.uk.

2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

2.1 Towersey Parish Council – Object

- The original Parish Council objections to the first application for this scheme were largely based on scale, massing, and height of the proposed new buildings.
- The applicant issued revisions to those proposals that were sufficient at the time to overcome the initial objections of the Parish Council. A primary revision was that the ground level would be reduced thus reducing the overall impact of the proposed new buildings.
- This latest application would appear to be a reversal of the ground level reduction.
- The building will be 2.27 m taller than the existing Grove farmhouse. It will also be taller than the now demolished barns. The mass of the building, combined with its new height will be intrusive with a detrimental visual effect on the surrounding landscape.
- Grove Farm in its current form is visible from The Phoenix Trail, Manor Road, Chinnor Road (East of the railway bridge) and Public Footpaths nos. 4 and 6. From FP4 looking west, the BOC factory and Grove farm are approximately equal in height on the skyline. The new proposed house will dominate the skyline from all these viewpoints. In particular, it will obscure the Chilterns ridge views, and will be significantly higher than the BOC factory roof on the skyline from FP4. It will also be far more prominent. It will be far more obvious from Manor Road and from Chinnor Road.
- These new proposals are contrary to Policy H18 (Policy H18 (SOLP)).
- The photomontages do not represent all viewpoints that the dwelling will be visible from. Additionally, in the later years shielding trees have been shown to soften the view, but most of these are not in the landscape plan.

Revised consultation after revised Landscaping plan:

- The applicant has submitted a new landscaping scheme with this application P22/S3602/S73 which the Towersey Parish Council appreciate but it is not considered to be sufficient to overcome the

objection to the effective raising of the height of the proposed buildings in the landscape.

- The proposal to install larger trees as part of the landscaping proposal is appreciated but it is also noted that at any point in time in the future they could be removed.
- Maintain objection.

Landscape Architect (South and Vale) –

- Satisfied that the additional planting as shown on the revised Landscaping plan will be acceptable and minimise impact on the landscape in the long term.

3.0 RELEVANT PLANNING HISTORY

3.1 [P22/S2427/DIS](#) - Approved (20/10/2022)

Discharge of conditions 6 (Contaminated Land - Linked Conditions), 9 (Surface water drainage works) & 10 (Foul drainage works) on planning application P22/S0537/FUL. Erection of replacement dwelling with associated parking and landscaping. Erection of a replacement pool house, machinery store and gates.

[P22/S0537/FUL](#) - Approved (24/06/2022)

Erection of replacement dwelling with associated parking and landscaping.

Erection of a replacement pool house, machinery store and gates (As amended by plans received 2022-05-25 to reduce height of the proposed dwelling and to set proposed dwelling into the ground to further reduce height & as amplified by additional information received 25 May 2022).

4.0 ENVIRONMENTAL IMPACT ASSESSMENT

4.1 N/A.

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

DES5 - Outdoor Amenity Space

DES6 - Residential Amenity

DES10 - Carbon Reduction

ENV1 - Landscape and Countryside

ENV2 - Biodiversity - Designated sites, Priority Habitats and Species

ENV3 - Biodiversity

EP3 - Waste collection and Recycling

EP4 - Flood Risk

H18 - Replacement Dwellings

INF4 - Water Resources

STRAT1 - The Overall Strategy

TRANS5 - Consideration of Development Proposals

5.2 Neighbourhood Plan

No made Neighbourhood Plan

5.3 **Supplementary Planning Guidance/Documents**

South Oxfordshire and Vale of White Horse Joint Design Guide 2022

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.

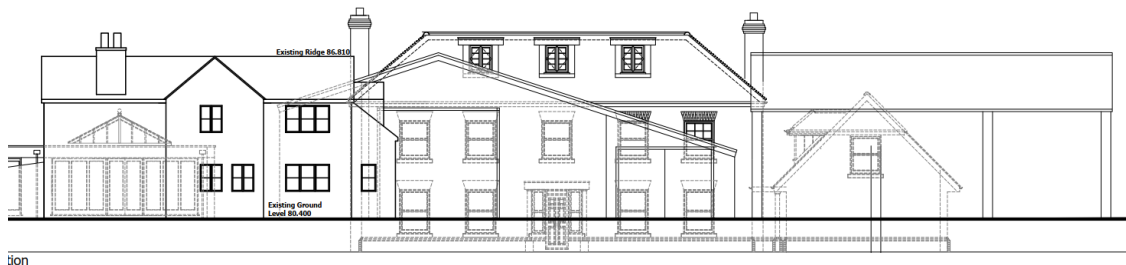
6.0 **PLANNING CONSIDERATIONS**

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

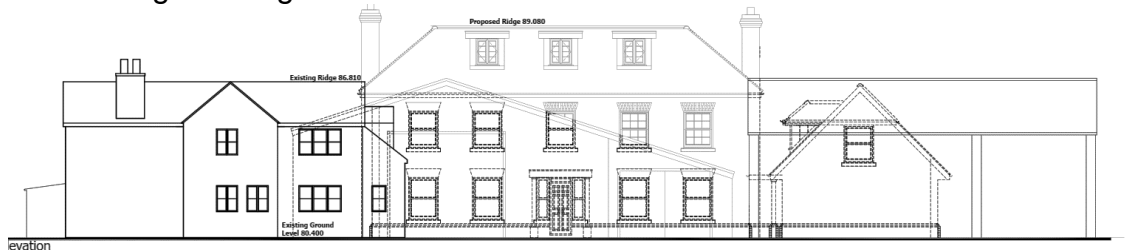
- **The impact upon the landscape**

6.2 The approved dwelling (ref. P22/S0537/FUL) was set lower into the ground to offset the visual impact on the landscape. The proposed change to the scheme would see the approved dwelling appear taller within the receiving landscape. Measurements are outlined below:

6.3 **Approved** (ref. P22/S0537/FUL): The approved dwelling measures 8.78m in height and is set down in the ground by 1.37m. The approved dwelling measures 900mm higher than the existing dwelling on site.



6.4 **Proposed:** The proposed dwelling would measure 8.68m in height and sits on the existing ground level. The proposed dwelling would be 2.27m higher than the existing dwelling on site.



6.5 A revised Landscaping plan has been submitted during the consideration of this application, through discussions with the council's Landscape Officer. The revised Landscaping plan proposes further planting and larger trees being planted around the edges of the application site. This better reflects the photomontages submitted. The photomontages show the 1 year, 5 year and 15 year period following planting – details that were not provided with the previous

application. These are material considerations which support the new height of the proposal within the receiving landscape.

- 6.6 In light of the revised Landscaping plan the council's Landscape Officer raises no objection to the proposed change to the increase in height of the approved development within the wider landscape. As such, officers are satisfied that the proposed variation to the approved development would not be harmful within the wider landscape and that the development is therefore acceptable having regard to the relevant Development Plan policies.

6.7 **Other matters**

Conditions - All relevant planning conditions attached to the original planning permission are recommended for this current proposal. Where details have been discharged previously then conditions should require the development to be carried out in accordance with these approved details.

- 6.8 Community Infrastructure Levy (CIL) - The proposed development remains CIL liable.

7.0 **CONCLUSION**

- 7.1 It is recommended that planning permission is granted for the proposed development. This application has demonstrated that through the use of landscaping the proposed increase to the height of the development on site would not result in adverse harm to the wider landscape. In conjunction with the attached conditions, the proposal accords with relevant planning policy.

8.0 **RECOMMENDATION**

Grant Planning Permission subject to the following conditions:

- 1 . Development to commence no later than 3 years from the date of original planning permission P22/S0537/FUL**
- 2 . Development to be implemented in accordance with approved plans**
- 3 . Development to be implemented in accordance with materials specified on plan**
- 4 . Implement wildlife protection/measures as previously agreed by planning permission P22/S0537/FUL**
- 5 . Implement contaminated land measures as previously agreed by application P22/S2427/DIS**
- 7 . Implement drainage measures as previously agreed by application P22/S2427/DIS**
- 8 . Requirement to report and deal with any unsuspected contamination found on site**
- 11 . To implement development strictly in accordance with measures set out within approved Energy Statement**
- 12 . Need to provide Electric Vehicles Charging Point(s) on site**
- 13 . Any external lighting scheme to be first submitted to and approved by the Local Planning Authority**
- 14 . Landscaping of the site in strict accordance with submitted Landscaping Plan**

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