

APPLICATION NO.	P14/S3212/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	15.10.2014
PARISH	HOLTON
WARD MEMBER(S)	Anne Purse
APPLICANT	Pierre Vivant
SITE	Land adjacent to Holton Cottage, Holton, OX33 1PS
PROPOSAL	Amendments to approved pool/garage building under planning permission P14/S0338/FUL. (Erection of a four bedroom dwelling with ancillary pool/garage)
AMENDMENTS	(As amended by amended Design and Access Statement received 22 November 2015)
GRID REFERENCE	460045/206676
OFFICER	Kim Gould

1.0 INTRODUCTION

- 1.1 This planning application is referred to the Planning Committee as the officer's recommendation differs from the views of Holton Parish Council
- 1.2 The application site is shown on the OS extract attached as **Appendix 1**. It is currently part of the rear garden to Holton Cottage which is a non listed building located within the built up confines of Holton within the Oxford green belt.
- 1.3 Holton Cottage has been subdivided into flats and has an extant planning permission for a two storey extension at the rear which has not yet been built. The neighbouring properties Jubilee Cottage, Ashleigh House and Sheilings all share boundaries with Holton Cottage.

2.0 PROPOSAL

- 2.1 This application seeks full planning permission to amend an approved and extant planning permission for a four bedroom dwelling and ancillary pool and garage building which was granted planning permission by Planning Committee in May 2014 (ref P14/S0338/FUL). A copy of the committee report relating to this planning permission is attached as **Appendix 2**.
- 2.2 Planning permission was refused earlier this year under planning ref P14/S2232/FUL for an alteration to the extant planning permission which included additional built form on the site by way of reconfiguring the footprint of the pool building and proposing additional garaging for Holton Cottage. This proposal was considered to be inappropriate development in the green belt.
- 2.3 This current proposal does not include any alterations to the proposed dwelling. The proposed alterations relate only to the pool/garage building and can be summarised as follows:
- Relocation of the glazed area in the north west elevation and the duplication of a gable.
 - Reduction in width of the building in the south east elevation by 0.4m; reduction in height and width of the garage by 2.23m and 0.78m respectively.
 - Deletion of garage door from south east elevation.
 - Introduction of glazing at basement level in front (south east) elevation.

Agenda Item 8
South Oxfordshire District Council – Planning Committee – 17 December 2014

- Additional underground floor space.
- Garage door is relocated to the south west elevation.
- The building is positioned 1.5m further to the west.
- Driveway is moved to the southern boundary for better access to the re-orientated garage.
- Increase in height of building in the south east elevation.
- Alteration of pitch of the roof in south east elevation.

Overall the volume of the revised building has been reduced by approximately 40 cubic metres including the underground volume.

- 2.4 A copy of the proposed plans is attached as **Appendix 3**. The application is accompanied by a design and access statement and sustainability statement which can be viewed online at www.southoxon.gov.uk The Design and Access statement has been augmented and third parties have been re consulted on this. The main additional information included in this statement is a fuller explanation of the differences and rationale behind the proposed alterations and a plan showing the comparison in elevation form between the extant planning permission and the current proposal.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Holton Parish Council – Object – The amendments further increase the visual impact of this development on the green belt.

County Archaeological Services (SODC) - No objection

Neighbour Object (3) –

- will be detrimental to the green belt and create an unacceptable density of development and degrade the general environment of the village.
- Looks more like a house which gives rise for concern since there is already a full planning permission for a four bedroom house to the rear of Holton Cottage which initially approved under permitted development and has resulted in a house being granted planning permission.
- Closer to the boundary with Sheilings and two storey south east elevation is more visually intrusive on the openness of the green belt than before.
- Additional gable and second entrance door appear to be unnecessary unless there is a plan to use them as an entrance to a future dwelling.
- The need for a floor above the garage has not been justified and could be part of a future dwelling.
- It is difficult to understand why part of the development is underground if light is a problem. Any need for additional light would be met more effectively through windows and roof areas than through doors.

4.0 RELEVANT PLANNING HISTORY

- 4.1 [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.

[P08/W0253/LD](#) - Approved (10/04/2008)

Use of Holton Cottage Flat as an independent dwelling.

[P72/M1164](#) - Refused (16/01/1973) - Refused on appeal (12/03/1974)

Erection of two detached dwellings. Access.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy policies

CSEN2 - Green Belt protection

CSQ3 - Design

CSS1 - The Overall Strategy

5.2 South Oxfordshire Local Plan 2011 policies;

C8 - Adverse affect on protected species

D1 - Principles of good design

D10 - Waste Management

D3 - Outdoor amenity area

D4 - Reasonable level of privacy for occupiers

G2 - Protect district from adverse development

GB4 - Openness of Green Belt maintained

H4 - Housing sites in towns and larger villages outside Green Belt

T1 - Safe, convenient and adequate highway network for all users

T2 - Unloading, turning and parking for all highway users

South Oxfordshire Design Guide 2008

5.3 National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

6.0 **PLANNING CONSIDERATIONS**

6.1 An extant planning permission exists for a four bedroom house and an ancillary pool building /garage building. No alteration is proposed for the dwelling but the approved plan for the pool building is shown in plan ref 3/6 dated 12/1/2014 which is attached on page 8 of **Appendix 2**. This has to be compared with the scheme which is now to be considered which is shown in plan ref 1/2 dated 28/9/14 in **Appendix 3**. The main differences between the 2 schemes are listed in paragraph 2.3 above. In the revised Design and Access statement, the applicant has provided a plan comparing the 2 schemes and this is also attached as **Appendix 4**.

6.2 The principle of this development has been approved by the granting of planning permission P14/S0338/FUL. The main issues with this application which seek to amend the extant permission are therefore:

- Impact on the openness of the Oxford green belt
- Impact on the amenity of occupiers of neighbouring properties
- Impact on the character of the area

Impact on the openness of the Oxford green belt

6.3 The fundamental aim of green belt policy is to prevent urban sprawl and the essential characteristics of green belts are their openness and their permanence. Inappropriate development is, by definition, harmful to the green belt and should not be approved except in very special circumstances. In this particular case, the proposal involves altering the extant planning permission and the overall size (volume) of the building is reduced. There is a modest increase of 0.4metres to the ridge height in the south east elevation. Given the reduction in overall size of the building, this minor increase in ridge height is not considered sufficiently harmful to the openness or visual amenity of the green belt to warrant a refusal of planning permission. As such, there is no reason to refuse this application for reasons relating to its impact on the openness of the Oxford green belt in your officers' opinion.

Impact on the amenity of occupiers of neighbouring properties

6.4 In your officers' opinion, the proposed alterations to the pool and garage building would have little impact on neighbours' amenity. The building is proposed some 1.5m further back in the site which aligns it better with the front elevation of Sheilings and the driveway is proposed to be moved towards the southern boundary of the site. A 2m fence is proposed along the boundary between the proposed ancillary building and Sheilings and a distance of 2m (min) and 6m (max) would exist between the 2 buildings. The proposed building is single storey only and would project above the fence line by a maximum of some 1.6m beyond the two storey element of the building. It would have a pitched roof sloping away from Sheilings. As such, it is your officers' view that this would not result in an oppressive or overbearing impact on the occupiers of this dwelling.

Impact on the character of the area.

6.5 In the consideration of the original planning application, it was accepted by your officers that there would be an impact on the character of the area by the erection of two sizeable buildings on this site and the removal of some of the existing vegetation. However, compared to the extant permission, this current proposal would not materially impact on the general character of the area. Permitted development rights relating to

extensions to the dwelling and the erection of outbuildings are proposed to control the impact of this proposal on the character of the area.

7.0 CONCLUSION

7.1 Your officers recommend that planning permission is granted because the principle of the new dwelling and the pool/garage building has been accepted by planning permission ref P14/S0338/FUL. The current proposal seeks to alter the design, size and siting of the garage/pool building. These alterations are considered to be acceptable as they would not materially impact on the amenity of neighbours and would not detract from the character of the area given the extant permission and the reduction in the overall volume of the building would result in it being less harmful to the openness of the Oxford green belt. 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 3 years - Full Planning Permission**
- 2 : Scheme to accord with approved plans**
- 3 : Sample materials required (walls and roof)**
- 4 : Withdrawal of Permitted Development (Part 1 Class A) - no extensions etc.**
- 5 : Withdrawal of Permitted Development (Part 1 Class E) - no buildings etc.**
- 6 : Parking & Manoeuvring Areas Retained**
- 7 : Tree Protection (General)**
- 8 : Restriction of hours of Construction**

Author: Kim Gould
Contact No: 01491 823754
Email: kim.gould@southandvale.gov.uk

This page is intentionally left blank