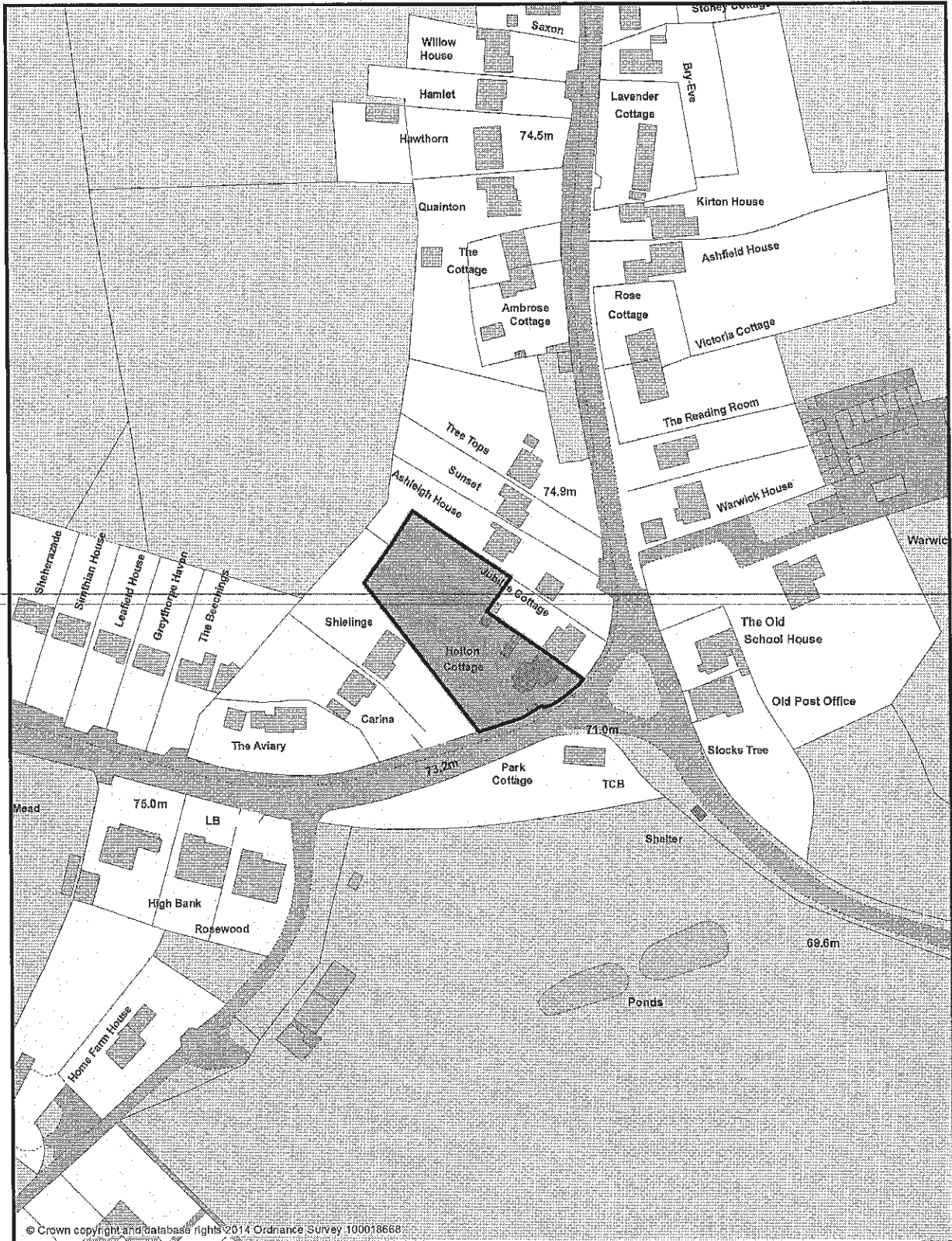
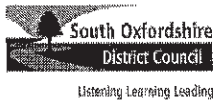


# Agenda Item 8



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South and Vale GIS  
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<b>APPLICATION NO.</b>	P14/S0338/FUL
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	11.2.2014
<b>PARISH</b>	HOLTON
<b>WARD MEMBER(S)</b>	Ms Anne Purse
<b>APPLICANT</b>	Mr & Mrs Pierre and Anthea Vivant
<b>SITE</b>	Land adjacent to Holton Cottage Holton, OX33 1PS
<b>PROPOSAL</b>	Erection of a four bedroom dwelling with ancillary pool/garage.(As amended by additional information received from applicant on 7 March, 2014)
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	460045/206676
<b>OFFICER</b>	Mrs K Gould

1.0 **INTRODUCTION**

- 1.1 This 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 **attached** OS extract. It is currently part of the rear garden to Holton Cottage which is a non-listed building located outside the Holton conservation area. It lies within the built up confines of Holton within the Oxford green belt.
- 1.4 Holton Cottage has been subdivided into flats and has an extant planning permission to extend 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 erect a 4no bed dwelling with ancillary pool/ garage building.
- 2.2 The buildings are of a contemporary design and would be constructed using reclaimed bricks with anodized or powder coated ribbed metal sheeting. The proposed dwelling would be sited close to the boundary with Ashleigh House and would be orientated at right angles to the road having a front elevation facing south west towards Sheilings. It would be dug into the ground to create a basement area which would accommodate a kitchen, living room, dining area, utility and storage area with a sunken external terrace. At "first" floor, there would be 4 bedrooms and 2 bathrooms.
- 2.3 The pool/ garage building would be sited close to the boundary with Sheilings and would incorporate a triple garage with a triangular shaped pool and gym at the rear.
- 2.4 A copy of the proposed plans is **attached**. The application is accompanied by a design and access statement and sustainability statement which can be viewed online at [www.southoxon.gov.uk](http://www.southoxon.gov.uk)

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Holton Parish Council – Object – Overdevelopment of the site. Design not in character with the area. Extra dwelling would generate more traffic, parking and safety issues with

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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**

CSS1 Overall Strategy  
 CSQ3 Design  
 CSEN2 Green Belt

**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** The main issues to be considered in the determination of this planning application are:
- Is the principle of residential development acceptable on this site

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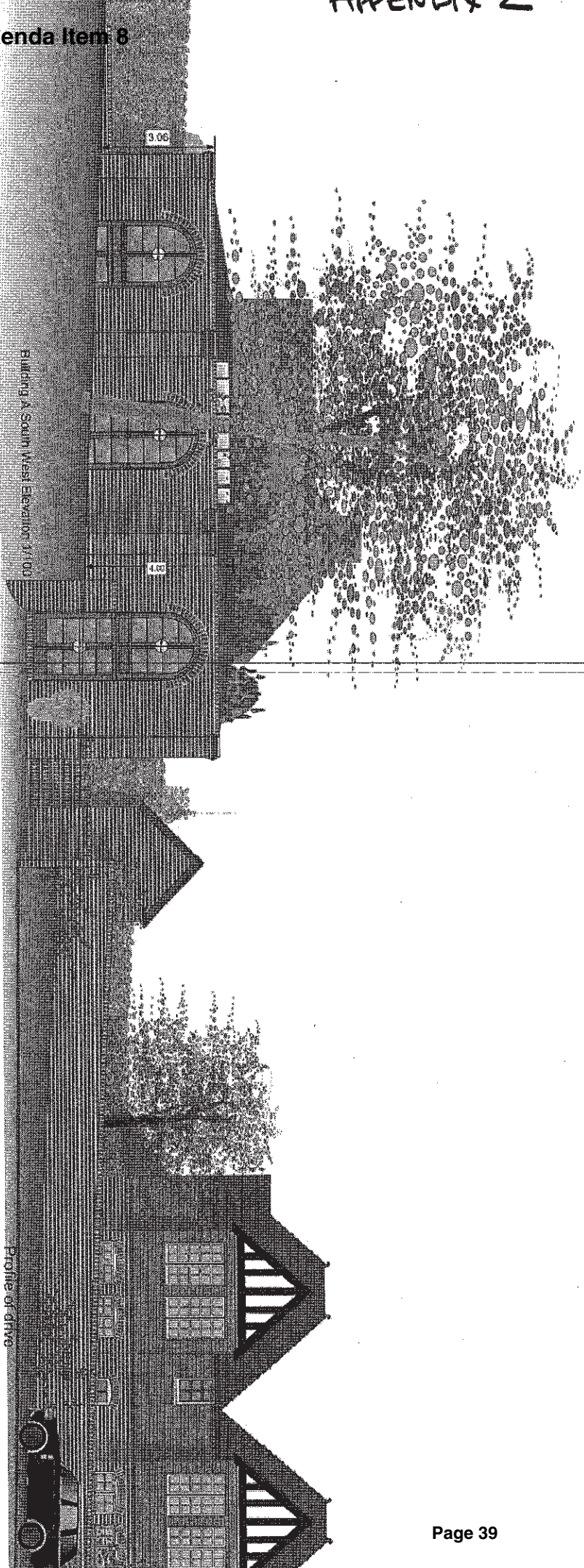
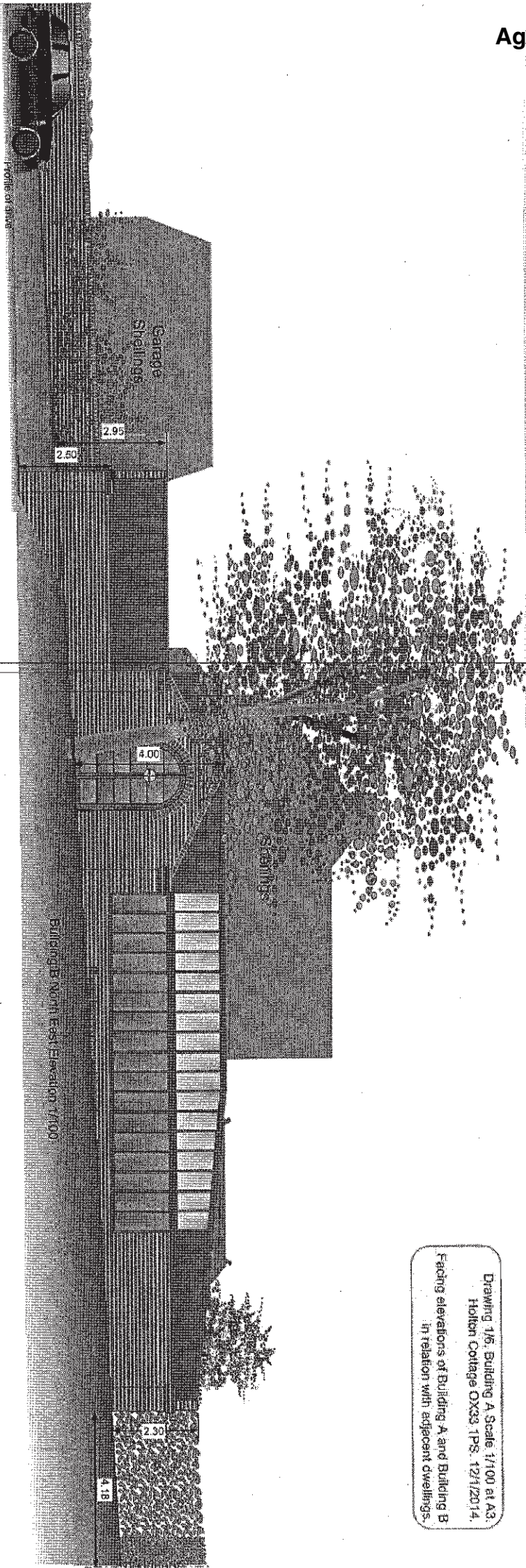
as being an attractive open space, it is not a public amenity and the Council's countryside and forestry officers have confirmed that there are no protected species or Tree Preservation Orders on the site.

- ii. **the design, height, scale and materials of the proposed development are in keeping with its surroundings.** The site lies outside the conservation area and does not potentially affect the setting of a listed building. The design of the buildings is contemporary. The surrounding development is generally traditional buildings of varying sizes and design. Your officers do not consider that a contemporary design would be harmful to the established character of the area. The design, scale and materials of the proposed buildings are very similar to those which could be constructed under extant planning permissions or Lawful Development Certificates. An objection to the proposal on the grounds of design and materials would not therefore be appropriate.
- iii. **the character of the area is not adversely affected.** The removal of some existing vegetation, the creation of an additional driveway and the erection of two sizeable buildings on this site will have an impact on the character of the area. However, the principle of these buildings is acceptable and similar buildings could be built under permitted development or extant planning permissions. The pool / garage building is a single storey building and the dwelling has a basement but will appear as a single storey building. As such, the visual impact of the buildings on the surrounding area will not be significant. Conditions restricting extensions and outbuildings built under permitted development are recommended in order to contain and control the impact of this proposal on the character of the area.
- iv. **there are no overriding amenity environmental or highway objections.** The proposed dwelling would have parking and garden areas which would exceed the Council's standards. Neighbours at Jubilee Cottage, Ashleigh House and Sheillings have objected to the proposed development. Some of their concerns relate to the adverse impact the proposal would have on their amenity. Your officers empathise with these concerns. However, given the modest height of the buildings proposed and the lack of direct overlooking the impact on amenity will not be significant in your officers' opinion. Given the permitted development fall back position, an objection on amenity grounds would not be sustainable particularly for example as the scheme approved under the Lawful development certificate would have a greater impact on the occupiers of Ashleigh House as the building would extend further along their boundary than the current proposal.
- v. **If the proposal constitutes backland development, it would not create problems of privacy and access and would not extend the built limits of the settlement.** The proposal would constitute backland development as it would be sited behind both Holton Cottage and Jubilee House. However, given the width of the site, the proposed access would not adversely affect the occupiers of either of these properties by way of noise and disturbance and the "single storey" design of the proposal would prevent direct overlooking from windows into private rear gardens etc.

7.0 **CONCLUSION**

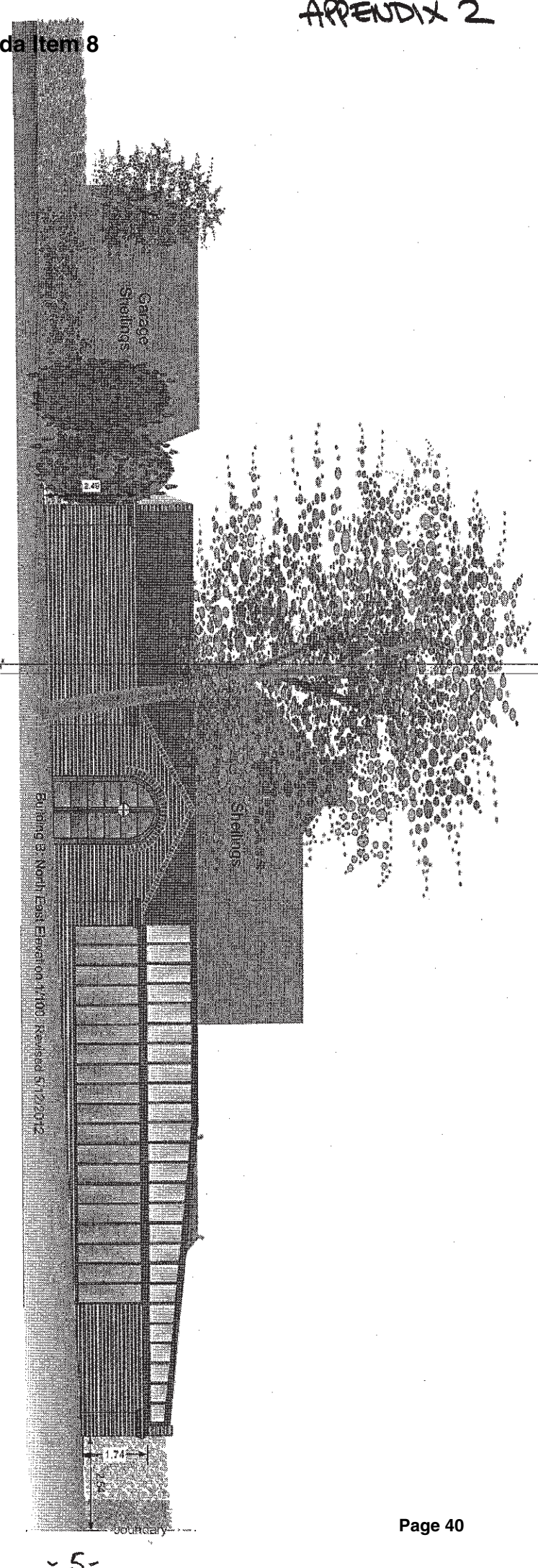
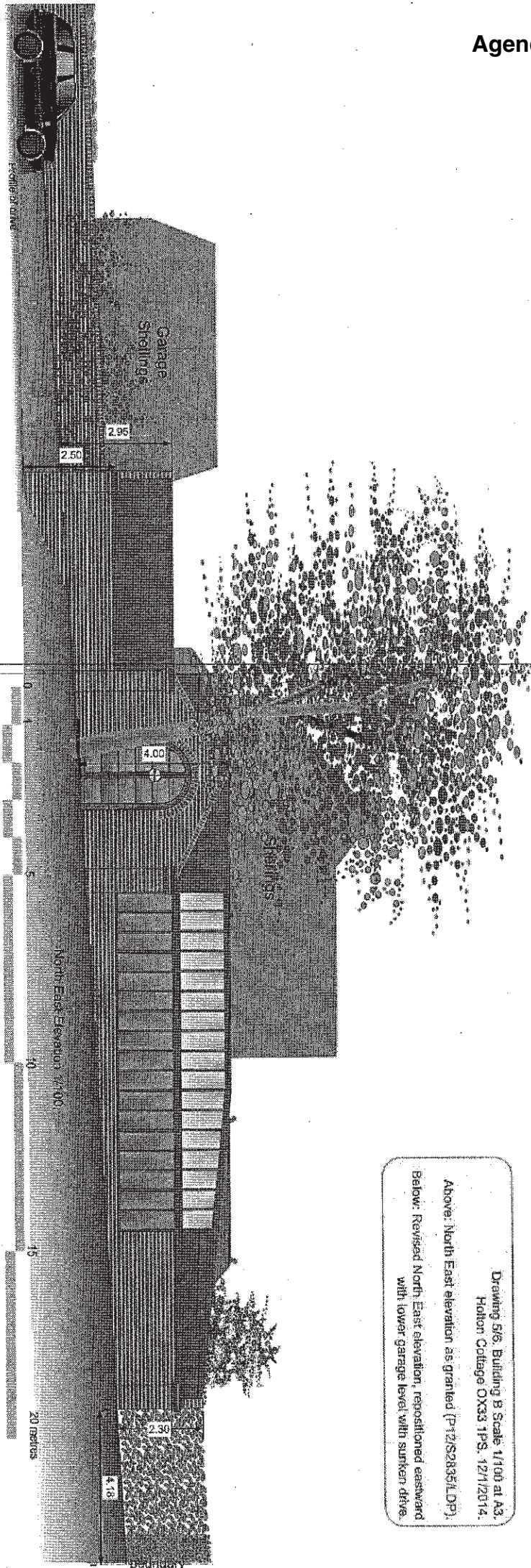
- 7.1 The principle of residential development is acceptable on this site as it meets the criteria of infill as defined in policy CSR1 of the SOCS. In addition infill development in

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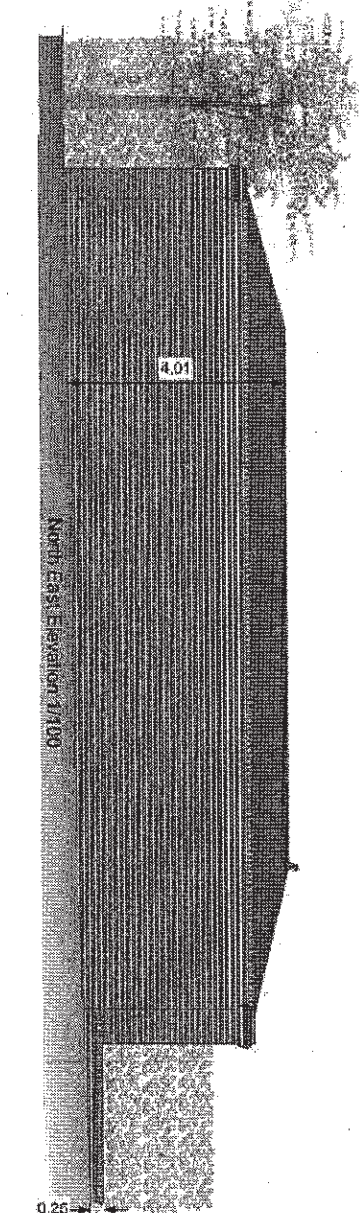
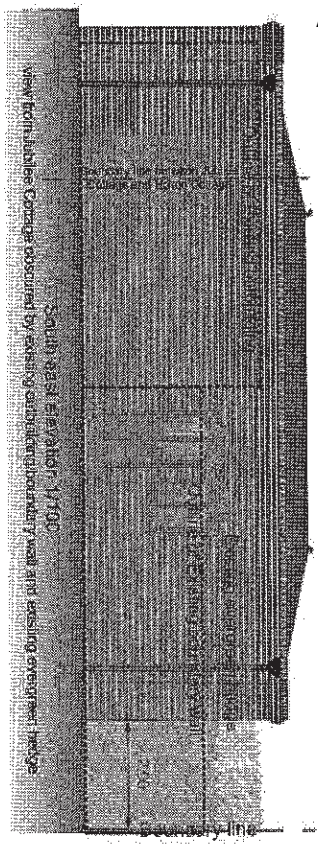
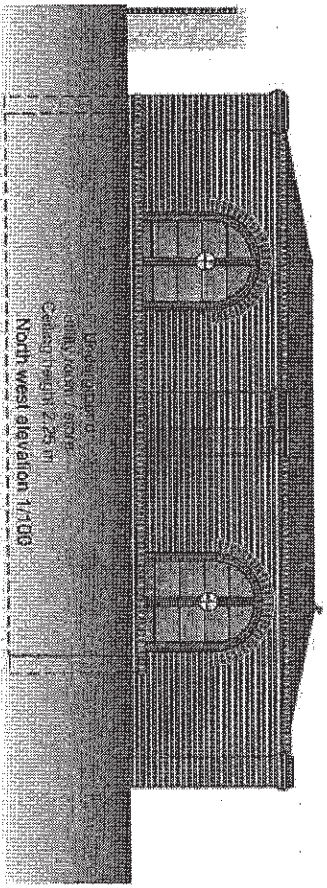
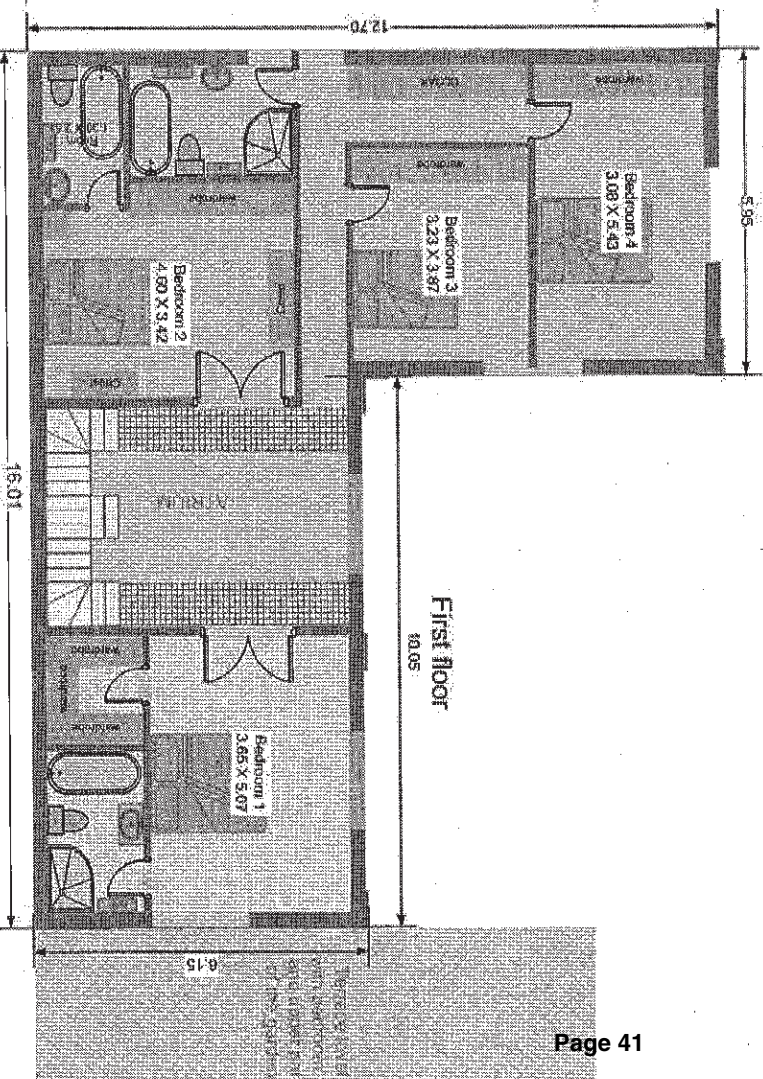
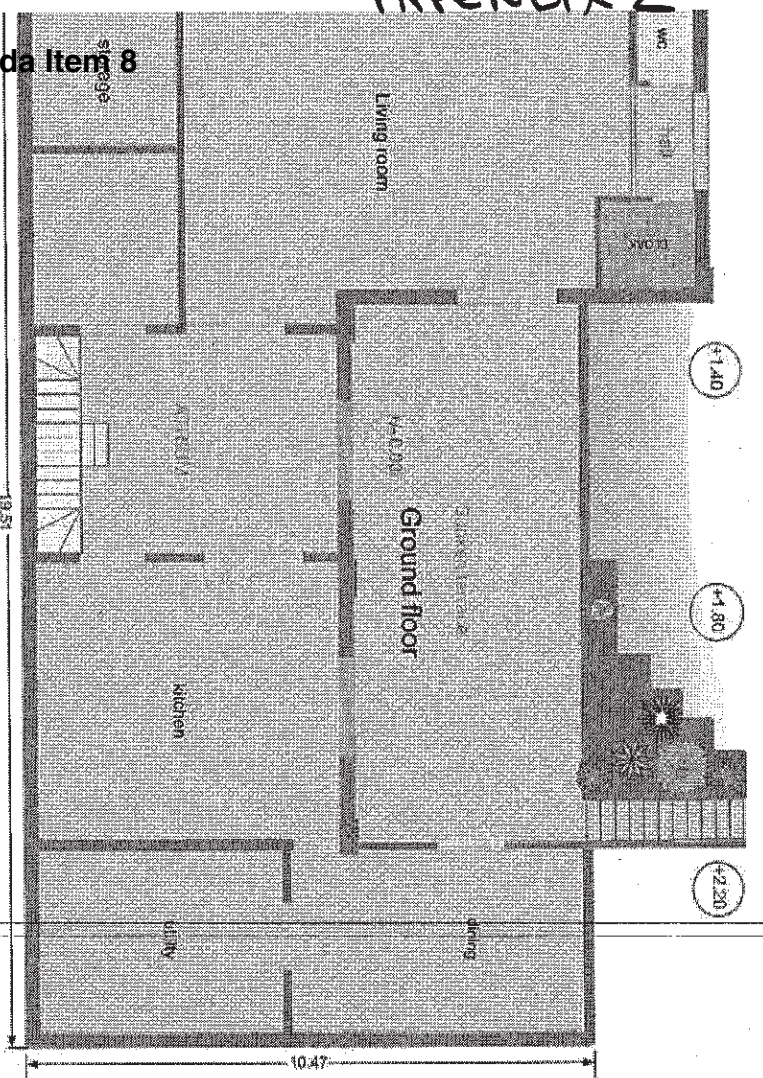
Drawing 1/6, Building A Scale 1/100 at A3.  
 Holton Cottage OXCS 1PS, 12/1/2014.  
 Facing elevations of Building A and Building B  
 in relation with adjacent dwellings.

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Drawing 5/6, Building B Scale 1/100 at A3.  
 Holton Cottage OX33 1PS, 12/1/2014.  
 Above: North East elevation as granted (P17/S2835/L DP).  
 Below: Revised North East elevation, repositioned eastward  
 with lower garage level with surkeren drive.

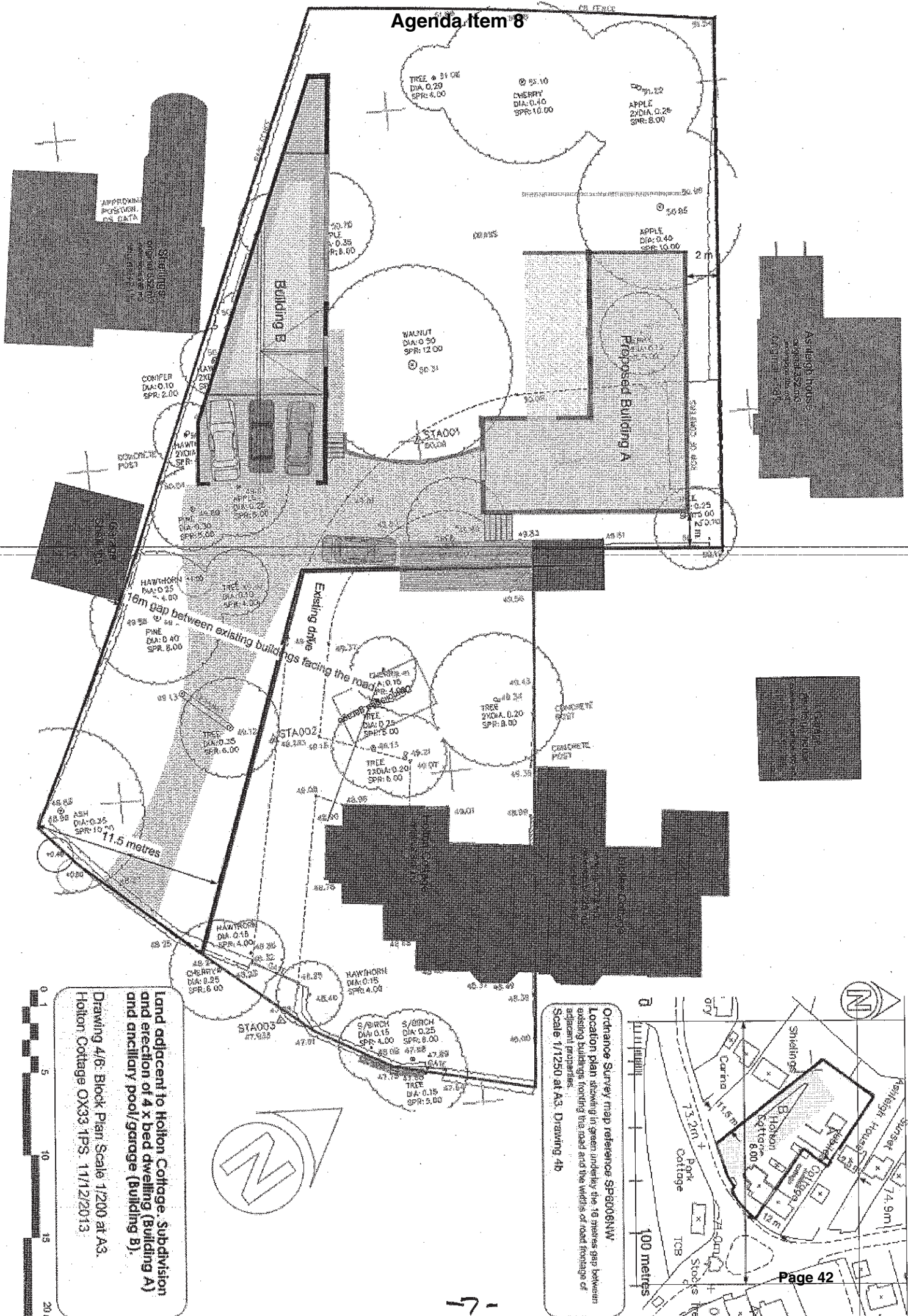
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Land adjacent to Holton Cottage Subdivision and erection of 4 x bed dwelling (Building A).  
 Drawing 2/6: Floor plans and elevations.  
 Scale 1/1100 at A3, 12/1/2014.

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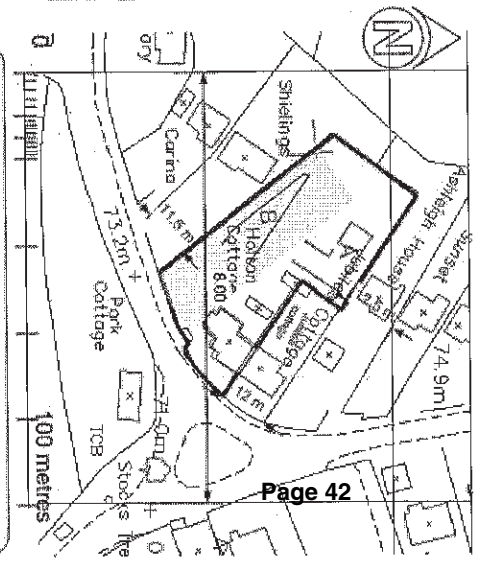
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Land adjacent to Holton Cottage, subdivision and erection of 4 x bed dwelling (Building A) and ancillary pool/garage (Building B).

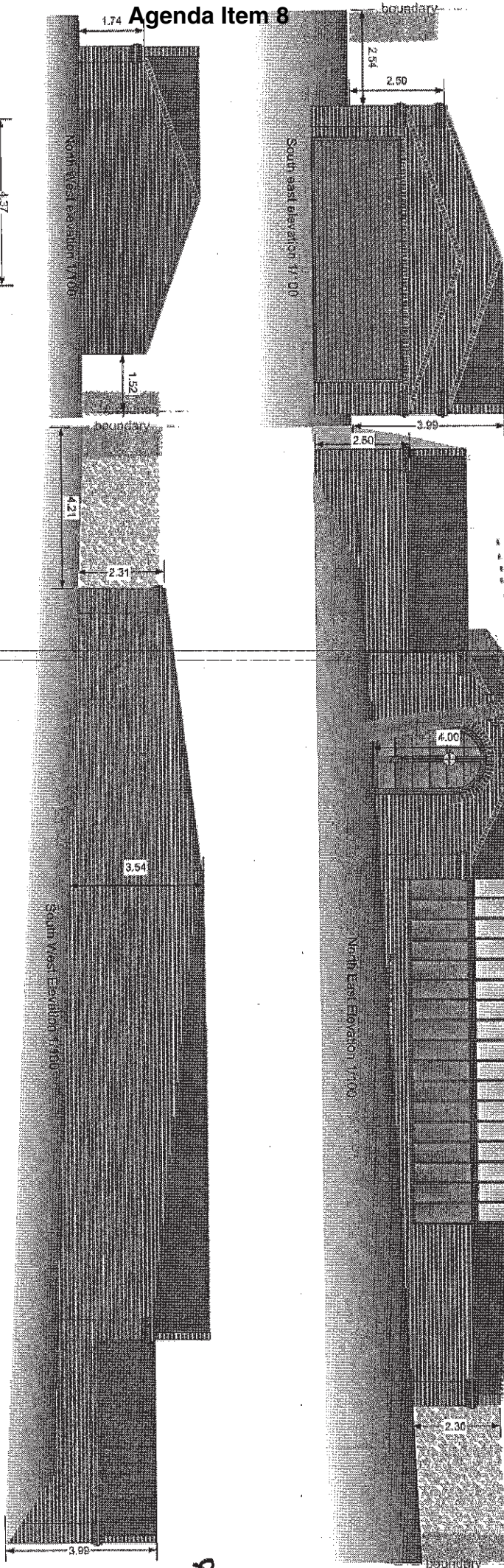
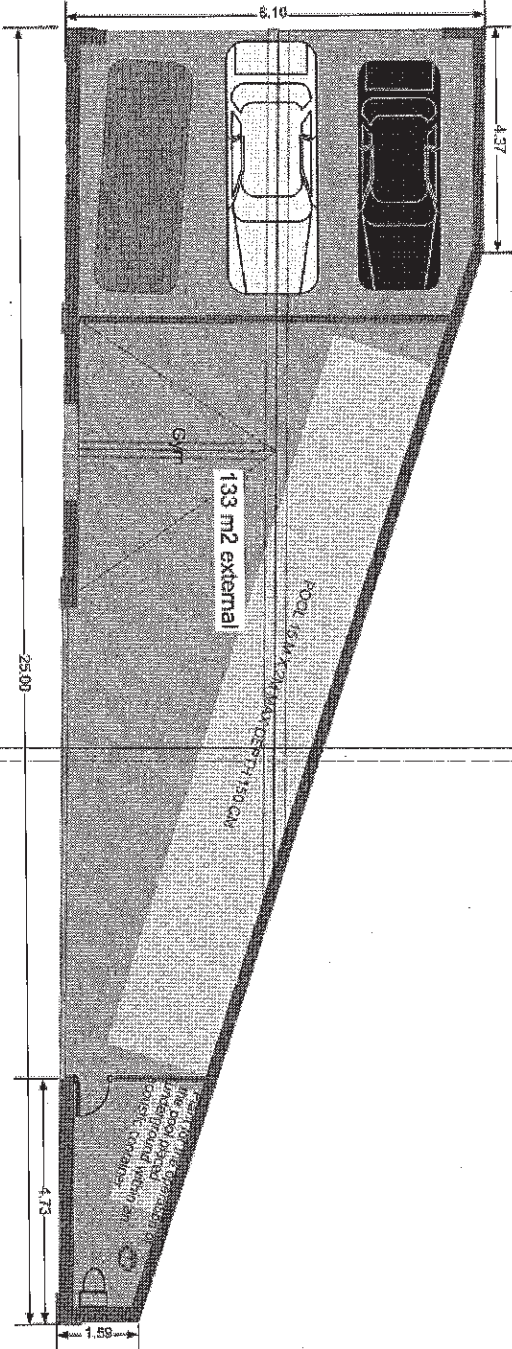
Drawing 4/B: Block Plan Scale 1/200 at A3.  
 Holton Cottage OX33 1PS 11/12/2013.

Ordinance Survey map reference SP8006NW  
 Location plan showing in green underlay the 16 metres gap between existing buildings fronting the road and the width of road frontage of adjacent properties.  
 Scale 1/1250 at A3. Drawing 4b





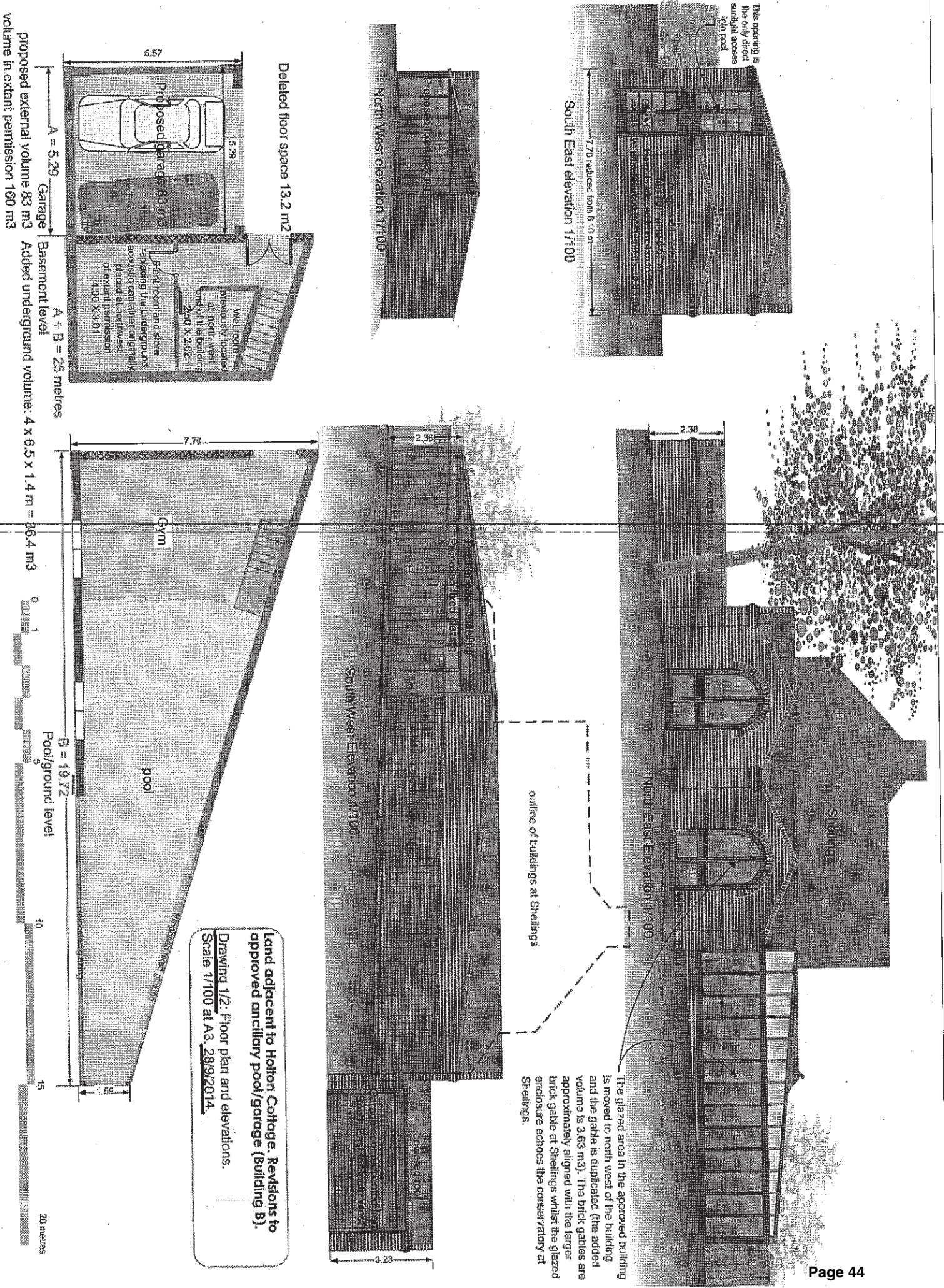
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Drawing 3/6: Floor plan and elevations.  
 Scale 1/100 at A3.  
 Holton Cottage OX33 1PS, 12/1/2014. Plant location added 07/03/2014

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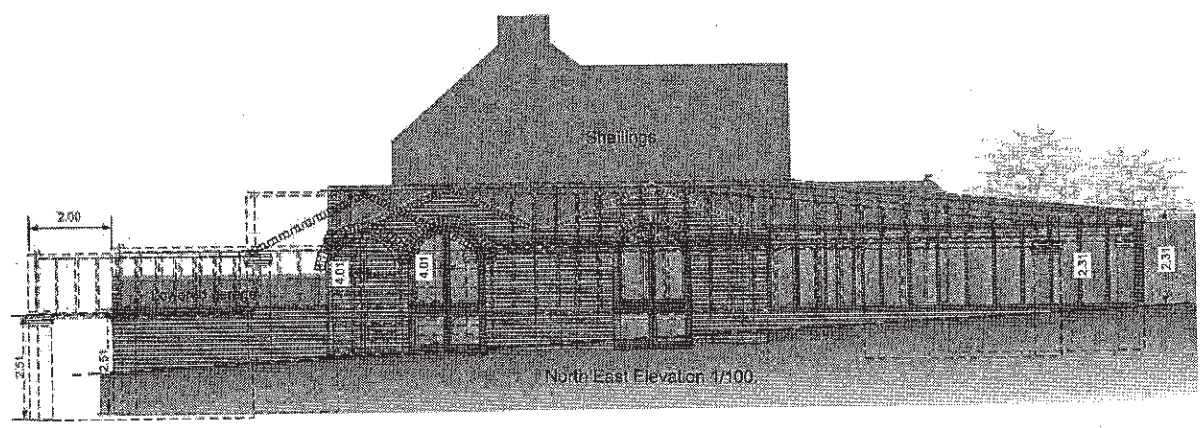
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**Drawing 1/2 - Floor plan and elevations. Land adjacent to Holton Cottage. Revisions to approved ancillary pool/garage (Building B). Scale 1/100 at A3. 28/9/2014.**

extract from augmented Design and Access statement  
-dotted lines show outline of extant scheme granted  
under Planning ref P1450338/FUL.

in height is marginal compared with the height of the building at Shielings standing next to it which is almost exactly twice the height of both the building in the extant permission and the revised building.



In conclusion the revisions to the building only marginally alters the outline of the original building and they lead to a reduction to the volume of the building. The reason put forward by Holton Parish Council to recommend refusal is entirely unsubstantiated and therefore invalid. The revisions to the building cannot in any way be seen as "further increasing the visual impact of the development on the Green Belt". The Parish Council comments must be based on facts and on planning grounds for them to be taken into account in the planning process. The Parish Council should therefore be asked by the LPA to either substantiate their reason for recommending refusal or to withdraw it. If the recommendation was used in its present form to refer the application to Committee it would be a breach of planning regulations and a denial of our rights as applicants.

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