

APPLICATION NO.	P15/S3491/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	4.11.2015
PARISH	HARPSDEN
WARD MEMBER(S)	Will Hall Paul Harrison
APPLICANT	Mr Robert Simister
SITE	Yew Tree Cottage, Harpsden Bottom, Harpsden, RG9 4HS
PROPOSAL	Erection of a single storey oak framed garage
AMENDMENTS	None
OFFICER	Marc Pullen

1.0 **INTRODUCTION**

- 1.1 This application is referred to the Planning Committee as the applicant is a District Councillor.
- 1.2 The application site (which is shown on the OS extract **attached** as Appendix A) contains a detached two storey cottage which has been previously extended to the side at two storey height. The site appears divorced from the main settlement of Harpsden Bottom and lies within the Chilterns Area of Outstanding Natural Beauty (AONB).

2.0 **PROPOSAL**

- 2.1 The application seeks to obtain planning permission for the erection of a single storey oak framed garage forward of the principal elevation of the dwelling.
- 2.2 A copy of all the current plans accompanying the application is **attached** as Appendix B. Other 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 Harpsden Parish Council – No comments received.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P14/S4032/HH](#) - Approved (11/03/2015)
Erection of a single storey rear extension.

5.0 **POLICY & GUIDANCE**

- 5.1 **National Planning Policy Framework & National Planning Practice Guidance**

- 5.2 **South Oxfordshire Core Strategy 2012 policies;**
CS1 - Presumption in favour of sustainable development
CSEN1 - Landscape protection
CSS1 - Overall Strategy
CSQ3 - Design

- 5.3 **South Oxfordshire Local Plan 2011 policies;**

- D1 - Principles of good design
H13 - Extension to dwelling
G2 - Protect district from adverse development

T2 - Unloading, turning and parking for all highway users

5.4 **South Oxfordshire Design Guide 2008**

6.0 **PLANNING CONSIDERATIONS**

6.1 The main planning considerations in the determination of this application are:

- The impact on the character and appearance of the site and surrounding area
- The impact on the amenity of neighbouring occupiers

Impact on the character and appearance of the site and surrounding area

6.2 Council policies seek to ensure that principles of good design are adopted for all development. These policies look to reinforce and to protect local character by ensuring development is of a scale and appearance appropriate to the site and surrounding area. As the property falls within the Chilterns AONB it falls to be considered by Policy CSEN1 of the SOCS. Policy CSEN1 reiterates the above requirements but places high priority on the conservation and enhancement of the Chilterns AONB. The landscape character should be protected against any inappropriate development and measures should be sought to integrate development sympathetically into its surroundings.

6.3 The proposed outbuilding would be sited forward of the property along the rear boundary of the site. The garage would be four metres in height with a cat slide roof facing toward the south of the site. The design of the garage is relatively simple and functional. The scale is modest and would not compete with the main dwelling. The proposed materials are appropriate in relation to the landscape character of the surrounding countryside. Whilst the proposal would be visible from the public highway the development would not be dominant in views towards the site and would be well designed as to appear subservient to the main house in both function and appearance.

Impact on the amenity of neighbours

6.4 Policy H13 criteria (iii) of the Local Plan seeks to ensure that the amenity of occupants living in nearby properties is not materially harmed. Officers are satisfied that given the location of the existing property and the siting of the proposed garage, the amenities of those occupants living in nearby properties would not be adversely harmed.

7.0 **CONCLUSION**

7.1 The application proposal is in accordance with the relevant development plan policies and national planning policy as, subject to conditions, the development would respect the character and appearance of the site and the surrounding area and would not cause any harm to the amenities of neighbouring occupiers.

8.0 **RECOMMENDATION**

8.1 **To grant planning permission subject to the following conditions:**

- 1. Commencement of development within three years of permission.**
- 2. Development to be built in accordance with approved plans.**
- 3. Materials to be used as shown on plan.**

Author: Marc Pullen
Contact No: 01235 540546
Email: planning@southandvale.gov.uk