

Agenda

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Listening Learning Leading

A MEETING OF THE

Planning Committee

WILL BE HELD ON THURSDAY 8 APRIL 2021 AT 4.00 PM

A VIRTUAL MEETING

You can watch this meeting via this weblink:

<https://www.youtube.com/channel/UCTj2pCic8vzucpzlaSWE3UQ>

Members of the Committee:

Ian Snowdon (Chairman)

Peter Dragonetti (Vice-Chair)

Ken Arlett

David Bretherton

Elizabeth Gillespie

Kate Gregory
Lorraine Hillier

George Levy
Jo Robb

Ian White
Celia Wilson

Substitutes

Sam Casey-Rerhaye

Stefan Gawrysiak

Victoria Haval

Kellie Hinton

Alexandrine Kantor

Mocky Khan

Axel Macdonald

Jane Murphy

Caroline Newton

Sue Roberts

Alan Thompson

David Turner

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MARGARET REED

Head of Legal and Democratic

1 Chair's announcements

To receive any announcements from the chair and general housekeeping matters.

2 Apologies for absence

To record apologies for absence and the attendance of substitute members.

3 Minutes of the previous meeting (Pages 5 - 10)

To adopt and sign as a correct record the Planning Committee minutes of the meeting held on Wednesday 23 February 2021.

4 Declarations of interest

To receive any declarations of disclosable pecuniary interests in respect of items on the agenda for this meeting.

5 Urgent business

To receive notification of any matters which the chairman determines should be considered as urgent business and the special circumstances which have made the matters urgent and to receive any notification of any applications deferred or withdrawn.

6 Proposals for site visits

7 Public participation

To receive any statements from members of the public that have registered to speak on planning applications which are being presented to this committee meeting.

Development control applications

Planning applications - background papers and additional information

All the background papers with the exception of those papers marked exempt/confidential (eg those held in enforcement files) used in the reports in this agenda are held in the application file (working file) referenced by the application number.

Any additional information received following the publication of this agenda will be reported and summarised at the meeting.

Summary index of applications

	Site Address	Proposal	Application No	Page
8	Mulberry Barn, Church Lane, Rotherfield Peppard	Extension and remodelling with associated landscaping.	P20/S4809/HH	11 - 26
9	5 Lydalls Close, Didcot	Single and two storey extensions to existing bungalow.	P21/S0414/HH	27 - 38

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Listening Learning Leading

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON TUESDAY 23 FEBRUARY 2021 AT 6.00 PM

A VIRTUAL MEETING

Present:

Ian Snowdon (Chairman)

Peter Dragonetti (Vice Chair), David Bretherton, Elizabeth Gillespie, Alexandrine Kantor (substituting for Kate Gregory), George Levy, Jane Murphy (substituting for Lorraine Hillier), Jo Robb, Ian White and Celia Wilson

Apologies:

Ken Arlett, Kate Gregory and Lorraine Hillier tendered apologies.

Officers:

Paul Bateman, Victoria Clarke, Paula Fox, Hannah Gibbons, Paul Lucas, Bertie Smith and Tom Wyatt

110 Chair's announcements

The chair welcomed everyone to the meeting and outlined the procedure to be followed in a virtual meeting.

111 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on Wednesday 13 January 2021 as a correct record and agree that the chair sign these as such.

112 Declarations of interest

There were no declarations of interest.

113 Urgent business

There was no urgent business.

114 Proposals for site visits

There were no proposals for site visits.

115 Public participation

The list showing members of the public who had registered to speak had been sent to the committee prior to the meeting. Statements received from the public were circulated to the committee prior to the meeting.

116 P18/S4100/FUL - Kerak, Chalkhouse Green Road, Kidmore End

The committee considered application P18/S4100/FUL for a retrospective change of use of land and buildings from C3 (dwelling houses) to Sui Generis (mix of residential and childcare) (additional information concerning Ofsted and access details received 24th May 2019 and access, parking and waste collection details updated as shown on amended and additional documents received 4th February 2020 and revised application form and site area and additional transport statement and travel plan received 6th August 2020) at Kerak, Chalkhouse Green Road, Kidmore End.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

The planning officer reported that the application sought to regularise the existing dual-use of the site by obtaining full planning permission for the day nursery element. The nursery commenced operating in 2011, with an average of 20 children in attendance per day. Officers considered that the application site lay in a sustainable location, therefore the retention of the day nursery use was in principle acceptable. Whilst the local highway authority considered that the intensification of use of the substandard access and parking arrangements posed a continued risk to highway and pedestrian safety, officers considered that this risk could be reduced through the adoption of a formalised travel plan for the business. Officers considered that the benefits to the local community of having the day nursery located within the village would, on balance, outweigh any risk to highway and pedestrian safety.

Mr. Thomas Rumble, the agent, spoke in support of the application.

Councillor Peter Dragonetti, the local ward councillor, spoke in support of the application.

In response to a question concerning a travel plan, the planning officer reported that the submitted travel plan aimed to reduce the future risk of incidents occurring through instigating measures to promote car sharing, walking and cycling and a drop off/collection regime. The travel plan as currently submitted, was in a draft format, but it was possible for the programme and targets to be formally adopted through liaison with Oxfordshire County Council (OCC) travel plans team. This could be achieved through the completion of a unilateral undertaking to secure payment to OCC to cover the costs of travel plan monitoring prior to planning permission being granted. Thereafter it would be possible for a planning condition requiring the travel plan to be formally submitted and agreed within a set period of time, along with a monitoring regime. Officers considered that the adoption of a travel plan would be a significant measure in reducing any risk to highway and pedestrian safety from the continued operation of the day nursery. It was confirmed that OCC had responsibility for enforcing the travel plan.

The committee considered that the facility provided an excellent service to the local community and that the application offered acceptable parking as well as credible highways solutions in respect of the shared access.

A motion moved and seconded, to grant planning permission was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P18/S4100/FUL, subject to the following conditions and the completion of a unilateral undertaking to pay the costs of Travel Plan monitoring.

1. Development in accordance with the approved plans.
2. Existing vehicular access to be improved.
3. Vision splay protection.
4. Plan of Car Parking Provision details to be agreed.
5. Cycle Parking Facilities details to be agreed.
6. Green Travel Plan details to be agreed and monitored by OCC.
7. Limit of 26 children at any time and no change of use to other uses within Class E.
8. Hours of operation only between 7:30am and 6pm weekdays.

117 P20/S2729/HH - 44 Cedar Crescent, Thame

The committee considered application P20/S2729/HH for the variation of condition 2 (approved Plans) of application P19/S0998/HH (Single storey rear and side extension and alterations) - to allow for alterations to the approved scheme to facilitate provision of first floor accommodation within roof void (as amended by plan and additional information received 12 October 2020 providing floor level information and plans received 26 November 2020 reducing depth of side roof extension) at 44 Cedar Crescent, Thame.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

The planning officer reported that the application sought to vary plans of a previously approved application to extend the property to allow an increase in size of the first-floor accommodation within the roof space. An additional rooflight was proposed, along with some changes to the fenestration at ground floor level. The design of the proposed development was very similar in appearance to the previously approved application P19/S4651/HH, with the exception that the proposed first floor roof extension to the south western side would extend deeper, towards the rear of the plot. When viewed from the street, the front elevation would be unchanged, compared to the previously approved scheme. The hipped roof would cause a loss of light to number 42, but this was not considered to be significant.

In response to a question with reference to paragraph 6.2 of the report, concerning 'adequate' parking, the planning officer responded that in accordance with council standards, adequate and satisfactory parking of two spaces would be provided for the extended dwelling.

Councillor Linda Emery, a representative of Thame Town Council spoke objecting to the application.

Ms. Jamie Pfeifer, a local resident, spoke objecting to the application. Ms. Pfeifer's statement had been sent to the committee prior to the meeting.

Mr. Adrian Gould, the agent, spoke in support of the application.

A motion moved and seconded, to grant planning permission was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P20/S2729/HH, subject to the following conditions;

1. Commencement of the development within three years of planning permission
2. Development in accordance with the approved plans
3. Materials to match the existing building (walls and roof)
4. Obscure glazing of two rooflight windows
5. No additional windows, doors or other openings
6. Parking & manoeuvring areas to be provided and retained
7. Implementation of flood resilience measures

118 P20/S4830/FUL - Coopers Farm, Britwell Salome

The committee considered application P20/S4830/FUL for the development of a pond at Coopers Farm, Britwell Salome.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

The planning officer reported that the development of the pond had been designed to appear as a natural feature to the site, and the conservation officer was satisfied that the development would not detract from the unspoilt and agricultural character that contributed to the setting of the nearby listed buildings. Additionally, council officers considered that the scale and design of the pond would be in keeping with the site, and that the proposal would conserve the landscape qualities of the Chilterns Area of Outstanding Natural Beauty.

Mr. Matthew Newton, the applicant, spoke in support of the application.

The committee expressed approval of this proposal, which it considered would considerably enhance the diversity of the local area.

A motion moved and seconded, to grant planning permission was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application 20/S4830/FUL subject to the following conditions:

1. Commencement of development within three years
2. Development to be carried out in accordance with the approved plans

The meeting closed at 7.20 pm

Chairman

Date

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APPLICATION NO.	<u>P20/S4809/HH</u>
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	15.12.2020
PARISH	ROTHERFIELD PEPPARD
WARD MEMBER(S)	Jo Robb & Lorraine Hillier
APPLICANT	Mr David Colin
SITE	Mulberry Barn, Church Lane, Rotherfield Peppard, RG95JL
PROPOSAL	Extension and remodelling with associated landscaping
OFFICER	Marc Pullen

1.0 INTRODUCTION AND PROPOSAL

- 1.1 Officers recommend that planning permission is granted. This report explains how officers have reached this conclusion.
- 1.2 This application is referred to the Planning Committee at the call-in request of Councillor Lorraine Hillier. The reasons given for calling in this application are that, in the view of Councillor Lorraine Hillier, the development:
- would be inconsiderate to neighbours
 - would result in an overdevelopment in the AONB and Conservation Area
 - would result in issues of noise and light pollution and traffic and safety concerns
- 1.3 This application seeks planning permission for an extension and remodelling of the existing building. The building was previously ancillary to Slaters Farm but has since been granted planning permission to be converted into a separate, self-contained, dwellinghouse (application ref: [P20/S3192/FUL](#)).
- 1.4 The application site is shown at **Appendix A**. The proposed extension would be south of the dwelling and finished in materials to match the exterior of the existing dwelling. The existing building would be increased in height by approximately 300mm and one roof light would be installed on the rear roof slope. The current plans are included at **Appendix B**.

2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 2.1 **Rotherfield Peppard Parish Council** – Recommend refusal

- Planning Officer previously agreed to conversion on the basis of no external changes.
- The proposal seeks to more than double the size of the dwelling with a new extension of approximately 73 m² this is overdevelopment in the AONB and Conservation Area.
- The proposal seeks to extensively change the internal and external size and appearance of the barn. It will inevitably intrude upon a neighbour's privacy, overshadow and obstruct daylight in neighbouring properties and have an oppressive and overbearing impact which would be harmful to the amenity of the occupiers living in neighbouring properties.
- The increased ridge height on the existing barn will have a seriously detrimental effect on the light and amenity of the neighbouring property which would be below the new ridge line.

- If this application is approved there will be around 7+ extra cars resulting from the 4/5 bedroomed new house currently being built by the applicant on the same site to the east of Slaters Farm and this proposal for a three bedroomed dwelling. The cumulative effect of the additional traffic (residents' cars, visitors and other traffic movements) generated by this proposal would create yet more safety issues in Church Lane opposite a primary school. It would also add very significantly to the congestion on this dangerous corner with teachers and staff parking and parents dropping children off at the school.
- The cumulative impact of the development when considered alongside other developments on the Slaters Farm site (four sub-divisions in 5 years) will have an adverse impact on the Conservation Area and surrounding properties.
- There has been no tree report or tree protection assessment and the applicant says no trees or hedges are to be removed but there is strong anecdotal evidence that there is an intention to remove several mature trees. The trees surrounding the site are an important contribution to the setting of the area which is a conservation area. The trees also form a vital barrier between neighbouring properties and the site. Removal of these trees would increase light pollution and noise for surrounding properties.
- This site has been a dark quiet corner of a conservation area for many years frequented by owls, many bird species and bats in a conservation area are wildlife habitats including bat roosts. The applicant's own Bat Survey noted that the habitats surrounding the site are therefore of high suitability for commuting and foraging bats.
- RPPC is also advised that the base of the proposed extension will lie directly over piping to the septic tank belonging to a neighbouring property denying that property rights of access for maintaining etc the pipe.

Countryside Officer – No objection

- The supporting ecological survey report has concluded that the existing barn has a low potential to support roosting bats and, in accordance with best practice guidance, recommended that a further bat emergence/re-entry survey is undertaken to establish whether bats are impacted by the proposed development.
- I am confident, considering the findings of the PRA and scope to mitigate against a worst-case scenario in the design of the proposed development, that a derogation licence would likely be granted for this development by Natural England.
- As such, I am minded to take a pragmatic approach and request that additional survey information is secured with a planning condition. This approach is somewhat contrary to best practice guidance but is permissible by law and is consistent with previous permissions granted on Slaters Farm.

Forestry Officer – No objection

- I have no objections to the proposed development subject to conditions being attached. A tree protection condition to ensure the satisfactory protection of trees to be retained and the drainage and utilities condition to secure their locations to ensure impact on trees is minimised.

Neighbours - Objections (5)

- Second floor windows on southern elevation would overlook neighbours and neighbour's gardens. There has never been a second-floor window on the southern elevation of the existing barn.
- Increase in noise and light pollution due to the proposed increase in activity and habitation from two-bedroom property to four-bedroom property.

- Overdevelopment: this is a third large property added to the original Slaters Farm site since 2014. This seems excessive in this AONB and represents the fourth sub-division of the original plot since 2014.
- The proposed building plan will increase Mulberry Barn by over double the size of the existing property.
- Concerned about the sewage pipes of "The Barn" being concealed below the new build. The Deeds for The Barn clearly state a Right of Access for 'cleansing, maintenance repairing and renewing' to the pipe and tank. The Right of Access would be denied if any form of building was built across this pipeline.
- This is a quiet "No Through Road" lane and extra housing and traffic (opposite the primary school) are inappropriate.
- The highest ridge height of The Barn is at least 3-4 metres away from Mulberry Barn. As such, any increase in roof height of Mulberry Barn will be overbearing, overshadow half of the property and reduce sunlight into the garden at The Barn (especially in Winter with the lower sun).
- On the southern elevation wall of The Barn, the wall closest to Mulberry Barn, there is a high-set window positioned to allow sunlight and natural light into the Master Bedroom. This is the only south-facing window on the property, and any increase in roof height would restrict the light into the Master Bedroom.
- The "L" section of the new extension includes a window that looks directly in the line of The Barn. Despite this window being on the ground floor, the low wall height dividing the properties means there may be impact from overlooking resulting in a loss of privacy.
- Rooflight would overlook neighbour

3.0 RELEVANT PLANNING HISTORY

[P20/S3192/FUL](#) - Approved (25/11/2020)

Change of use from a 2 bed ancillary barn to a 2 bed separate dwelling house

[P19/S2881/DIS](#) - Approved (23/12/2019)

Discharge of conditions 3 (Materials) 5 (Landscaping) 6 (Arboricultural method statement) 7 (Bat Survey) 8 (Licence) on planning application P19/S1367/FUL (Demolition works, new dwellinghouse alterations and extension of existing dwellinghouse).

[P19/S1367/FUL](#) - Approved (16/07/2019)

Demolition works, new dwellinghouse alterations and extension of existing dwellinghouse

[P18/S3967/HH](#) - Approved (20/02/2019)

Two storey side extension with demolition to a 1970's extension, alterations, refurbishment and remodelling.

4.0 ENVIRONMENTAL IMPACT ASSESSMENT

4.1 The site is within a 'sensitive area' for the purposes of the EIA regulations 2017 but the scale and nature of the proposed development does not require an Environmental Statement.

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
DES8 - Promoting Sustainable Design
ENV1 - Landscape and Countryside
ENV8 - Conservation Areas
H20 - Extensions to Dwellings
STRAT1 - The Overall Strategy
TRANS5 - Consideration of Development Proposals

5.2 Neighbourhood Plan

Rotherfield Peppard have not progressed a Neighbourhood Plan.

5.3 Supplementary Planning Guidance/Documents

South Oxfordshire Design Guide 2016 (SODG 2016)

5.4 National Planning Policy Framework and Planning Practice Guidance

5.5 Other Relevant Legislation

- Section 85 of the Countryside and Rights of Way Act 2000.
- Chilterns Management Plan (2019-2024)
- Chilterns Building Design Guide
- 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 property and surrounding area
- Impact on neighbour amenity
- Access and Parking
- Impact on trees
- Impact on ecology
- Other material planning considerations
- Other matters

Impact on character and appearance

- 6.2 The National Planning Policy Framework (NPPF) encourages the delivery of well-designed places and forms of development. Paragraph 127 states that planning decisions should seek to ensure developments are sympathetic to local character and history, including the surrounding built environment. Policy DES2 of the South Oxfordshire Local Plan (SOLP) requires all new development to be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings.

- 6.3 The South Oxfordshire Design Guide (SODG) advises that all extensions to dwellings should follow the design principles set out in the Guide. Extensions to dwellings should respond to and respect the character and appearance of the area; use simple, uncomplicated buildings forms that compliment and coordinate with the scale, form and massing of the dwelling; uses building materials which match those of the existing dwelling; ensures the original building remains the visually dominant element of the property and has a roof form appropriate to the original dwelling.
- 6.4 The proposed extension looks to continue the rural aesthetic of the building. The existing barn would not be altered significantly and would maintain its current form and appearance. The extension is simple in plan form and takes design queues from the existing building with the use of matching materials, consistent window and door designs and half hipped gable ends. The extension would complement the existing form and massing of the dwelling with similar roof massing and low eaves. The proposed extension would appear as a sympathetic addition of the existing building which would ensure that the original dwelling remains the visually dominant form.
- 6.5 Paragraph 172 of the NPPF confirms that "great weight" should be given to conserving and enhancing the character and qualities of the Area of Outstanding Natural Beauty (AONB) "which have the highest status of protection". This reinforces the statutory duty placed on the council under S85 of the Countryside Rights of Way Act 2000. An overriding principle of the NPPF is that any development within the Chilterns AONB should conserve and enhance the natural beauty of the AONB and in so doing not result in harm to the special qualities of the AONB (para 11, 171, 172). It is officers' view that the proposed development would not detract from the character or the wider beauty of the Chilterns AONB. The proposed development would maintain the rural character and appearance of the dwelling and compliment it. Views of the proposal would be limited to the private garden areas of certain neighbours with no publicly available views of the development. It would be difficult therefore to ascertain any change that this development might have on the landscape and scenic beauty of the Chilterns AONB. As such, officers are satisfied that the development would not be harmful to the Chilterns AONB.
- 6.6 Previous consultations with the council's conservation officer revealed no objections to the use of the barn as a separate, independent, dwelling. The conversion of the barn and use of it as a new dwelling preserves the character and appearance of the conservation area or the way it will be appreciated and/or experienced. The proposed extensions to this dwelling would, in officer's view, also preserve the character and appearance of the conservation area. In addition, it would not be readily appreciated and/or experienced from the wider conservation area. The verdant nature of the site and the contribution that Slaters Farm and its formal entrance and boundary wall make on the conservation area would not be adversely affected by this development. As such, officers consider that the character and appearance of the conservation area would be preserved.
- 6.7 The Parish Council and Cllr Lorraine Hillier raise concern that the proposed development would amount to an overdevelopment of the site. Officers consider that the extension would not result in the plot becoming overdeveloped. Indeed, the plot is sizable and would retain a generous garden area of approximately 300 sq. metres and enough space to the front for parking and turning. Comparative to other plots in the surrounding area, officers observe that the application site is reasonable in size and not overly small. As such, officers consider the development would not result in the overdevelopment of the site.

Impact on neighbour amenity

- 6.8 The council's policies and guidance seek to ensure that all development proposals should not result in significant adverse impacts on the amenity of neighbouring uses. In considering the impact on neighbours the following matters should be considered; loss of privacy, daylight or sunlight, dominance or visual intrusion, noise or vibration, smell, dust, heat, odour, gases or other emissions, pollution, contamination or the use of/or storage of hazardous substances and external lighting.
- 6.9 The below drawing illustrates the distances associated with the proposed extension and neighbours. The extension would allow for a 3.5m gap to the boundary to neighbouring Little Acre. There would be a 11m distance between the extension and neighbouring The Barn and more than 20m between the extension and neighbouring The Talbots to the south (not shown on plan).



- 6.10 North elevation:
The north elevation has one additional window at ground floor level (serving a living room area). This would be 11m away from the boundary to the neighbour to the north.



The window would not allow views towards the neighbour's habitable rooms and existing trees along the boundary ensure that screening is offered to safeguard this neighbour's garden area. This neighbour has raised concerns that the 300mm increase to the ridge of the existing building would adversely affect their existing side facing window. This neighbour's window is a high-level window which serves a bedroom. This window is already faced with some visual experience of the dwelling. However, this bedroom has another window along its east elevation. As such, any obstruction to this high-level window would not result in the bedroom losing all of its access to natural daylight. Furthermore, it is officer's view that the increase to the ridge of the dwelling would not present any significant overbearing or imposing impact on this window beyond the existing situation.

6.11 West elevation:

The west elevation shows no windows proposed on the new extension but one additional window on the existing dwelling which would serve an existing living area. However, this window would be above an internal head height of at least 1.7m so officers are satisfied that this window would not allow views towards neighbouring Little Acre, to the detriment of their privacy.



The extension would be approximately 3.5m away from the boundary to Little Acre. Based upon a visit to this neighbour it is clear that the extension would be partially seen beyond an existing row of hedging and some small trees, but it would not have an imposing feel on this neighbour's garden or their home. The lack of any windows serving the new extension would ensure that this neighbour would not be overlooked in any case and would not be directly impacted on by any activity associated with the domestic occupation of this extension. In officers' view, this neighbour would not experience any significant adverse harm to their residential amenity.

6.12 South elevation:

The south elevation shows the majority of the windows and doors which would serve the new extension, including ground floor patio windows serving the kitchen/dining/living area and three dormer windows at first floor level which would serve two bedrooms and one bathroom.



These windows would be more than 20m away from the boundary to Talbots to the south. At this distance officers are satisfied that the privacy of this neighbour would be safeguarded. Views out from the first-floor windows to the east or west would be oblique and would not offer clear and easy views towards neighbouring Little Acre or the garden area of Slaters Farm or the approved dwelling adjacent to Slaters Farm.

6.13 East elevation:

The east elevation contains no windows on the extension (except for the glazed link aspect which serves a staircase). But changes to windows on the existing dwelling including one roof light are proposed.



As with the rear rooflight, it would be at a height that would not allow direct views out towards those neighbours to the east or their garden areas. The change to the existing windows would not change from the existing situation.

6.14 The above illustrations and explanatory text demonstrate that the proposed development would not result in any significant adverse impact on neighbours. Any other matters that have not been discussed are detailed below.

6.15 Noise:

The area is residential in use with a number of neighbouring gardens and properties which bound what was the former garden area of Slaters Farm. As such, it is acknowledged that there was and still is a pre-existing close relationship with neighbours with a mutual level of domestic noise being created and experienced by neighbours. It would be difficult to ascertain how the proposed extension to the dwelling would result in any additional domestic noise above and beyond what is currently experienced and what was previously experienced. The existing dwelling can already be accessed via an existing access off Church Lane with parking available for at least two cars. Importantly therefore, there will already be a level of noise associated with vehicle movements. The Oxfordshire County Council requirement for this resultant three/four-bedroom dwelling would be for two parking spaces.

- 6.16 As such, officers are satisfied that movements to the site would be the same as existing, but it is noted that if a third or fourth car does access this site then the movements associated would not result in any significant increase in noise beyond existing.
- 6.17 Light:
Similar to the above, the existing dwelling was formerly used as ancillary accommodation to Slaters Farm with a functional unit which could be slept in and used day-to-day, including at night-time. The proposed development would introduce more glazing, but the area is largely residential and given that this site is situated behind existing dwellings, in officers' view, it is not anticipated that the proposed development would result in a level of 'light pollution' that would be adversely detrimental to the night skies or the amenity of neighbours. It would not amount in a level of light that goes beyond what is currently already caused by nearby properties.
- 6.18 Sewage pipes:
Some neighbours have concerns that the proposed extension would prevent access or may disrupt existing foul waste pipes that run underneath the site that serves neighbouring The Barn, contrary to the Deeds for The Barn. The applicant confirms that the development is not expected to disrupt these pipes. Regardless of this, matters relating to covenants/deeds and civil matters are not planning considerations and this civil matter will need to be addressed separate to the planning process. Officers are therefore unable to recommend a condition to cover this issue.

Impact on the access and parking arrangements

- 6.19 The Oxfordshire County Council requirement for this resultant three/four-bedroom dwelling would be for a maximum of two allocated parking spaces and 0.5 unallocated spaces. The submitted site plan shows a layout with two parking spaces. Officers have discussed this layout with the Highway Liaison Officer and they have advised that it would be feasible to increase the area of hardstanding slightly to allow for a third parking space to be provided and still retain sufficient turning space within the site to enable vehicles to enter and exit the site in forward gear. This could be secured through a planning condition requiring details to be submitted and approved prior to development above slab level and implemented as approved prior to first occupation. A similar planning condition was imposed on planning permission [P20/S3192/FUL](#) for the original conversion of the building. On the basis of the above assessment, officers consider that the proposed development would have an acceptable impact on highway safety and that there would no severe residual cumulative impacts on the road network. As such, the proposal would comply with the aims and objectives of the SOLP 2035 Policy TRANS5.

Impact on trees

- 6.20 The council's forestry officer has reviewed the application documentation and raises no objection to the proposed development. However, two conditions are requested to ensure the protection of all those trees on site which are of good quality and are sought to be retained and to submit full details of proposed subterranean drainage and services for agreement.

Impact on ecology

- 6.21 The supporting ecological survey report has concluded that the existing barn has a low potential to support roosting bats and, in accordance with best practice guidance, recommended that a further bat emergence/re-entry survey is undertaken to establish

whether bats are impacted by the proposed development. The countryside officer considers that it would be likely that Natural England would grant the necessary derogation licence considering the findings of the preliminary roost assessment. As such the countryside officer is happy to take a pragmatic approach and request that additional survey information is secured with the attached planning condition.

Other materials considerations

- 6.22 Carbon Reduction - Policy DES8 (SOLP) promotes sustainable design by way of encouraging developments to minimise the carbon and energy impacts of design and construction, improve resilience to the effects of climate change, and encourage adaptability and optimised function of buildings. It states all new development should seek to minimise the carbon and energy impacts of their design and construction and that proposals must demonstrate that they are seeking to limit greenhouse emissions through location, building orientation, design, landscape and planting.
- 6.23 In this case the applicant has not been requested to demonstrate how emissions will be minimised because it is for the construction of an extension. The extension would result in an increase of less than 100 square metres and it is not possible to orientate the building differently. However, the extension will be insulated to minimise heating needs. The increase in height to the existing dwelling by 300mm would enable the applicant to insulate above the existing rafters and then re-batten and re-tile to improve the thermal qualities of the building.
- 6.24 Community Infrastructure Levy (CIL) - The council's Community Infrastructure Levy (CIL) charging schedule applies to all relevant development proposals. CIL is a planning charge that local authorities can implement to help deliver infrastructure and to support the development of their area and is primarily calculated on the increase in footprint created as a result of the development or net gain of residential use on site. This development would not be liable to pay CIL since the net internal floor space does not exceed 100 square metres.

7.0 CONCLUSION

- 7.1 The proposed development is not considered to result in any adverse impact upon the site or the surrounding area. It would conserve the appearance of his part of the Chilterns AONB and Conservation Area. The proposed development would not result in any adverse impact on the amenity of neighbours, would preserve landscape features and would not harm any protected species. As such, subject to the below conditions, officers consider that planning permission should be granted.

8.0 RECOMMENDATION

- Grant Planning Permission subject to the following conditions:**

- 1 : Commencement development within three years - Full Planning Permission**
- 2 : Development must be implemented in accordance with plans submitted**
- 3 : Development must be implemented in accordance with materials identified on application documentation**
- 4 : Scheme for protecting existing trees during development process, including any demolition and clearance, to be submitted to and agreed in writing by the Local Planning Authority**

- 5 : Details of three parking spaces and turning area to be agreed prior to development above slab level and implemented prior to occupation**
- 6 : A scheme showing full details of the proposed subterranean drainage and services should be submitted to and agreed in writing by the Local Planning Authority prior to commencement of development**
- 7 : Prior to the commencement of the development a report containing the findings of additional bat surveys should be submitted to and agreed in writing by the Local Planning Authority**

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Appendix A



Listening Learning Leading

Application No. P20/S4809/HH

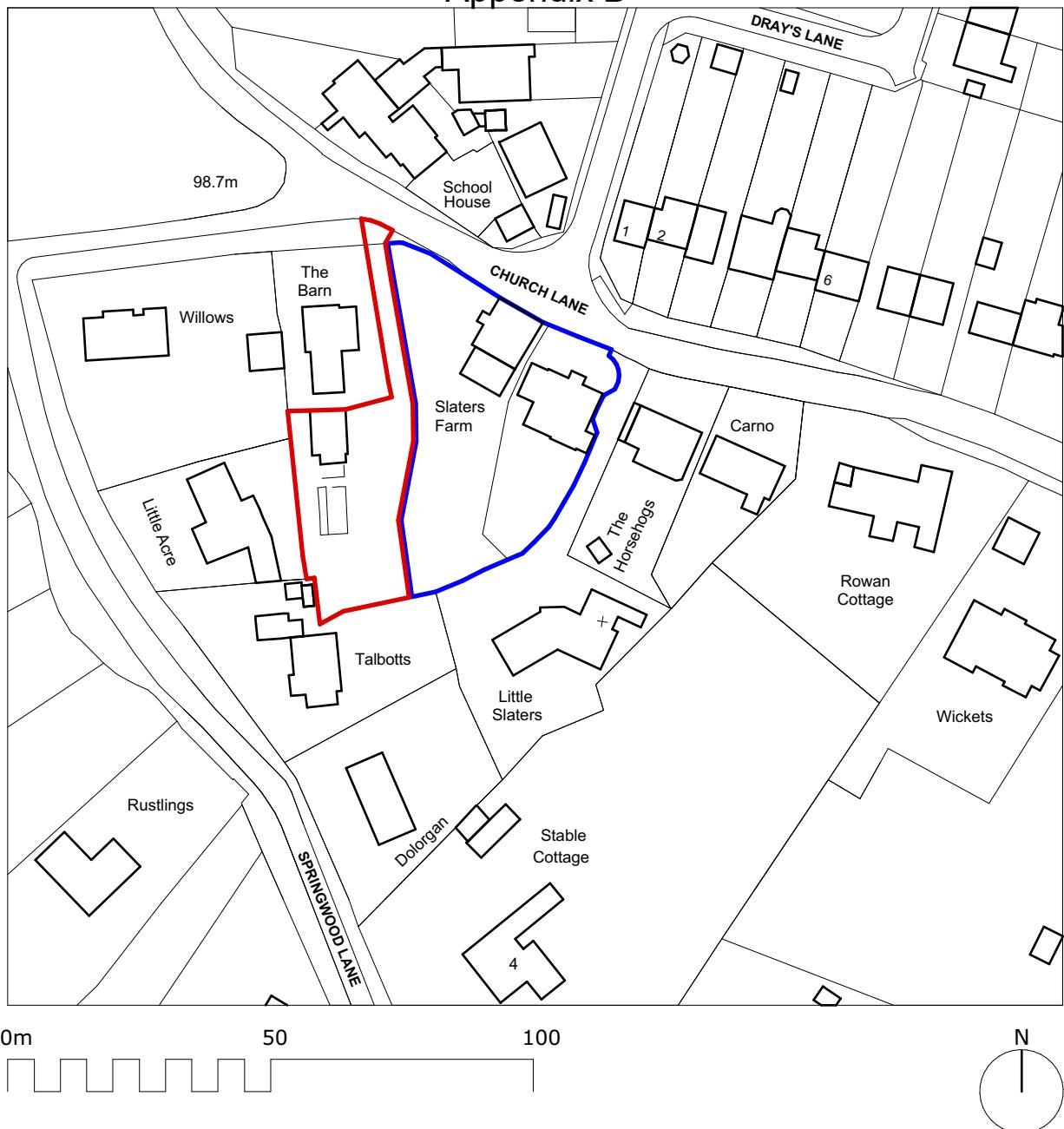
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Appendix B



Mulberry Barn

alteration and extension to existing dwelling

address:

Church Ln, Rotherfield Peppard, RG9 5JL

title:

Site Location Plan

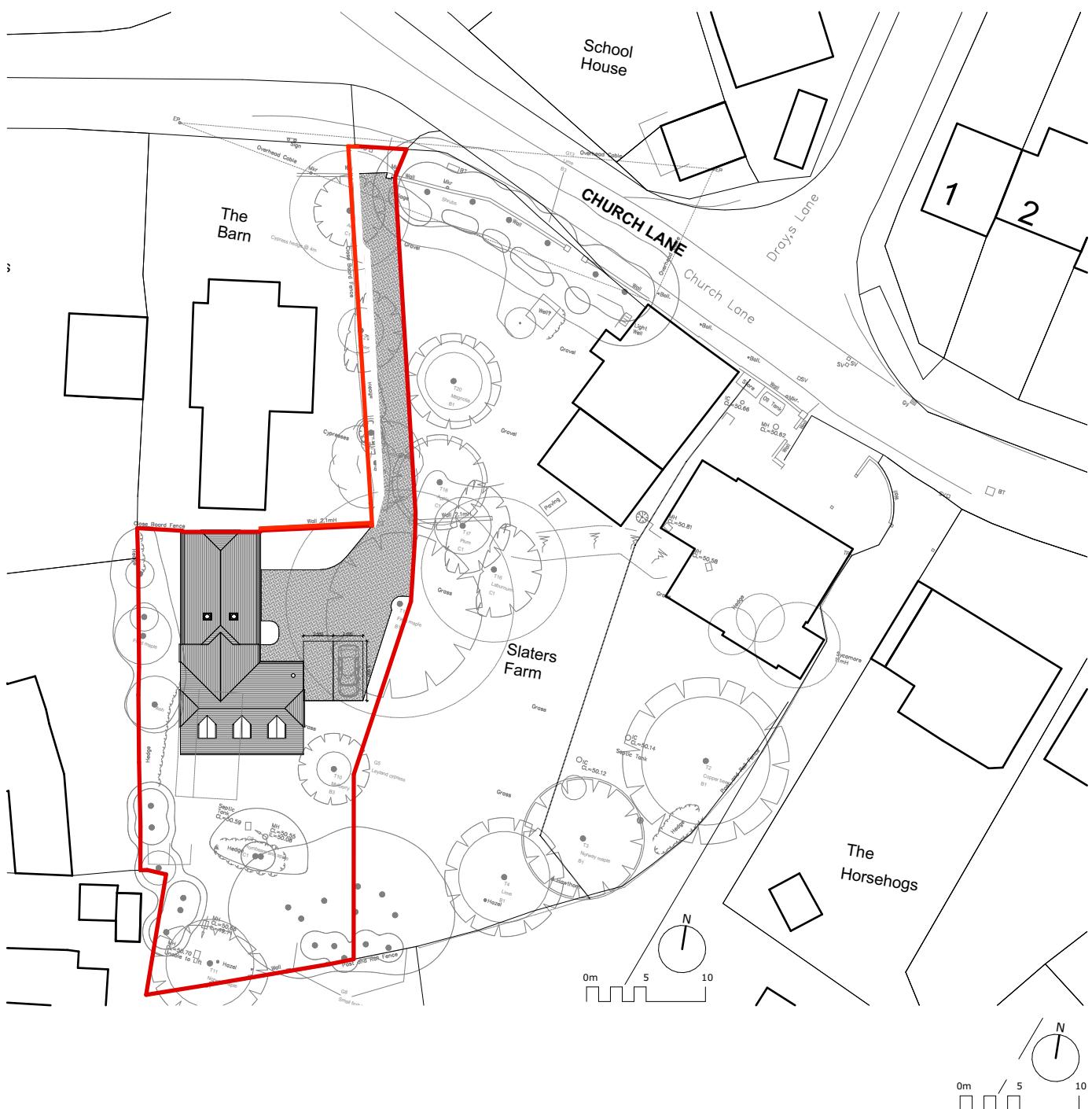
scale:

1:1250@A4

date:

01/12/2020
Page 24

No./Rev. 2/2020/001



Mulberry Barn

alteration and extension to existing dwelling

address:

Church Ln, Rotherfield Peppard, RG9 5JL

title:

Proposed Block Plan

scale:

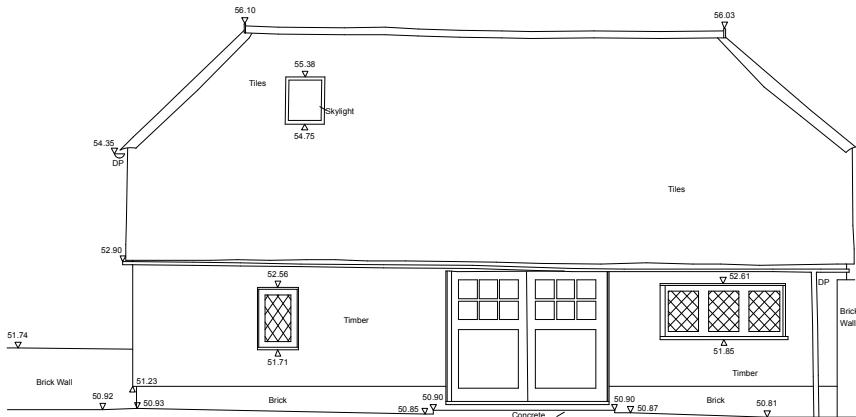
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01/12/2020

Page 25

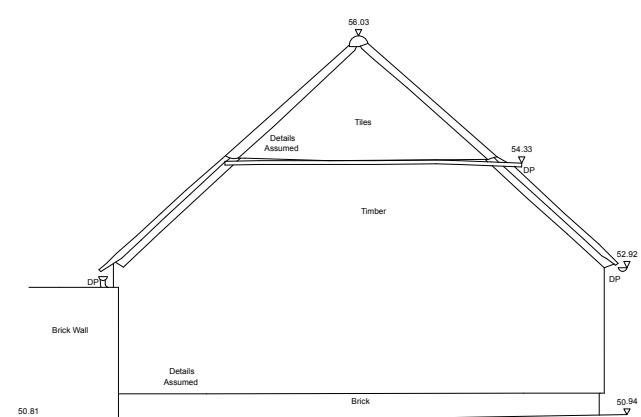
No./Rev. 2/2020/010



Elevation 3-3

Datum=49.00

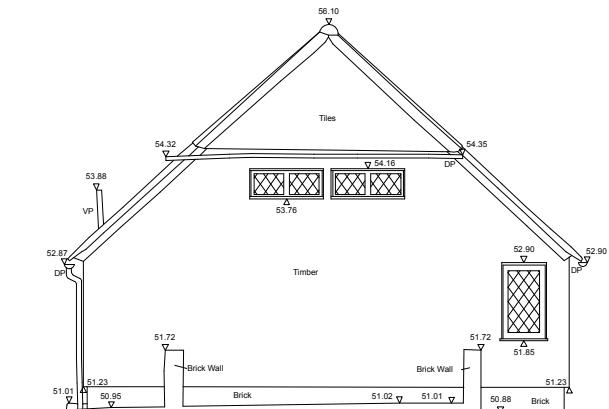
East elevation



Elevation 4-4

Datum=49.00

North elevation



Elevation 2-2

Datum=49.00

South elevation

Elevation 1-1

Datum=49.00

West elevation

0m

5

Mulberry Barn

alteration and extension to existing dwelling

address:

Church Ln, Rotherfield Peppard, RG9 5JL

title:

Existing Elevations

scale:

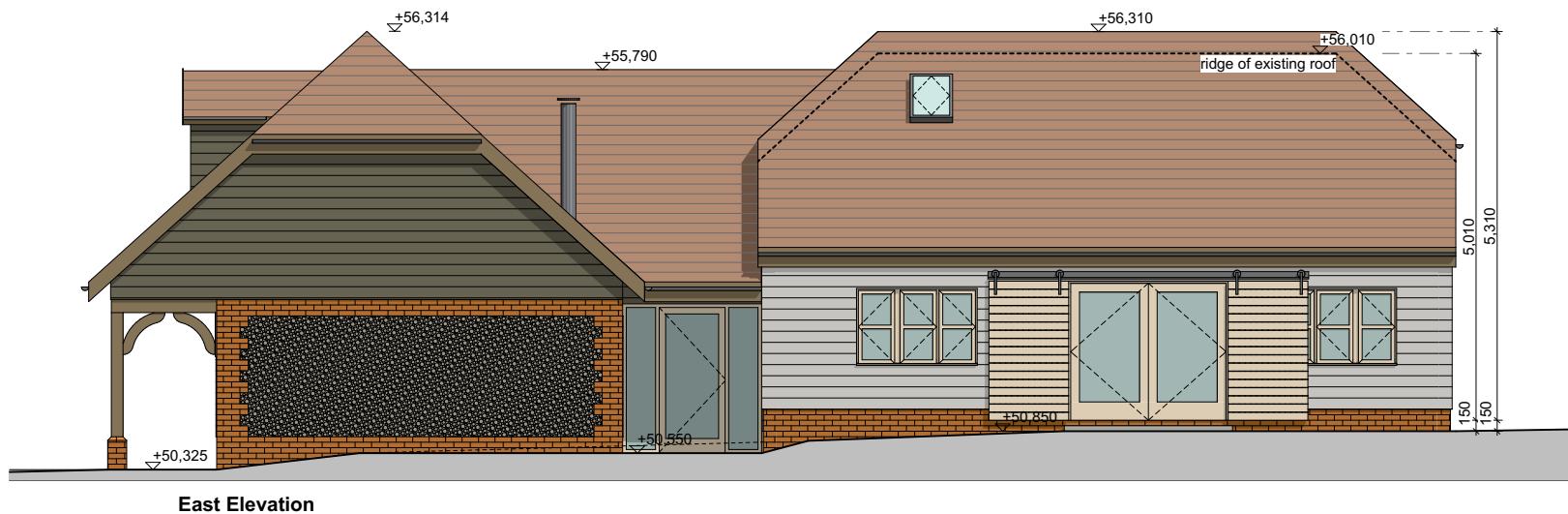
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date:

01/12/2020

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No./Rev. 2/2020/003



0m 5

Mulberry Barn
alteration and extension to existing dwelling

address:
Church Ln, Rotherfield Peppard, RG9 5JL
title:

Proposed Elevations

scale: 1:100@A4 date: 01/12/2020
No./Rev. 2/2020/013



West Elevation



North Elevation



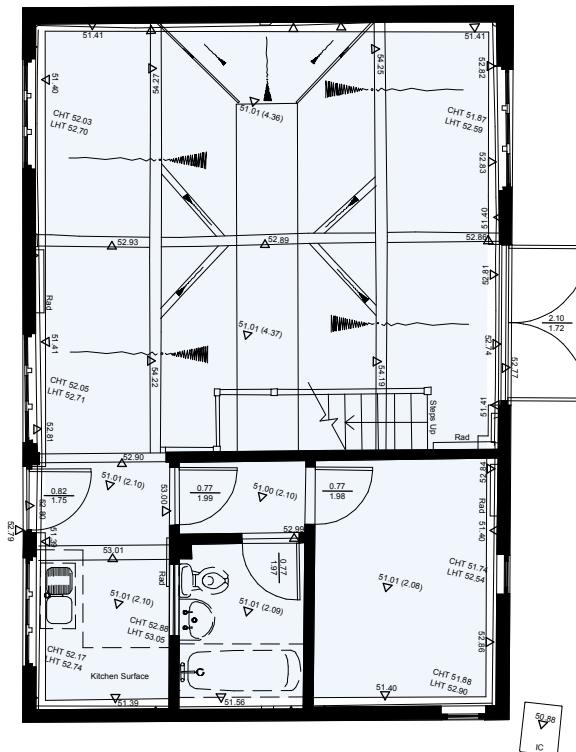
Mulberry Barn

alteration and extension to existing dwelling

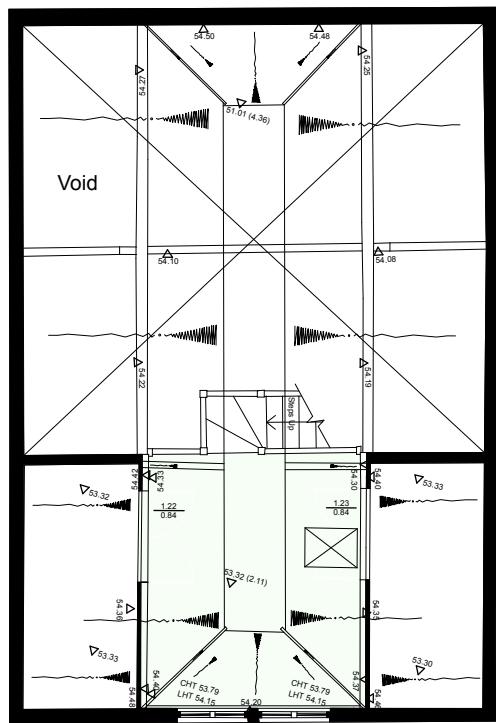
address:
Church Ln, Rotherfield Peppard, RG9 5JL
title:

Proposed Elevations

scale: 1:100@A4 date: 01/12/2020
No./Rev. 2/2020/014



Ground floor



First floor

Mulberry Barn

Wansdyke Barn

address:

Church Ln, Rotherfield Peppard, RG9 5JL

title:

Existing Floor Plans

scale:

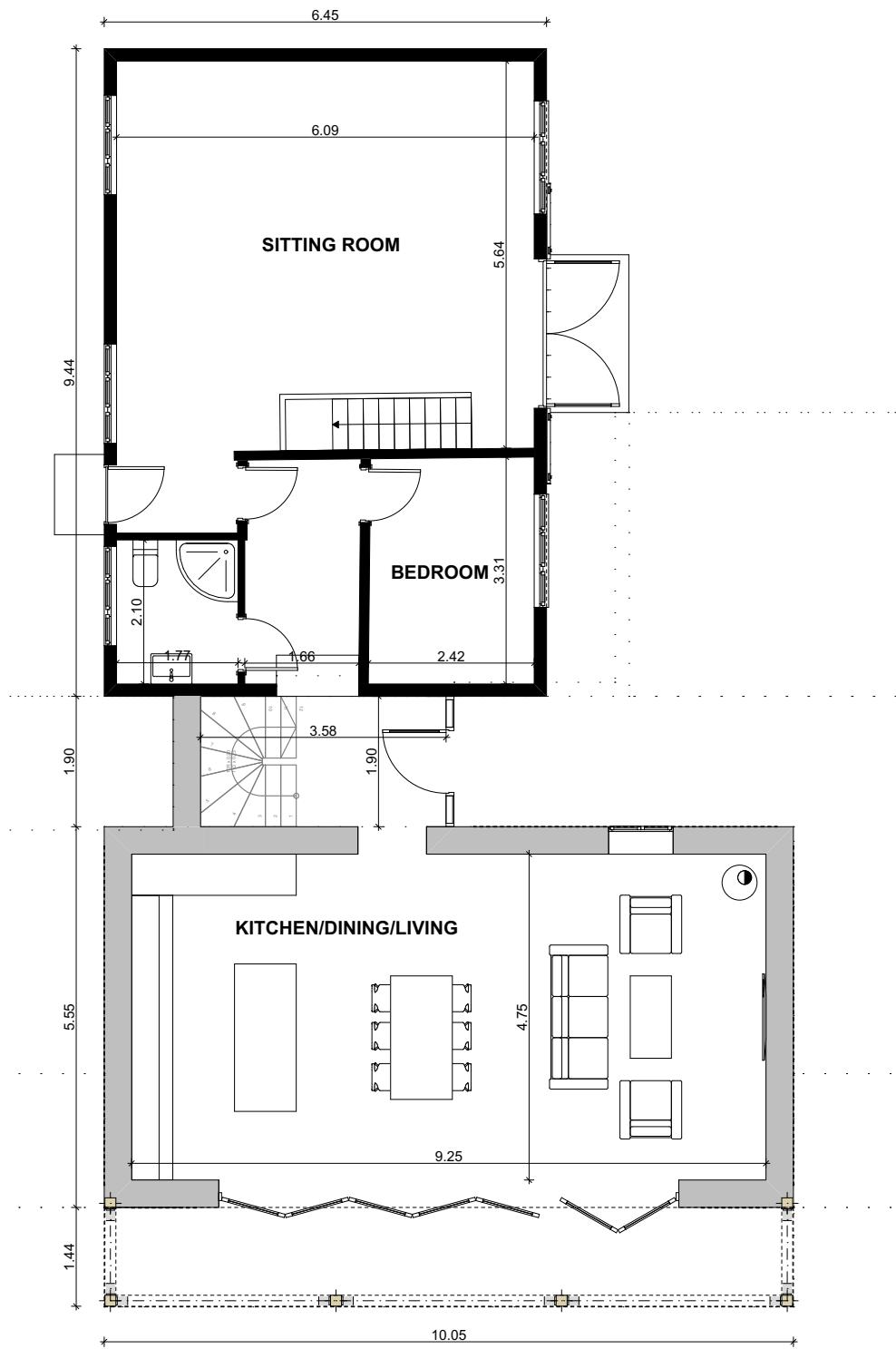
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No /Rev 2/2020/002

date:

01/12/2020

Page 29



0m 5

Mulberry Barn

alteration and extension to existing dwelling

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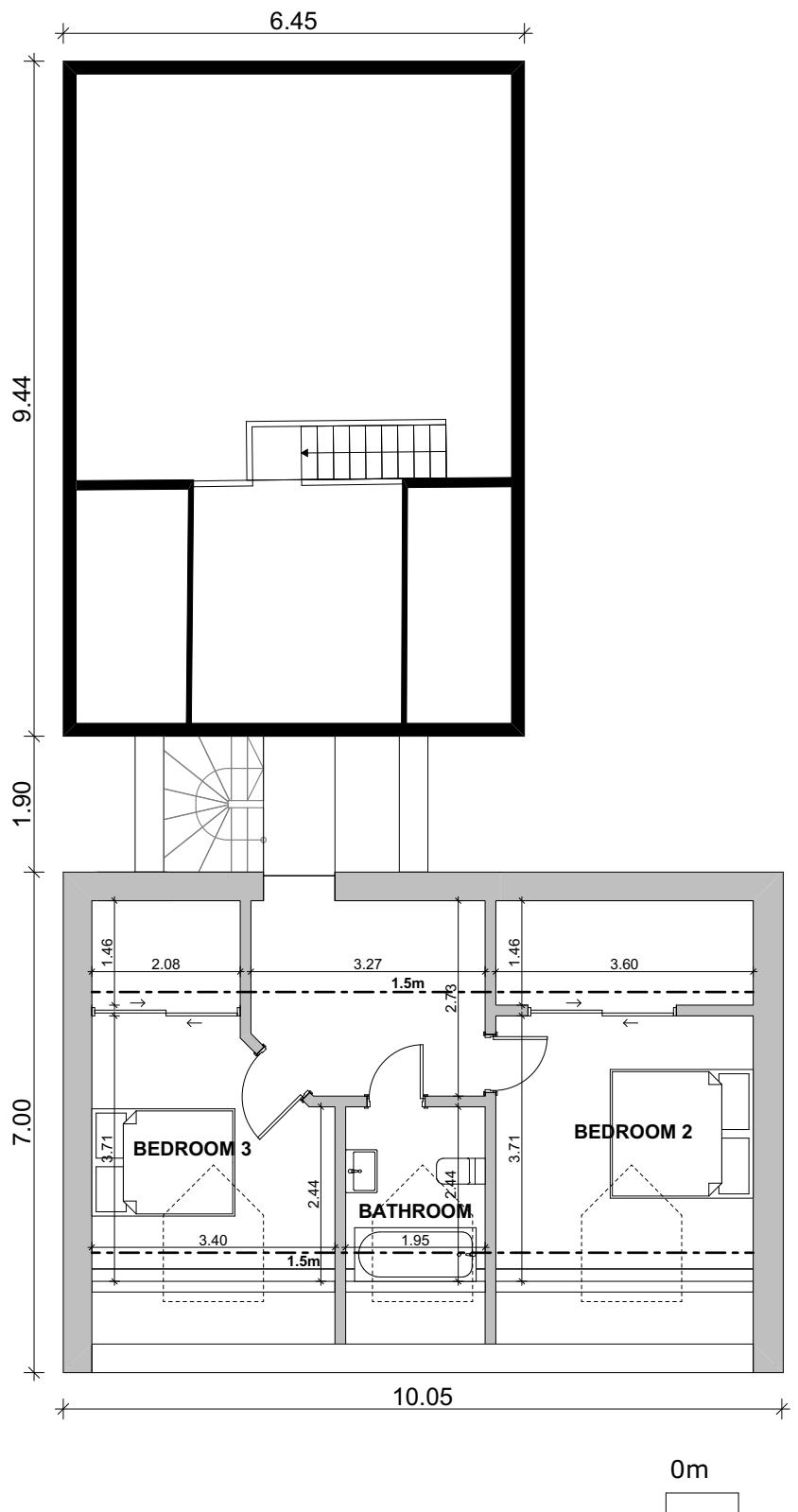
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Proposed Ground Floor Plan

scale:
1:100@A4

date:
01/12/2020
Page 30

No./Rev. 2/2020/011



Mulberry Barn

alteration and extension to existing dwelling

address:
Church Ln, Rotherfield Peppard, RG9 5JL

title:

Proposed First Floor Plan

scale:
1:100@A4

date:
01/12/2020
Page 31

No./Rev. 2/2020/012



East Elevation - Site Section



Mulberry Barn
alteration and extension to existing dwelling

address:

Church Ln, Rotherfield Peppard, RG9 5JL

title:

Proposed Site Section

scale:

1:100@A4

date:

01/12/2020

No./Rev. 2/2020/015

APPLICATION NO.	P21/S0414/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	26.1.2021
PARISH	DIDCOT
WARD MEMBER(S)	Alan Thompson Ian Snowdon Gemma Willis
APPLICANT	5 Lydalls Close, Didcot, OX11 7LD
SITE	
PROPOSAL	Single and two storey extensions to existing bungalow.
OFFICER	Roseanne Lillywhite

1.0 INTRODUCTION AND PROPOSAL

1.1 This application has been referred to the Planning Committee at the request of the Ward Member Councillor Alan Thompson. The planning reasons for the call-in are as follows;

- *no damage to the character of the area*
- *new additional footage is not overbearing*

1.2 This report sets out the officer's recommendation of refusal and how that has been reached, with regards to the relevant material planning considerations and the development plan.

1.3 Number 5 Lydalls Close is a detached chalet bungalow located on a corner plot between Lydalls Close and Britwell Road. The property has outbuildings to the rear / side; of which the long wooden clad barn to the Britwell Road side of the plot is in poor condition and is to be demolished. The property is not located within a conservation area. A plan identifying the site in greater context is attached at [Appendix 1](#) to this report.

1.4 Householder Planning Permission is sought for a similar proposal for a two storey side extension and single storey rear extension. Detailed drawings submitted for this application are available in [Appendix 2](#) to this report.

1.5 Planning permission was recently refused under application reference [P20/S4376/HH](#) for a similar two storey side and single storey rear extension see [Appendix 3](#) of this report. The application is currently at appeal, but no decision has yet been reached on the application. This current application is running in parallel to the appeal process.

2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

2.1 Didcot Town Council – No objections

Drainage - (South & Vale) – Surface water drainage condition required

Forestry Officer (South and Vale) – No objections

No neighbour comments have been received

3.0 RELEVANT PLANNING HISTORY

[P20/S4376/HH](#) - Refused (25/01/2021)

Single and two storey extensions to existing bungalow.

[P85/W0705](#) - Approved (29/01/1986)

Single storey extension

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:

South Oxfordshire Local Plan 2035 (SOLP) Policies:

DES1 - Delivering High Quality Development

DES2 - Enhancing Local Character

DES6 - Residential Amenity

H20 - Extensions to Dwellings

5.2 Neighbourhood Plan

Not applicable in this case

5.3 Supplementary Planning Guidance/Documents

South Oxfordshire Design Guide 2016 (SODG 2016)

5.4 National Planning Policy Framework and Planning Practice Guidance

6.0 PLANNING CONSIDERATIONS

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.

Development which is not in accordance with an up-to-date development plan should be refused unless material considerations indicate otherwise.

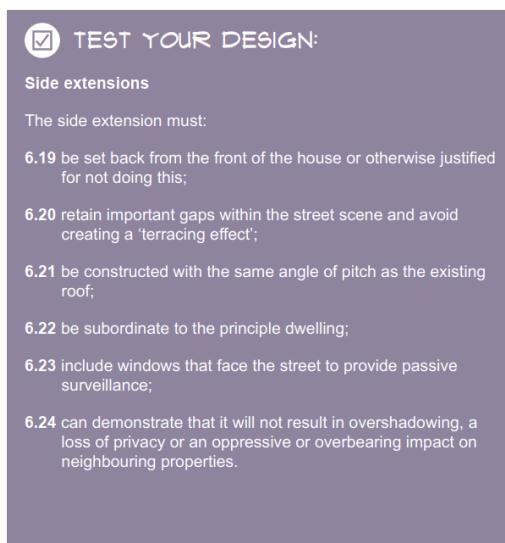
6.1 The main considerations in the determination of this application are;

- **Design and Scale: the impact of the proposal on the character of the existing property, the site and the wider street scene**
- **Impact of the proposal on the amenities of neighbouring occupants**
- **Drainage.**
- **CIL.**

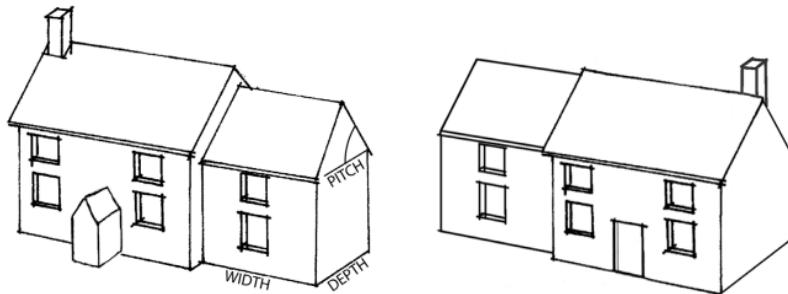
6.2 Design and Scale: the impact of the proposal on the character of the existing property, the site and the wider street scene

The relevant development plan policies in this case are South Oxfordshire Local Plan (SOLP) Policies DES1, DES2, DES8 and H20 and specific design guidance from the South Oxfordshire Design Guide 2016 (SODG).

- 6.3 SOLP Policy H20 refers to extensions to dwellings and sets out criteria for extensions within the Green Belt, supports proposals with adequate parking and sufficient amenity areas.
- 6.4 The property is located within Didcot and therefore, criterion (i) of this policy is not relevant with the property not falling within the Oxford Green Belt.
- 6.5 Criterion (ii) and (iii) of this policy are considered to have been met and do not form part of the recommendation for refusal.
- 6.6 The size of the plot allows for the possibility of a reasonably sized extension to the side and a modest rear extension, whilst retaining adequate amenity space and parking for the resulting property and parking. Therefore, the principle of extending the property is acceptable.
- 6.7 SOLP Policy DES2 relates to enhancing local character and sets out that new development must be designed to reflect the positive features of the local area and should physically and visually enhance the surroundings.
- 6.8 This application seeks planning permission for a replacement single storey rear extension and a two storey side extension. The single storey extension will replace the existing conservatory and allow for a larger kitchen and living room area at the rear of the property. The rear element, is considered acceptable.
- 6.9 It is your officers opinion, the proposed side extension as submitted will appear dominant in relation to the existing bungalow, due to its large footprint and overall height in comparison to the existing property. The extension does not respond positively to the character of the existing bungalow in terms of scale and will appear visually as a separate dwelling when viewed within the street scene.
- 6.10 The Council's advice for applicants is set out the South Oxfordshire Design (SODG) and has a specific element in relation to side extensions which states the following;



- 6.11 The side extension will be contrary to specific design guidance (points 6.21 and 6.22), as it will not be *subordinate* to the principal dwelling or constructed with the same angle and pitch as the existing roof. Further visual aids are provided within the SODG which demonstrate acceptable forms of two storey side extensions. These are shown below;



- 6.12 The proposed side extension in this case clearly dominates the existing bungalow in terms of scale and will not appear visually subordinate. This is demonstrated in the image below showing the Proposed front elevation, with the large one and a half storey extension attaching to the single storey bungalow;



- 6.13 Also of material relevant to the consideration of this application is the previously refused scheme under application reference P20/S4376/HH ([appendix 3 to this report](#)). This application was refused as it was contrary to the same policies covered in this report. The applicants have excercised their The footprint and eaves of the side extension has been revised with the eaves now level with the existing property. The end of the extension has changed from gable to a half hip. However, the minor changes that have been made to the development proposed in this application does not address the reason for refusal. A direct comparison of the front elevation of the refused scheme and this scheme is shown below;



This scheme

Originally refused scheme

- 6.14 SOLP policy DSE8 encourages sustainable design within new development. The most relevant part of this policy states '*All new development, including building conversions, refurbishments and extensions, should seek to minimise the carbon and energy impact of their design and construction.*
- 6.15 The agent has submitted an Energy Statement confirming the following, which is acceptable to comply with the above policy;

The design is a product of the clients requirements so the method of construction is the only practical means of complying with DES8. The extension will be built in accordance with the latest regulations which will result in the new parts being superior, in terms of thermal performance, than the existing.

This is achieved through the use of high performance insulation products to make the new floors, walls, windows & roof comply with current regulations, which, when averaged across the whole house, will result in lower energy consumption per square metre than before the extension was built.

6.16 **Impact of the proposal on the amenities of neighbouring occupants**

The most relevant criteria of SOLP 2035 policy DES6 states that '*Development proposals should demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses, when considering both individual and cumulative impacts, in relation to the following factors:*

- i) loss of privacy, daylight or sunlight
- II) dominance or visual intrusion'

6.17 Due to the location of the property on a corner plot, the proposed side extension will not cause a harmful impact on the amenities of neighbouring occupants, in the form of loss of privacy, day or sunlight and dominance or visual intrusion. As such the proposal is considered compliant with SOLP Policy DES6 and does not form part of the recommendation for refusal.

6.18 **Drainage**

Had this application been recommended for approval, a specific condition would have been recommended at the request of the Drainage Team to request a surface water drainage scheme is submitted and approved prior to the commencement of development.

6.19 **CIL**

The development to which this refusal relates is liable to pay the Community Infrastructure Levy (CIL) as set out in the South Oxfordshire Charging Schedule. Please refer to the CIL Regulations 2010 (as amended) to the amount of £11,013.22

7.0 CONCLUSION

7.1 The proposed development fails to address the reason for refusal of planning permission of application P20/S4376/HH. The proposed extension in respect of footprint and height would dominate and be out of keeping with the modest character of the existing bungalow detracting from the visual amenities of the street scene. The application is therefore recommended for refusal.

8.0 RECOMMENDATION

That planning permission is refused for the following reason;

That, the proposed side extension, particularly by reason of its footprint and overall height, would dominate and be out of keeping with the modest character of the existing bungalow detracting from the visual amenities of the street scene. The development would be contrary to policies DES2 and H20 of the South Oxfordshire Local Plan 2035 and points 6.21 and 6.22 of the supplementary Technical Document 5 relating to Householder extensions as part of the South Oxfordshire Design Guide 2016.

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DIDCOT

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Listening Learning Leading

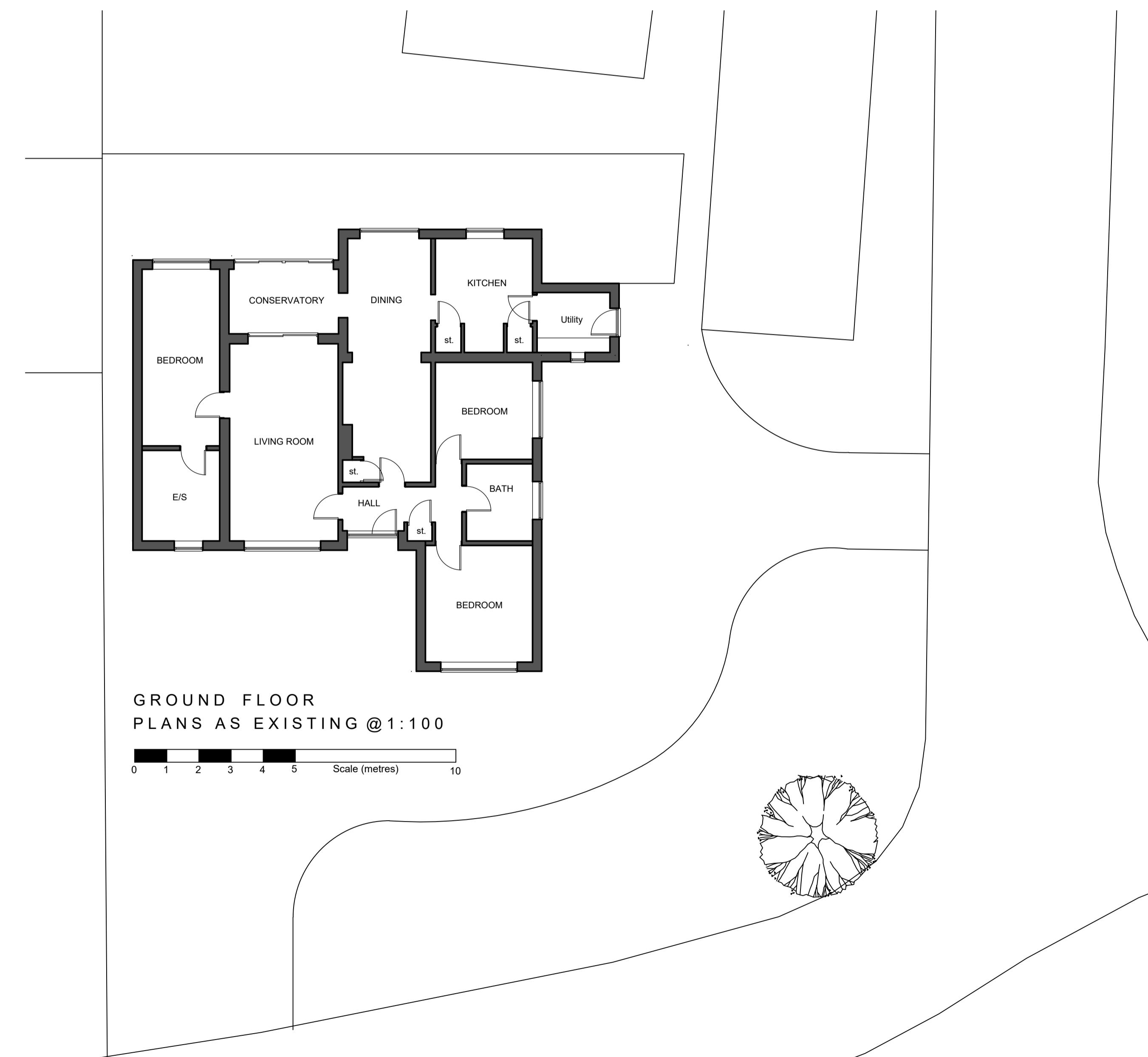
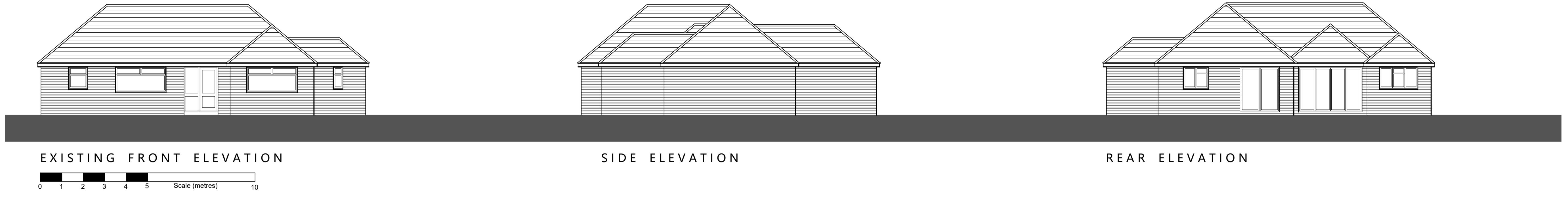
Application No. P21/S0414/HH

1:854 scale



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Extensions at 5 Lydalls Close, Didcot

1:1250 Site Location Plan & 1:100
Plans & Elevations as Existing @A1

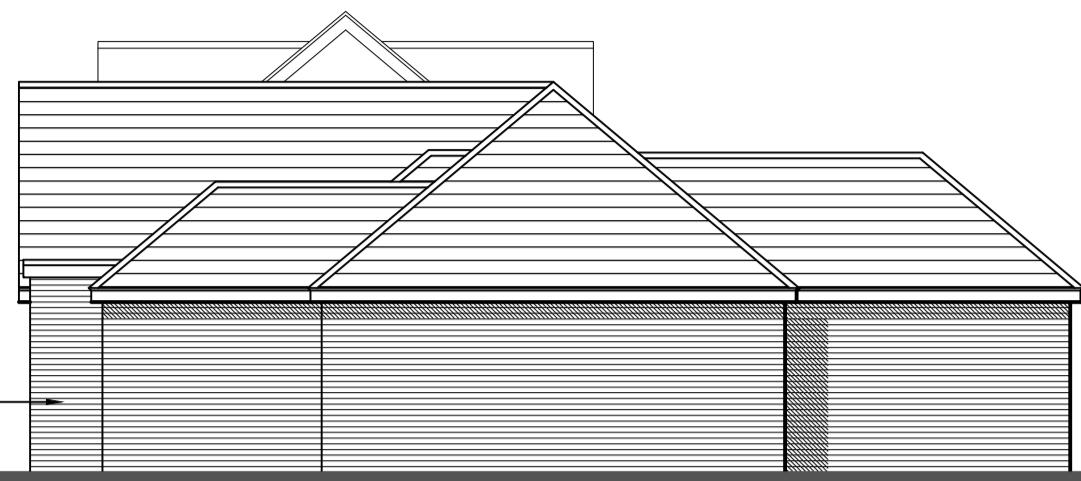
LYDL.P01
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Appendix 2



PROPOSED FRONT ELEVATION

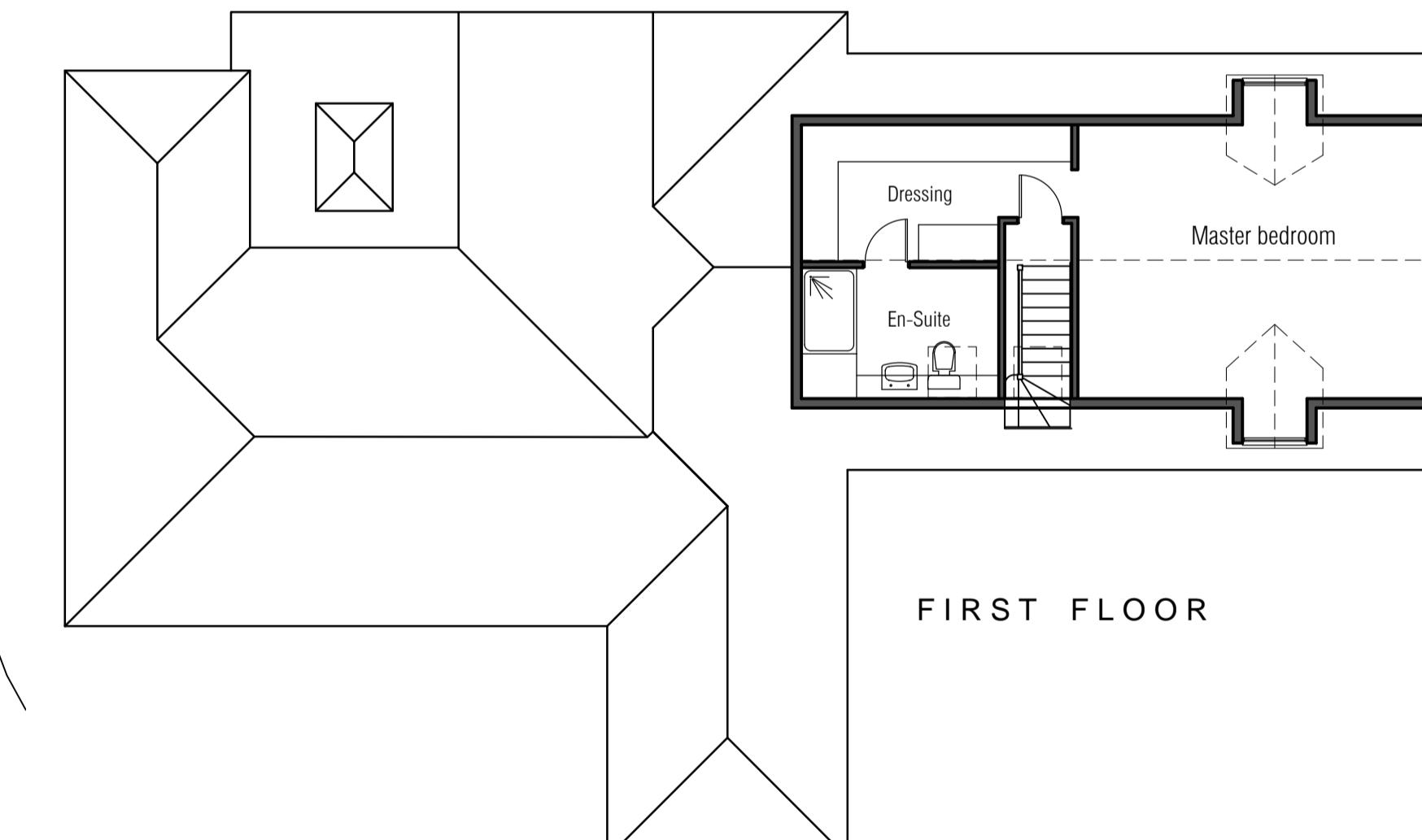
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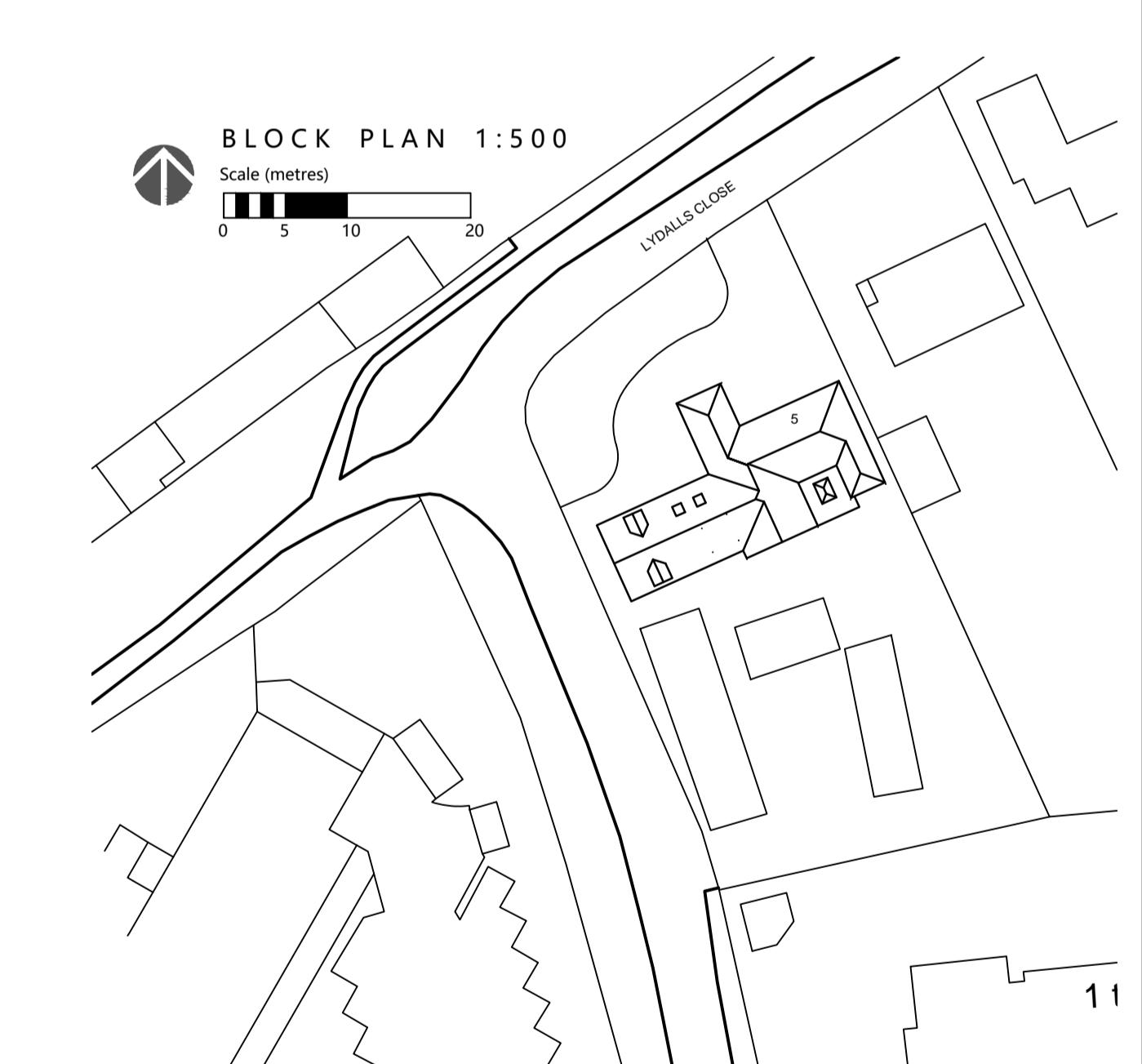
SIDE ELEVATION



REAR ELEVATION



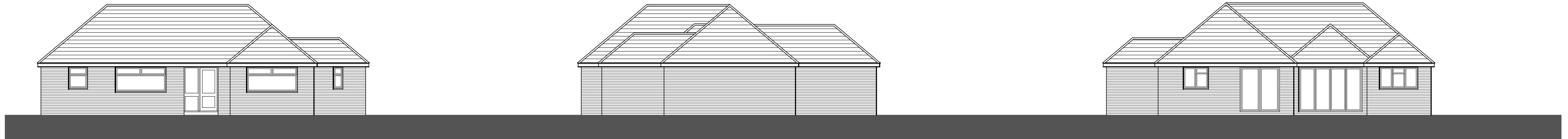
SIDE ELEVATION



Extensions at 5 Lydalls Close, Didcot

1:1250 Site Location Plan & 1:100
Plans & Elevations as Proposed @A1

LYDL.P02
B



EXISTING FRONT ELEVATION

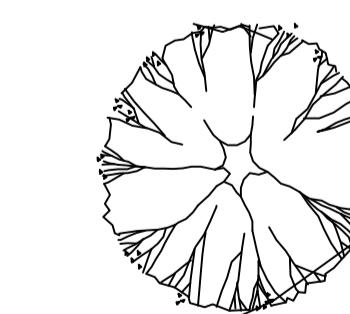
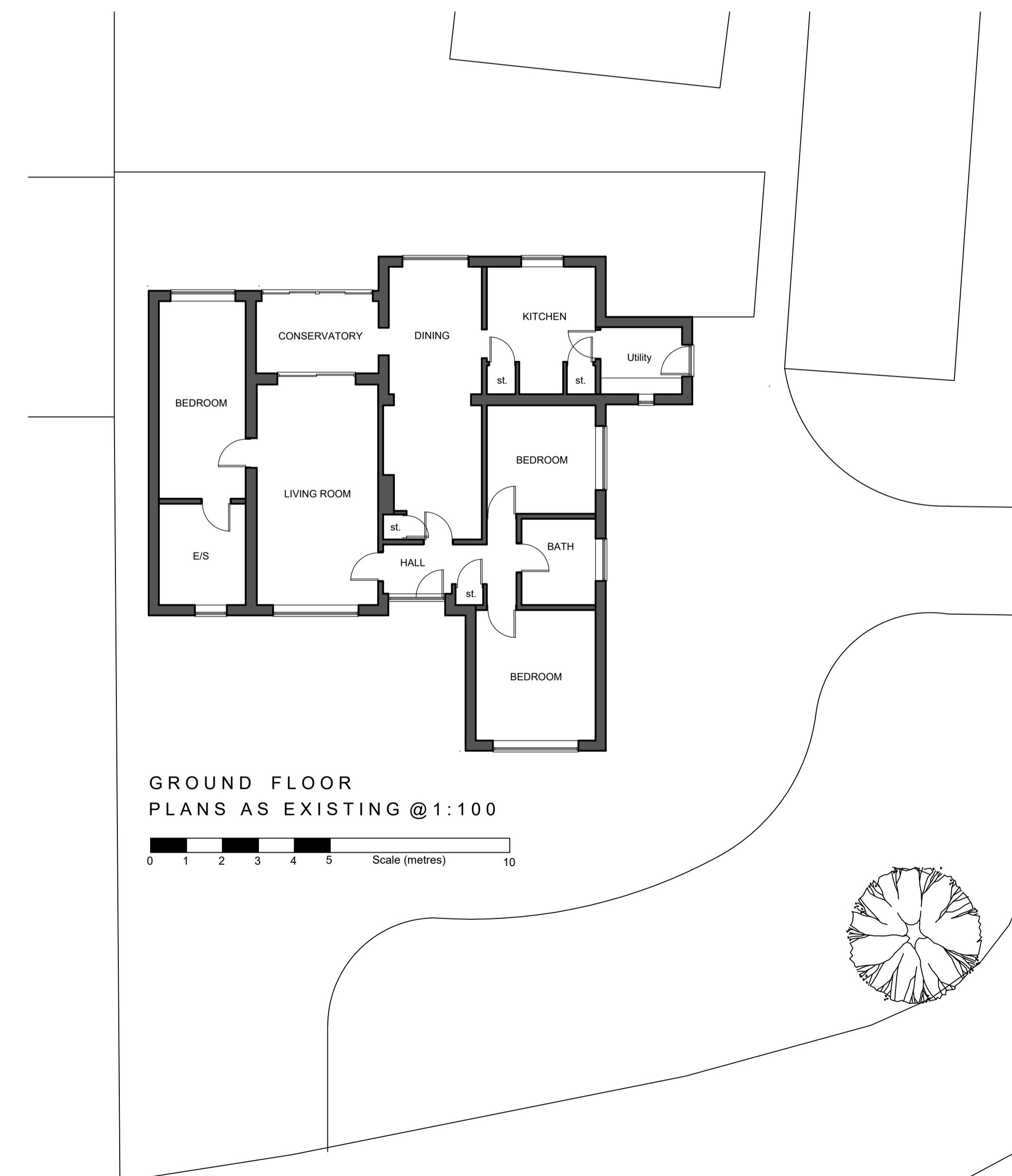
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SIDE ELEVATION

REAR ELEVATION



SIDE ELEVATION



Extensions at 5 Lydalls Close, Didcot

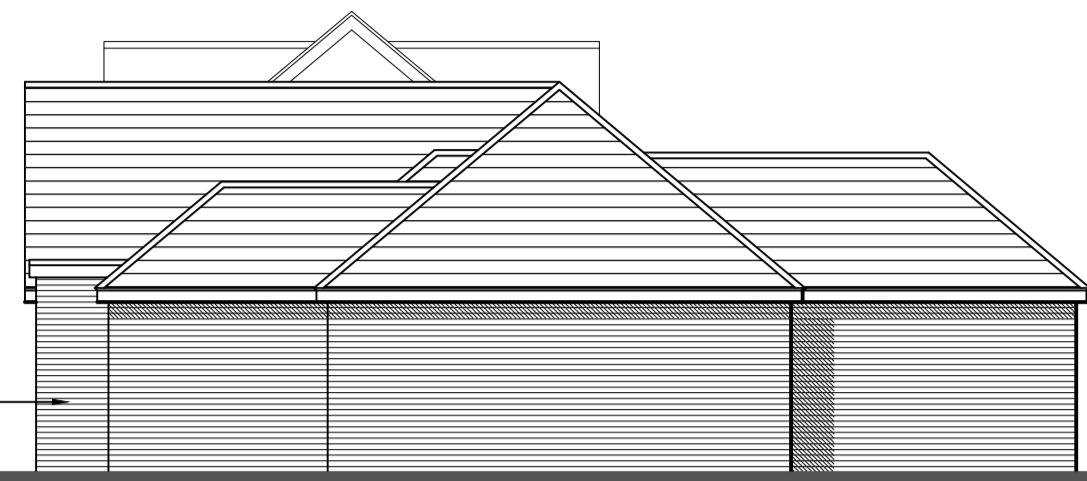
1:1250 Site Location Plan & 1:100
Plans & Elevations as Existing @A1

LYDL.P01
A



PROPOSED FRONT ELEVATION

0 1 2 3 4 5 Scale (metres) 10



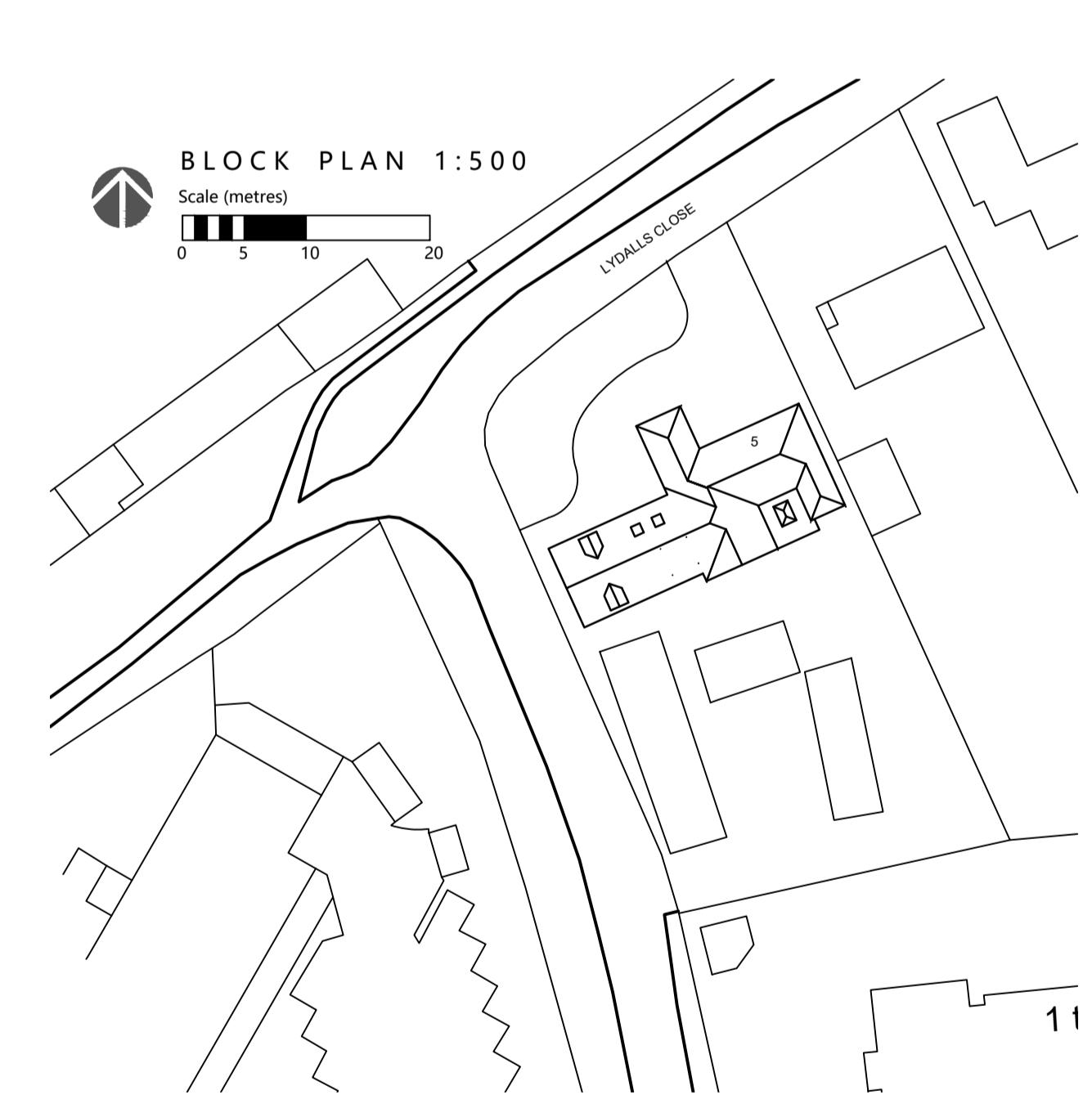
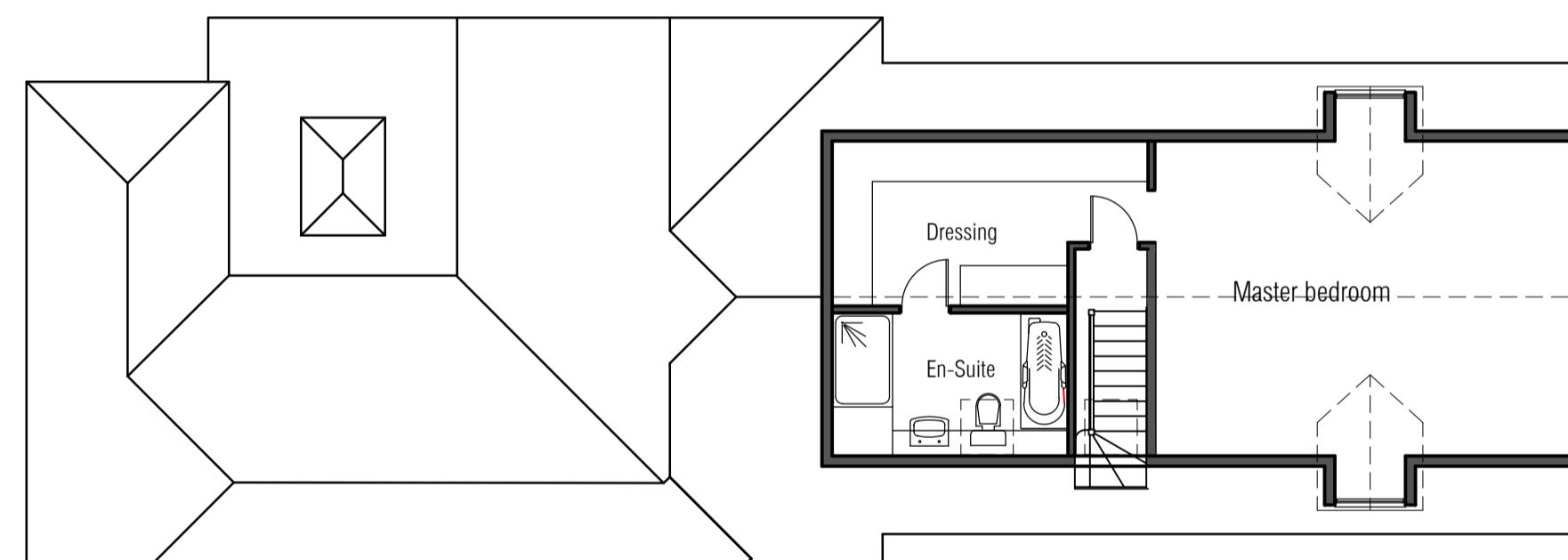
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



Extensions at 5 Lydalls Close, Didcot

1:1250 Site Location Plan & 1:100 Plans & Elevations as Proposed @A1

LYDL.P02
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