

<b>APPLICATION NO.</b>	<a href="#">P22/S3447/FUL &amp; P22/S3448/LB</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	22.9.2022
<b>PARISH</b>	CHECKENDON
<b>WARD MEMBERS</b>	Jo Robb James Norman
<b>APPLICANT</b>	Jazza58 Ltd
<b>SITE</b>	The Four Horseshoes, Main Street, Checkendon
<b>PROPOSAL</b>	Conversion and sub-division of vacant public house to two dwellings and erection of a detached dwelling and carport and formation of new vehicular accesses on Main Street & Deer's Lane (number of new build dwellings reduced from two to one and layout and design of new build dwelling and parking altered as shown on amended plans received 10th February 2023 & as amplified & amended by information received 17 February 2023 and visibility splays and tracking provided on amended site plan received 19th April 2023).
<b>OFFICER</b>	Paul Lucas

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**1.0 INTRODUCTION AND PROPOSAL**

- 1.1 This report sets out the justification for officers' recommendation to grant planning permission and listed building consent having regard to the development plan and any other material planning considerations. The applications are referred to the planning committee due to a difference between the officers' recommendation and the views of Checkendon Parish Council.
- 1.2 The application site is shown at **Appendix A**. It comprises a Grade II listed two-storey vacant public house located on the main road through the village of Checkendon, towards the southern end of the settlement. The building comprises thatched, tile and slate roofed two and single storey elements. The plot comprises several outbuildings, including a barn located close to the eastern end of a modern extension. There is a large parking area on the north-east side of the premises. The premises has ceased to be used as a public house since August 2013 and the parking area has been recently fenced off with a hoarding. The site has a wooded setting within the Chilterns AONB and lies within the Checkendon Conservation Area.
- 1.3 Full planning permission is sought for the conversion and sub-division of the building into two dwellings (Plots 1 & 2) and the erection of a detached dwelling (Plot 3) and carport at the north-eastern end of the site, and formation of new vehicular accesses on Main Street & Deer's Lane. Listed Building Consent is also sought for the works to facilitate the conversion and subdivision of the listed building. The applications were subject to amendments to remove a fourth new-build dwelling that was originally proposed and to adjust the layout and design of the remaining new-build dwelling and the parking and access arrangements. The current plans can be found at **Appendix B**. Other supporting documents are available to view on the council's [website](#).

**2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

**2.1 Checkendon Parish Council – Objection to original and amended plans**

- New build dwelling harmful to established character and appearance of conservation area
- New build dwelling harmful to setting of Grade II listed building
- Overdevelopment when viewed in conjunction with two dwellings approved at the south-western end of the former pub grounds and dwelling built on the opposite side of Deers Lane.
- New build dwelling would not comply with definition of infill development
- No strong views on subdivision and conversion of building
- Amount of local opposition to the proposal should be taken into account

South and Vale Countryside Officer – No objection subject to ecological avoidance and mitigation and biodiversity enhancement conditions

Drainage - (South&Vale) – No objection subject to surface water drainage and foul water drainage conditions

Forestry Officer (South and Vale) – No objection subject to tree protection and landscaping conditions

South -Highways Liaison Officer (Oxfordshire County Council) – No objection, but express concern about the sustainability of the site given the lack of services and the likely reliance on the private car, subject to several highway-related conditions

Energy Assessor (ESE Ltd) – No objection subject to verification condition.

Third Parties – 22 households making representations of objection/concern to the original plans, 12 of which were reiterated for the amended plans, raising the following issues:

- Overdevelopment
- Setting of listed building
- Conservation area
- Views along Main Street and Deers Lane within the Chilterns AONB
- Not infill
- Additional entrances causing highway & pedestrian safety issues
- Flooding
- Insufficient village infrastructure and public transport
- Not affordable housing
- Remove rebuilding of rectangular extension to former pub
- Traditional materials should be used in external finishes

These representations can be viewed in full on the council's [website](#).

**3.0 RELEVANT PLANNING HISTORY**

**3.1 [P22/S0303/FUL](#) - Approved (07/04/2022)**

Variation of condition 2 (Approved plans) on application P19/S2830/FUL (Erection of a pair of two-storey 3-bedroom semi-detached dwellings and sheds, with on site parking and formation of new access to Main Street) - Alteration to internal layout and external appearance.

**[P21/S4789/PEM](#) - Advice provided (23/12/2021)**

Proposed redevelopment of site to provide three new dwellings.

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[P19/S2830/FUL](#) - Approved (05/02/2021)

Erection of a pair of two-storey 3-bedroom semi-detached dwellings and sheds, with onsite parking and formation of new access to Main Street.

[P19/S0353/DIS](#) - Approved (14/03/2019)

Discharge of condition 3 - method statement for stud wall on application ref. P16/S0365/LB.

[P18/S1621/FUL](#) - Approved (08/02/2019)

Change of use of former pub to residential dwelling.

[P16/S0365/LB](#) - Approved (29/03/2016)

Internal works to facilitate conversion from public house to a single dwelling.

[P15/S0831/LB](#) - Approved (02/06/2015)

Erection of single storey extension, pitched roof over flat roof and internal alteration to layout.

[P15/S0830/HH](#) - Approved (02/06/2015)

Erection of single storey extension and pitched roof over flat roof.

[P14/S2584/LB](#) - Approved (02/10/2014)

Internal alterations including removal of bar counter and backfitting to former public bar to facilitate change of use part of Four Horseshores from public house (A4 Use) to Shop/Post Office/Cafe (Mixed A1/A3 Use).

[P14/S2583/FUL](#) - Approved (02/10/2014)

Change of use of part of Four Horseshores from Public House (A4 Use) to Shop/Post Office/Cafe (Mixed A1/A3 Use). Change of use of remainder of premises including areas granted planning permission P13/S2407/FUL and listed building consent P14/S2408/LB to a dwelling (C3 Use).

### 4.0 ENVIRONMENTAL IMPACT ASSESSMENT

4.1 Whilst located in a sensitive area, the proposal is not of a scale that would require an Environmental Statement.

### 5.0 POLICY & GUIDANCE

#### 5.1 Development Plan Policies

South Oxfordshire Local Plan 2035 (SOLP) Policies:

CF1 - Safeguarding Community Facilities

DES1 - Delivering High Quality Development

DES10 - Carbon Reduction

DES2 - Enhancing Local Character

DES5 - Outdoor Amenity Space

DES6 - Residential Amenity

DES8 - Promoting Sustainable Design

ENV1 - Landscape and Countryside

ENV11 - Pollution - Impact from existing and/ or Previous Land uses on new Development and the Natural Environment (Potential receptors of Pollution)

ENV12 - Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution)

ENV2 - Biodiversity - Designated sites, Priority Habitats and Species

ENV3 - Biodiversity

ENV6 - Historic Environment

ENV7 - Listed Buildings  
ENV8 - Conservation Areas  
EP3 - Waste collection and Recycling  
EP4 - Flood Risk  
H1 - Delivering New Homes  
H11 - Housing Mix  
H16 - Backland and Infill Development and Redevelopment  
H17 - Sub-division and Conversion to Multiple Occupation  
INF4 - Water Resources  
STRAT1 - The Overall Strategy  
STRAT5 - Residential Densities  
TRANS2 - Promoting Sustainable Transport and Accessibility  
TRANS5 - Consideration of Development Proposals

**5.2 Neighbourhood Plan - None**

**5.3 Supplementary Planning Guidance/Documents**

South Oxfordshire and Vale of White Horse Joint Design Guide 2022  
South Oxfordshire Landscape Assessment - Character Area 10  
Chilterns Building Design Guide – Chapter 3

**5.4 National Planning Policy Framework and Planning Practice Guidance**

**5.5 Other Relevant Legislation**

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010

In determining this planning application, the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

**6.0 PLANNING CONSIDERATIONS**

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

- **Principle of development**
- **Historic environment**
- **Design and character**
- **Residential amenity**
- **Access and parking**
- **Housing mix**
- **Other material planning considerations**
- **Planning balance**

**The relevant planning considerations for the listed building consent application is:**

- **Historic interest and setting of the Grade II listed building**

**6.2 Principle of development**

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. The development plan currently comprises the South Oxfordshire Local Plan 2035 (SOLP 2035).

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- 6.3 The SOLP 2035 Policy CF1 seeks to resist the loss of essential community facilities. This includes public houses. Planning permission [P14/S2583/FUL](#) and listed building consent [P14/S2584/LB](#) were granted for the change of use from public house to part dwelling, part café/post office use and associated listed building consent for the internal works and an extension both in 2014 and 2015. It has previously been demonstrated that a material commencement of development began on site in July 2017 before the 2014 permission expired, in the form of a trench following the line of the approved extension. This means that a landowner could continue to implement that permission, including the material change of use element and as such the premises could be lawfully used as a mixed residential and café/retail use.
- 6.4 Under subsequent planning permission [P18/S1621/FUL](#), the council's economic development team accepted that the continued use of part of the public house as a community facility was not economically viable. That planning permission for a change of use of the whole premises to a single dwelling was not implemented and has now lapsed. However, that decision remains a material planning consideration, given that there have been no significant changes in the overall thrust of the current version of Policy CF1 compared with the previous version. The principle of change of use of the building to residential use therefore remains acceptable. There are no in principle objections to the subdivision of the premises into two residential units, instead of the previously approved single dwelling.
- 6.5 Policy STRAT1 of the SOLP 2035 sets out the overall strategy for the District. It seeks to focus most major new development at the growth point of Didcot and other allocated sites, with Henley, Thame and Wallingford also being a focus for development and regeneration. The SOLP 2035 Policy H16 states that within smaller villages and other villages, development should be limited to infill and the redevelopment of previously developed land or buildings. Appendix 7 of the SOLP 2035 contains the council's Settlement Hierarchy, which classifies Checkendon as a 'smaller village'.
- 6.6 Policy H16 Criterion 2 states that "infill development is defined as the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings" and that "the scale of infill should be appropriate to its location." Checkendon Parish Council consider that the new-build dwelling would not comply with this definition. However, officers consider that the site lies within a built-up frontage on the south-eastern side of the road, which starts with Orchard House to the south-west and continues with properties to the north-east towards the centre of the village. Although the site lies on the corner of Main Street and Deer Lane, this does not exclude it from being a small gap in an otherwise built-up frontage, as was the case when Court Farm Cottage was granted planning permission on the opposite side of Deer Lane. Officers consider the introduction of a single new-build dwelling onto this part of the site fits within the Policy H16 definition and represents an appropriate scale of infill in a smaller village.
- 6.7 The Highway Liaison Officer (HLO) has commented that in their view the accessibility of the development is poor and future residents would be highly dependent on private motor car to access essential services, employment, and shops. The site has no pedestrian (or cycle) infrastructure provided to connect it to the rest of the village. In addition, they also consider that there are limited local facilities in the village. The Local Planning Authority is advised to give due consideration to this matter when evaluating the overall sustainability and environmental, economic, and social merits of the proposed development.

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- 6.8 By way of background, the HLO's comments have regard to OCC's Local Transport and Connectivity Plan (LTCP), which sets out OCC's aims, policies and objectives for more sustainable travel across Oxfordshire. Whilst the LTCP is a material consideration it does not form part of the council's development plan, and planning applications in South Oxfordshire must be decided in line with the SOLP 2035 and any relevant neighbourhood plan, unless there is a very good reason not to do so.
- 6.9 It is important to note that the HLO's comments do not constitute a formal objection from the Local Highway Authority and that they recognise that this is a matter on which the Local Planning Authority should form a view. The HLO's concerns do not align with the relevant housing policies set out within the SOLP 2035, particularly Appendix 7, which identifies Checkendon as a smaller village, capable of accommodating some housing growth. Furthermore, Policy STRAT1 is consistent with the rural housing policy in the NPPF, which states at Paragraph 79, 'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.' Based on the above assessment, the principle of the proposed new-build development is acceptable.
- 6.10 **Historic environment**  
The Planning (Listed Building and Conservation Areas) Act 1990: Sections 66 and 72 are relevant to these applications. Likewise, the tests of NPPF (2021) Chapter 16 are applied along with the SOLP 2035 Policies ENV6, ENV7 and ENV8. The Four Horseshoes is a Grade II listed building, historically used as a public house, within the Checkendon Conservation Area. The building is a late C15/early C16 cruck framed building with C17 and C19 extensions. The earliest phase of the building has a thatched roof with the later extensions roofed in tiles. The survival of the primary frame under the thatch is an important part of the building and requires careful detailed understanding with regards to upgrades and alterations to convert it to two dwellings.
- 6.11 The council's Conservation Officer has no in principle objection to the proposals to sub-divide the former pub. Whilst the primary phase of the building will be split between the two units, officers recognise that the building lends itself best to being split here both in terms of interventions to the building and division of the external space. Officers are satisfied that the heritage statement has considered the impacts of the works and there would be no loss of significance. The proposed internal alterations, including the re-hanging of historic doors, are acceptable.
- 6.12 There is certainly an opportunity here to improve the existing appearance and condition of the listed building. In this regard, officers have no concern about the proposed demolition and extensions as these will not result in the loss of primary fabric. Compared with the original proposal with four units, the relationship of Plot 2 to its parking area, access and amenity is improved on the current plans. The revised block plan will reduce pressure on the immediate street frontage where drop off and informal parking closer to the dwelling may have occurred given how far the previous parking area was from Plot 2. This should ensure the character of this part of the conservation area would not be eroded by informal parking or put the listed building at risk, given how narrow this part of the public highway is.

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- 6.13 The siting of the remaining new-build dwelling has been moved to better preserve the presence of the listed building in the street scene and to align better to existing built form in the area, better responding to the existing street pattern and hierarchy in this part of the conservation area. This has also enabled the existing vehicular accesses to be utilised to provide the parking for Plots 2 and 3, reducing the pressure on the narrow frontage between the listed building and the road when compared with the original set of plans. The new dwelling would have a significant footprint, but its height has been reduced to respond to the smaller scale of the historic building, with most of the first-floor accommodation contained within the roof space. The design and proportions of the new dwelling would be consistent with the wider area.
- 6.14 The Conservation Officer considers that the proposals will result in some harm to the significance of the listed building because of the subdivision of the historic structure and from development within its setting that erodes the space surrounding it. However, in terms of impact to historic fabric they are content that the sub-division can be achieved sensitively subject to details and that this would provide a long-term use for the building, which has been empty for around a decade. The harm here is considered to be very low level and could ultimately be reversed if the partition was removed, returning the building to one unit.
- 6.15 In terms of impact to the setting of the listed building, this is also considered to be low level as the proposed new dwelling has been sited such that the listed building will still be visually prominent in the street scene when approached from the north-east and south-west. When approached from Deer's Lane the listed building will become obscured as one travels north into the conservation area, but this would be limited to close views next to the new dwelling. The proposed development would therefore erode some of the former relationship of the listed pub to its historic approaches, but as this would be limited to the approach from Deer's Lane, it would amount to a low level of impact.
- 6.16 This part of the conservation area currently benefits from open views towards the former public house, which forms the edge of the designated area. The revised plans preserve the prominence of the former pub in the street scene in this part of the conservation area when experienced from the main road through the settlement. When approaching from Deer's Lane the new dwelling will obscure some views and have a slightly enclosing effect on this junction, particularly from the new boundary treatments. The scale of the proposed development would be consistent with the pattern of built form here and would be consistent with the settlement pattern. The overall impact to the conservation area will be low level, resulting from increased enclosure that would occur in the approach from Deer's Lane, which would compromise the way in which the public house is experienced. The Conservation Officer considers this to result in some harm, but they consider this to be less-than-substantial harm and are clear that it would be at a low level within that range of harm, given the very localised impact that they have identified within the wider area.
- 6.17 NPPF Paragraph 202 explains that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Officers shall return to this matter in the planning balance section below.

**6.18 Design and character**

The SOLP 2035 Policy DES1 seeks to ensure that all new development is of a high-quality design subject to a series of criteria. The SOLP 2035 Policy DES2 states that all new development must 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. The SOLP 2035 Policy ENV1 aims to provide the highest level of protection to designated landscapes, such as the Chilterns AONB. Section 85 of the Countryside and Rights of Way Act 2000 (CROW Act) sets out the duty to conserve and enhance the natural beauty of an AONB. The SOLP Policy STRAT5 Criterion 2 explains that amongst other things that the density of a development should be informed by the need to achieve high quality design that respects local character and local circumstances and site constraints, including the need to protect or enhance the local environment, AONBs, heritage assets, and important landscapes. These policies are supplemented by advice contained within Section 5 of the JDG 2022.

6.19 Although the Chilterns AONB washes over the settlement, the site is clearly within the built-up confines of the village. Officers consider that the proposed conversion and subdivision would involve limited changes to established built form. The proposed new-build dwelling and its carport would be a more noticeable change. However, it would be positioned between existing buildings and its scale and design would reflect the surrounding area. The external finish would comprise red brick, flint, feather-edged timber boarding and plain clay tiles, all of which are characteristic of the local vernacular. As such, officers consider that the landscape setting of this part of the settlement within the Chilterns AONB would be conserved, and the introduction of new soft landscaping would provide some visual enhancement to meet the duty set out in the CROW Act. The inclusion of any external lighting could be controlled through the recommended condition requiring details to be agreed to secure elements such as low level, downlighting and switch-off timers in accordance with the SOLP 2035 Policy ENV12.

**6.20 Residential amenity**

The SOLP 2035 Policy DES6 relates to residential amenity and requires 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 loss of privacy, daylight and sunlight, dominance or visual intrusion, noise or vibration, smell dust, heat, odour or other emissions, pollution, and external lighting. The SOLP 2035 Policy DES5 requires satisfactory outdoor amenity space in line with the guidance under Section 4 of the JDG 2022.

6.21 The relationship between Plot 1 and Plot 2 and their respective amenity areas would not give rise to any undue loss of light, outlook, or privacy for the future occupiers. The level of separation between Plot 2 and Plot 3 would also be sufficient to avoid any significant overshadowing or overlooking of windows or gardens. The distances between the proposed plots and other dwellings to the north-east and south-west would mean that there would be no discernible impact on any other residential amenity. Officers are satisfied that the garden areas for the proposed dwellings would exceed the recommended minimum standard of 50 square metres for 2-bedroom units and 100 square metres for 3+bedroom units. Based on the above assessment, officers consider that the proposed development would comply with the above policies and guidance.



**6.22 Access and parking**

The SOLP 2035 Policy TRANS5 seeks to ensure that development would not be prejudicial to highway and pedestrian safety. Concerns have been expressed by third parties that the number of vehicular accesses would present a highway and pedestrian safety risk. However, two of the accesses are already in place and would be improved, with a new access to serve Plot 1. The HLO has commented that the proposal would provide ample parking and turning provision and it is unlikely that vehicles would be displaced onto the adopted highway resulting in obstruction. As such, the HLO has raised no objections to the proposed access and parking and turning arrangements within the site, subject to several highways-related planning conditions. The proposal would accord with the above policy.

**6.23 Housing mix**

The SOLP 2035 Policy H11 explains that to meet the needs of current and future households, the mix of housing should have regard to the Council's latest evidence, monitoring and delivery and Neighbourhood Development Plan evidence where applicable for the relevant area. The current evidence (the Oxfordshire SHMA 2014) found a shortfall in smaller units and recommended for most units to be 2 and 3 bedrooms. The proposal would result in a net-gain of two dwellings compared with the fallback position provided by the 2014 permission. This would provide a 2-bedroom unit (Plot 2) and so would be in accordance with the spirit of this aspect of the policy. The application has also demonstrated that the 2-bedroom unit would comply with the Nationally Described Space Standards. The proposal would therefore comply with the aims and objectives of the above policy.

**6.24 Other material planning considerations**

The SOLP 2035 Policies DES8 & DES10 seek to ensure that all new development minimises the carbon and energy impacts of their design and construction and should be designed to improve resilience to the anticipated effects of climate change. The Energy Statement submitted in support of the new-build dwelling at Plot 3 has been vetted and a verification planning condition would be imposed to require implementation details. A planning condition is necessary to secure details of the location and appearance of the Air Source Heat Pump for Plot 3. As the application involves formation of residential units through the conversion and subdivision of a listed building, this element of the proposal would provide limited opportunity to reduce emissions beyond Part L of the Building Regulations without causing harm to historic fabric. A planning condition to secure EV charge points is also recommended in accordance with the SOLP 2035 Policy TRANS5 ix).

6.25 Matters relating to surface water and foul water drainage could be dealt with by pre-commencement planning conditions, as confirmed by the council's Flood Risk and Drainage Engineer. The council's Tree Officer is satisfied that matters relating to tree protection and landscaping could be dealt with by planning conditions. The council's Countryside Officer is also content that ecological avoidance and mitigation and biodiversity enhancements could be dealt with by planning conditions.

6.26 Exceptionally, a condition removing permitted development rights for various forms of householder development is considered necessary to allow the council to exercise control over any future additions to the dwellings that might otherwise result in loss of historic fabric, visual or neighbour harm, or damage/loss of retained trees, or reduction in off-street parking capacity.

**6.27 Planning balance**

NPPF Paragraph 202 explains that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. In this instance, the primary public benefit would be securing a viable use for the listed building that would maintain its special historic and architectural interest for the benefit of future generations. In officers' view this carries significant weight. Officers recommend that a phasing condition is imposed to ensure that the new-build dwelling would not be constructed above slab level until the conversion and subdivision of the listed building has been implemented. There would also be a public benefit from the contribution that the provision of three dwellings, in a settlement identified as suitable for small-scale infill development, would make towards the district's housing supply. There would be consequential social and economic benefits that the future occupiers would bring to the local economy and the temporary economic benefits during the construction phase. Officers consider that, cumulatively, these public benefits would be sufficient to outweigh the low level of less than substantial harm arising from the proposed development.

**6.28 Community Infrastructure Levy**

The proposal is CIL liable, 15% of which would go to Checkendon Parish Council due to the absence of an adopted Neighbourhood Plan.

**6.29 Pre-commencement conditions.**

Surface Water Drainage  
Foul Water Drainage

**7.0 CONCLUSIONS**

**7.1 P22/S3447/FUL**

The planning application would not result in the loss of an essential community facility and would be in accordance with the council's Housing Distribution Strategy. Whilst the proposed development would result in less than substantial harm to the setting of the Grade II listed building and the character and appearance of the site within the Checkendon Conservation Area, this would be outweighed by the public benefits. The proposal would conserve the landscape setting of this part of the Chilterns AONB and would provide acceptable parking and access arrangements. It would also not result in any significant loss of residential amenity and would provide an acceptable mix of market housing and sufficient indoor and outdoor amenity space for future occupiers.

**7.2 P22/S3448/LB**

The listed building consent application would safeguard the architectural and historic interest of the Grade II listed building.

**8.0 RECOMMENDATION**

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

- 1 : Commencement of development within 3 years**
- 2 : Development to be carried out in accordance with the approved plans**
- 3 : No change in levels**
- 4 : Subdivision/conversion of the listed building to be implemented before new build constructed above slab level**
- 5 : Schedule of Materials to be agreed**
- 6 : Traditional construction to be used for flintwork**
- 7 : Rooflights to be flush fitting**
- 8 : Withdrawal of permitted development rights for extensions, outbuildings, hardstandings and means of enclosure to the front of the north east and north west elevations of Plot 3.**

- 9 : Energy Statement Verification to be provided**
- 10 : Details of Microgeneration System (prior to installation) to be agreed**
- 11 : New vehicular access to be formed prior to occupation**
- 12 : Existing vehicular access to be improved and laid out prior to occupation**
- 13 : Vision splays to be provided and maintained**
- 14 : Parking & Manoeuvring Areas provided and retained in accordance with the approved plans**
- 15 : No Garage conversion into accommodation**
- 16 : Landscaping (including hardsurfacing and boundary treatment) to be agreed**
- 17 : Tree protection (implementation as approved)**
- 18 : Ecological Avoidance and Mitigation to be provided as approved**
- 19 : Biodiversity Enhancements to be agreed**
- 20 : External Lighting in accordance with details to be agreed**
- 21 : Surface Water Drainage to be agreed**
- 22 : Foul Water Drainage to be agreed**
- 23 : Electric Vehicles Charging Point to be provided**
- 24 : Informative: CIL-Planning permission or reserved matters approval (South)**
- 25 : Informative: Mud and vehicle obstructions on the Highway**

- 8.2 Grant Listed Building Consent subject to the following conditions:**
- 1 : Commencement of works within 3 years**
  - 2 : Works to be carried out in accordance with the approved plans**
  - 3 : Submission of fire and acoustic separation details to be agreed**

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