

APPLICATION NO.	P22/S4565/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	19.12.2022
PARISH	GREAT HASELEY
WARD MEMBER(S)	Georgina Heritage
APPLICANT	Mr & Mrs Minshell
SITE	Land off Rectory Road Great Haseley, OX44 7JS
PROPOSAL	Erection of a 4 bedroomed detached family dwelling with integral garage, and associated access and landscaping (revised plans received 22 March with revised SAP calculations, energy statement, change to proposed external finish, movement of dwelling to rear by 1.4 metres, inclusion of air source heat pump, amended site access and biodiversity net gain calculations).
OFFICER	Andy Heron

1.0 **INTRODUCTION**

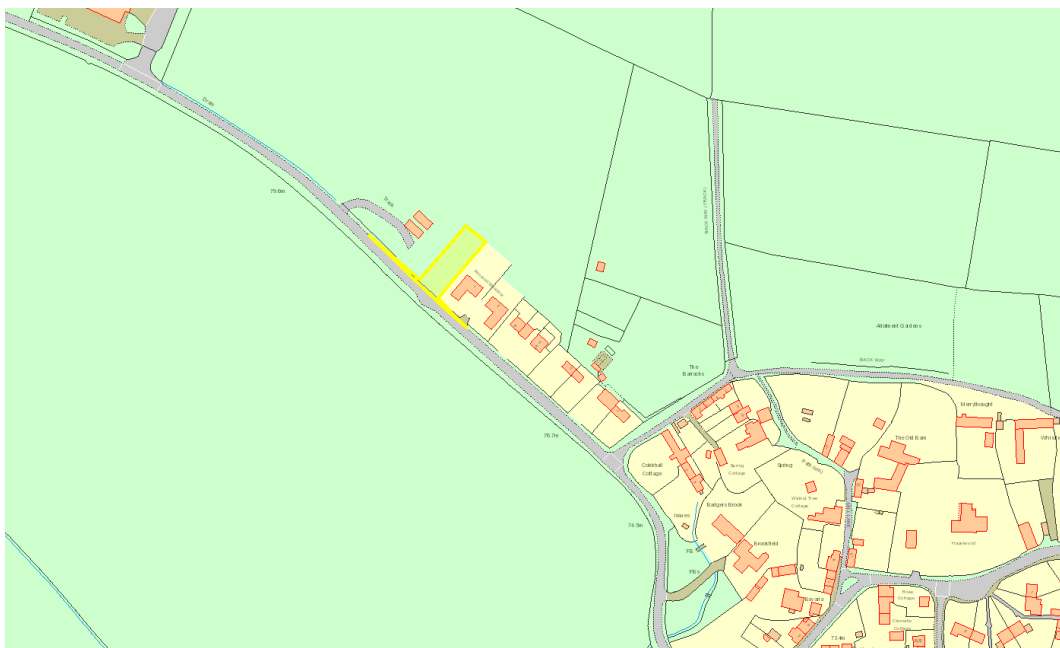
- 1.1 This report sets out the officer’s recommendation that planning permission should be granted having regard to the material planning considerations and the development plan.
- 1.2 The application is referred to planning committee following an objection received from Great Haseley Parish Council. The parish council have raised concerns that the scale and bulk of the dwelling is too large, the dwelling is unneighbourly, it is unsympathetic to the local area, and will create drainage problems. A map extract identifying the site is **attached** at Appendix 1.
- 1.3 The site received outline planning consent (P22/S0214/O) in March last year for a one and a half storey dwelling. The outline consent also permitted a one storey bungalow to the north-west. One and a half storey new build dwellings are situated to the south-east of the site. Open countryside is located to the north-east and south-west.

PROPOSAL

- 1.4 Planning permission is sought for the erection of a one and a half storey 4 bedroomed detached dwelling with an integral garage. The height of the dwelling (7.1 metres) will be reduced by 200mm when compared to the previous approved dwelling. The main difference from the previous approval is the introduction of front and rear gables which will increase the footprint of the dwelling. To accommodate the changes, the width of the dwelling will increase by 900mm (to 12.5 metres), and the depth will increase by 7.3 metres (to 14.6 metres).

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- 1.5 Vehicle access will remain as previously approved via Rectory Road to the south-east, with two car parking spaces on the front driveway. The dwelling will have a natural stone finish and a slate roof.
- 1.6 Amended plans were received on 22 March to amend the appearance and finish of the dwelling, move the dwelling back by 1.4 metres to reduce the impact on the proposed dwelling to the north-west, to include an air source heat pump, amend the site access, and submission of an energy statement, SAP calculations, a biodiversity net gain calculator, and a design stage report.
- 1.7 A plan showing the site and surrounding area is shown below. Please note that two dwellings have received permission (P22/S0214/O and P19/S2194/N4B) for land to the north-west of the site. A site plan indicating the approved dwellings is **attached** at Appendix 2.



- 1.8 Reduced copies of the plans accompanying the application are **attached** at Appendix 3 to this report. All the plans, supporting information and representations can be viewed on the council’s website www.southoxon.gov.uk under the planning application reference number.
- 2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**
- 2.1 The comments below represent the latest comments on the scheme. Full details of the representations can be viewed on the Council’s website www.southoxon.gov.uk under the planning reference number.

Great Haseley Parish Council	Object. The scale and bulk is too large, the development would be unneighbourly, unsympathetic to the local area, and would create drainage issues
Letters of representation	1 letter of support and 3 letters of objection were received during the original consultation, and a

	<p>further 3 letters of objection were received during the re-consultation in response to the amended plans.</p> <p>The 1 letter of support stated;</p> <ul style="list-style-type: none"> - The development will fit in with the surrounding character of the area <p>The 3 original letters of objection were concerned with;</p> <ul style="list-style-type: none"> - Impact on the character of the area - Light pollution - Impact on wildlife - Noise from the air source heat pump - Flooding <p>The 3 letters of objection following re-consultation were concerned with;</p> <ul style="list-style-type: none"> - The scale of development - Materials - Light pollution - Loss in privacy - The development not being 'infill'.
Highways officer (Oxfordshire County Council)	No objection , subject to parking and access conditions.
Environmental protection	No objection.
Countryside officer	<p>No objection. The proposals are unlikely to affect priority habitats or protected species and the ecological impact of the proposals during construction will be minimal if the precautionary measures detailed.</p> <p>The proposals are likely to result in a net gain for biodiversity subject to a biodiversity enhancement condition and a landscaping condition.</p>
Drainage	No objection , subject to surface water and foul water drainage conditions.

3.0 **RELEVANT PLANNING HISTORY**

3.1 5 applications of relevance.

[P22/S0214/O](#) - Approved (29/03/2022)

Outline permission for two dwellings with new shared access. Close existing field access, provide new access to field and Lower Farm Barn with

parking/turning for that dwelling, and garden/landscaping. (As amended by revised site plan received 17 March 2022)

[P19/S2194/N4B](#) – Prior approval agreed (03/09/2019)

Change of use and associated operations to convert existing agricultural building to a dwellinghouse.

[P18/S1564/FUL](#) - Approved (10/07/2018)

Plots 5D and 6D - revised scheme pursuant to extant planning consent for residential development (LPA ref: P16/S2004/FUL). To create two 1 & 1/2 story dwellings with integral garages.

[P17/S1716/FUL](#) - Approved (23/06/2017)

Variation of condition 3 of Planning Permission P16/S2004/FUL to vary roofing materials.

Construction of 6 flats & houses on two storeys with access from Rectory Road.

[P16/S2004/FUL](#) - Approved (13/03/2017)

Construction of 6 flats & houses on two storeys with access from Rectory Road. (As clarified by visibility and tracking drawing no ICS- 2132-30-P04 accompanying Agent's email dated 4 July 2016 and amended by drawing nos P01B, P02A and P03A accompanying Agent's email dated 8 July 2016. As amended by Agent's email dated 13 October 2016 relating to tenure mix of the affordable units. As further clarified by construction traffic management plan and landscaping details received 1 and 7 March 2017).

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

- 4.1 The application has been considered under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The proposed development is not EIA development.

5.0 **POLICY & GUIDANCE**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the development plan unless material considerations indicate otherwise. The statutory Development Plan comprises:

- The Local Plan 2035
- Adopted neighbourhood plans

- 5.2 The South Oxfordshire Local Plan (SOLP) 2035 policies which are relevant to the proposed development consist of:

- DES1 - Delivering High Quality Development
- DES2 - Enhancing Local Character
- DES5 - Outdoor Amenity Space
- DES6 - Residential Amenity
- DES8 - Promoting Sustainable Design
- DES10 - Carbon Reduction
- ENV1 - Landscape and Countryside

ENV3 - Biodiversity
ENV12 - Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution)
EP3 - Waste collection and Recycling
H1 - Delivering New Homes
H16 - Backland and Infill Development and Redevelopment
INF1 - Infrastructure Provision
INF4 - Water Resources
STRAT1 - The Overall Strategy
TRANS5 - Consideration of Development Proposals

5.3 Neighbourhood Plan

There is no neighbourhood plan for this area.

5.4 Other material considerations include government guidance, in particular:

- The National Planning Policy Framework (NPPF)
- The National Planning Practice Guidance (NPPG)
- National Design Guide Planning practice guidance for beautiful, enduring, and successful places (NDDG)
- South Oxfordshire and Vale of White Horse Joint Design Guide 2022
- South Oxfordshire Infrastructure Delivery Plan (April 2020)
- South Oxfordshire Developer Contributions Supplementary Planning Document (3 January 2023)

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 are the following:

- **Principle of development**
- **Design and character**
- **Residential amenity**
- **Access and parking**
- **Flooding and drainage implications**
- **Biodiversity**
- **Energy statement**

6.2 Principle of development

SODC's settlement hierarchy designates Great Haseley as an 'other' village. Policy STRAT1 of the SOLP allows for limited amounts of housing in other

villages. Policy H1 of the SOLP further adds that residential development may be permitted where development involves infilling in other villages. The council will also support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

- 6.3 Policy H16 of the SOLP follows on from policy H1, which concerns back land and infill development and the redevelopment of previously developed land within smaller and other villages. The policy defines infill development 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. It states that the scale of infill should be appropriate to its location.
- 6.4 Neighbouring dwellings have recently been constructed to the south-east (P18/S1564/FUL), and 2 dwellings have also received outline permission (P22/S0214/O) on the development site and land to the north-west. An agricultural barn has also received prior approval to the north-west which is currently under development for the conversion to a dwelling.
- 6.5 In view of the above permissions which are located either side of the site, the proposed dwelling would represent infill development, as it would infill a small gap in an otherwise continuous built-up frontage. In addition it should be noted that outline planning permission P22/S0214/O has established the principle of a dwelling on this site.
- 6.6 **Design and character**
- Policy DES1 of the SOLP seeks to ensure that all new development is of a high-quality design. One of the key requirements of the policy is to ensure development respects the local context working with and complementing the scale, height, density, grain, massing, type, and details of the surrounding area.
- 6.7 The dwelling will follow the existing ribbon development and building line of other dwellings which front onto Rectory Road. The height of the dwelling will be 0.7 metres below the neighbouring dwellings to the south-east. However, it has been designed to reflect the appearance and scale of the newly constructed dwellings to the south-east. The proposed floor plan, and roof plan will also be like the neighbouring dwellings with a pitched roof and front facing gable end. The dwelling will be finished with natural stone and natural slate to similar to neighbouring properties. The dwelling will have a reasonable sized private amenity area with bin and cycle stores which will accord with the requirements stated within the joint design guide SPD.
- 6.8 To protect the appearance of the area a condition requiring details of external materials will be recommended along with details of boundary treatment. External lighting and glazing conditions are also recommended to minimise visible light transmittance. Any external lighting will require a lighting scheme and plan to be submitted to and approved by the local planning authority prior to the first occupation of the development. Any such lighting must be directed to a low level. A landscaping condition is also recommended to help to assimilate the development into its surroundings.

6.9 In view of the above the development is considered to accord with policies STRAT1, DES1, DES2, and DES5 of the South Oxfordshire Local Plan 2035.

6.10 Residential amenity

Policy DES6 of the SOLP aims to protect the amenity of neighbouring uses from loss of privacy or day/sunlight, visual intrusion, noise, contamination or external lighting. The proposed dwelling has been purposely set-back 12 metres from the highway to avoid any loss of sunlight to the neighbouring properties to each side, particularly the occupants of the dwelling which is proposed to be constructed to the north-west. Officers are satisfied that the proposed dwelling will be sufficiently distanced away from neighbouring dwellings. The layout of the development has also ensured there will be no loss in privacy to neighbouring occupants.

6.11 Neighbouring residents have raised concerns that the proposed air source heat pump would create noise pollution. The council's environmental health officer has stated that the air source heat pump would have a noise level of 23 dBA. They have advised that this noise output would be very quiet and unlikely to cause a disturbance, particularly as it would be sited 1.8 metres away from the neighbouring boundary.

6.12 The development will not result in significant adverse impacts on the amenity of neighbouring uses and is therefore considered to comply with policy DES6 of the South Oxfordshire Local Plan 2035.

6.13 Access and parking

Policy TRANS5 of the SOLP requires development to provide safe and convenient access for all users to the highway.

6.14 Oxfordshire County Council's highway liaison officer has no objection to the proposed development, subject to car parking and access conditions. The parking and manoeuvring areas are considered adequate and acceptable and are unlikely to result in displaced vehicles onto the highway.

6.15 The proposal will result in a relatively modest increase in vehicular numbers, which is unlikely to adversely impact the highway. In view of the above the development accords with policy TRANS5 of the SOLP.

6.16 Flooding and drainage implications

Policy INF4 of SOLP aims to ensure that development proposals demonstrate that there is or will be adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve the whole development. Policy EP4 of SOLP aims to minimise flood risk directing new development to areas of the lowest probability of flooding and also aims to achieve sustainable drainage systems.

6.17 The parish council's and neighbour's concerns in relation to flooding are acknowledged. However, the council's drainage officer has been consulted and has raised no objection subject to surface water and foul water drainage conditions to ensure the proper provision of drainage and to ensure flooding is not exacerbated in the locality.

6.18 Biodiversity

Policy ENV2 of the SOLP seeks to avoid adverse impacts on ecological receptors (protected species, priority habitats, designated sites, etc.). Where adverse impacts are predicted, development must meet the tests outlined under the policy.

6.19 Policy ENV3 of the SOLP supports development that will conserve, restore, and enhance biodiversity. It requires all development to provide a net gain in biodiversity where possible. As a minimum, there should be no net loss of biodiversity.

6.20 The council's countryside officer has confirmed they are satisfied that the development will achieve a net gain for biodiversity via the creation of gardens and drainage features which are an improvement to the existing features situated on the site. To secure biodiversity enhancements on site an ecological compliance condition and a landscaping condition are recommended to minimise the ecological impacts of the development and to secure biodiversity enhancements onsite.

6.21 In view of the above the development is not considered to harm local wildlife or create a net loss in biodiversity and is therefore in compliance with policies ENV2 and ENV3 of the SOLP, and paragraph 174 and 175 of the NPPF.

6.22 Energy statement

Policy DES10 of the SOLP seeks to reduce carbon emissions and requires all new build residential dwellings to incorporate renewable energy and other low carbon technologies and / or energy efficiency measures. To comply with the policy an energy statement and SAP calculations has been submitted in support of the planning application. The energy statement demonstrates the dwellings can achieve a 40% uplift above 2013 Building Regulations baseline requirements.

6.23 A condition is recommended requiring a verification report to be submitted prior to occupation to demonstrate all carbon reduction energy efficiency measures have been implemented in accordance with the energy statement.

6.24 Conditions

Paragraph 55 of the NPPF is clear that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions. The NPPF goes on to state at paragraph 56 that conditions should only be imposed where they are

necessary; relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects

- 6.25 A condition is necessary relating to the plans approved, in order to ensure the satisfactory appearance of the completed development. Time frame conditions will also be attached to secure the proper planning of the area in accordance with development plan policies. Material samples will also need to be submitted to ensure the development accords with neighbouring dwellings and the surrounding rural area.
- 6.26 A condition restricting occupation of the dwelling until an electric vehicle charging point has been installed is also recommended to ensure sustainable forms of transport are provided in accordance with Policy DES8 of the SOLP. All other conditions have been discussed in the relevant sections of the committee report.

6.27 Community Infrastructure Levy (CIL)

The development is CIL liable to the amount of £57,200.00.

7.0 CONCLUSION

- 7.1 The application has been assessed against relevant policies in the development plan, the NPPF, PPG, the adopted SPD's and all other material planning considerations.
- 7.2 The proposal is acceptable on the basis that the development would create infill development within the village of Great Haseley and will not unduly harm the character and appearance of the rural area, or neighbouring amenity.
- 7.3 The application will provide an economic and social role via the creation of additional jobs during construction and the deliverability of an additional dwelling within the district. The development is also CIL liable and will contribute towards local infrastructure.
- 7.4 There are no technical concerns with this application, subject to the recommended conditions. Overall, in the planning balance, the benefits of the development outweigh any potential harm. As such, the application is recommended for approval.

8.0 RECOMMENDATION

To grant Planning Permission subject to the following conditions

- 1. Commencement 3 years - Full Planning Permission**
- 2. Approved plans**
- 3. Landscaping Scheme (trees and shrubs only)**
- 4. Surface water drainage**
- 5. Foul water drainage**
- 6. Material samples**
- 7. Boundary treatment**

8. Glazing
9. Electric vehicle charging points
10. Parking & Manoeuvring Areas Retained
11. New vehicular access
12. Energy statement compliance
13. Ecological compliance condition
14. Vision splay protection
15. External lighting

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