

APPLICATION NO.	P23/S4003/S73
SITE PROPOSAL	10a Wayside Green Woodcote, RG8 0QJ Variation of condition 2 (plans), variation of condition 7 (Parking & Manoeuvring Areas Retained), variation of condition 9 (landscaping) and variation of condition 10 (Surface Water Drainage) on planning permission P19/S4288/FUL (Erection of a two-storey four-bed dwelling house) to allow for the relocation of proposed parking area.
APPLICANT	Mr Dennis Pearson
APPLICATION TYPE	SECTION 73
REGISTERED	28.11.2023
TARGET DECISION DATE	2.2.2024
PARISH	WOODCOTE
WARD MEMBERS	Jo Robb James Norman
OFFICER	Victoria Clarke

1.0 **INTRODUCTION**

- 1.1 This application is referred to Planning Committee because the recommendation made by officers to grant planning permission conflicts with the view of Woodcote Parish Council.
- 1.2 The application site, which is shown on the map **attached** as Appendix A, is located within the village of Woodcote. The site is located at the end of a cul-de-sac of 1970s houses and comprises part of the house of 10 Wayside Green and its residential garden to the side which wraps around the end of the cul-de-sac. The site lies within the Chilterns National Landscape (CNL).
- 1.3 Planning permission was granted in November 2020 for the erection of a dwelling adjacent to 10 Wayside Green (10A Wayside Green). The development has been commenced and the permission is therefore extant.
- 1.4 The current planning application seeks to vary the plans to allow the relocation of the access and parking area that will serve the permitted dwelling. The proposed plans are **attached** as Appendix B. All associated documents and consultation responses can be viewed on the council's website, www.southoxon.gov.uk.

2.0 **PROPOSAL**

- 2.1 The proposal seeks to vary the conditions on permission P19/S4288/FUL that relate to the approved plans, parking and landscaping layout, and drainage.

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2.2 The parking area and its access was previously approved in the front garden area located at the end of the cul-de-sac but is now to be located closer to the approved house.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Statutory Consultee responses

Representation	Comments
Woodcote Parish Council	<ul style="list-style-type: none"> • Object • Claim of reverting to the existing driveway is false / creation of a new access and driveway need to be considered as well as the installation of the electric gates. • Highly concerned that all these changes are intended solely to accommodate a permanent siting of the twin unit caravan (P23/S2149/LDP) / cumulative effect of the multiple proposed developments on the site. A large mobile home on the site would introduce considerable built form into the verdant expansive part of this street scape. • Cumulative effect of over development of the plot and to this part of the cul-de-sac which harms the character and appearance of the wider street scene.

3.3 Council - professional officer comments

Representation	Comments
Drainage Officer (South & Vale)	No objection, subject to conditions requiring compliance with submitted surface water and foul drainage details.
Highways Liaison Officer (Oxfordshire County Council)	No objection, subject to condition requiring compliance with submitted parking and turning plan. Informative recommended: No mud on or obstruction of highway during construction

3.4 Public responses

Representation	Comments
Neighbour (one comment received)	No objection to the change of parking plan provided the protection is maintained in accordance with the landscaping plan to protect the trees.

4.0 **RELEVANT PLANNING HISTORY**

Application Number	Description of development	Decision and date
4.1 P23/S2320/DIS	Discharge of conditions 3 (Materials), 8 (Tree Protection), 9 (Landscaping), 10 (Surface Water Drainage) and 11 (Foul Water Drainage) on application P19/S4288/FUL.	Details Agreed (27/09/2023)
P23/S2149/LDP	Lawful Development Certificate for a proposed twin unit caravan to be used by family members incidental to the residential use of 10 Wayside Green as a single planning unit.	Approved (29/08/2023)
P23/S1440/FUL	Detached 4 bay garage with studio over (to be associated with approved scheme P19/S4288/FUL).	Withdrawn (12/07/2023)
P19/S4288/FUL	Erection of a two-storey four-bed dwellinghouse (as amended by plans and information received 23 January 2020 proposing changes to the fenestration and internal layout of the existing dwelling 10 Wayside Green and letter from Thames Water and plans received 14 October 2020 changing the footprint of the proposed dwelling and parking layout and boundary location for the existing and proposed dwellings, and 5 November 2020 increasing parking provision).	Approved (24/11/2020)
P19/S2307/FUL	Erection of a 2 bed house and a 3 bed house with landscape garden and private parking (as amended by plans received 19 August 2019 reducing the proposed four bedroom property to a three bedroom property).	Refused (31/10/2019) - Appeal dismissed (08/09/2020)

5.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

5.1 Not applicable

6.0 **POLICY & GUIDANCE**

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

6.2 **Development Plan Policies**

South Oxfordshire Local Plan 2035 (SOLP) Policies:

DES1 - Delivering High Quality Development

DES2 - Enhancing Local Character

DES3 - Design and Access Statements

DES5 - Outdoor Amenity Space
DES6 - Residential Amenity
DES7 - Efficient Use of Resources
DES8 - Promoting Sustainable Design
DES10 - Carbon Reduction
ENV3 - Biodiversity
ENV1 - Landscape and Countryside
EP4 - Flood Risk
EP3 - Waste collection and Recycling
STRAT1 - The Overall Strategy
H1 - Delivering New Homes
H4 - Housing in the Larger Villages
H20 - Extensions to Dwellings
INF4 - Water Resources
TRANS5 - Consideration of Development Proposals

6.3 Woodcote Neighbourhood Plan 2022 (WNP)

Policy T6: Pedestrian Footways
Policy T7: Residential Car Parking Spaces
Policy E3: Biodiversity and Wildlife Support
Policy H9: Infill Housing in the AONB
Policy D1: Good Design
Policy D4: Renewable Energy
Policy D6: Sustainable Transport

6.4 Supplementary Planning Guidance/Documents

South Oxfordshire and Vale of White Horse Joint Design Guide 2022 (JDG)
Chilterns AONB Management Plan

7.0 PLANNING CONSIDERATIONS

7.1 The relevant planning considerations are the following:

- **Principle of development**
- **Design and character**
- **Residential amenity**
- **Access and parking**

7.2 Principle of development

The principle of a new dwelling in this location was considered and found acceptable under application P19/S4288/FUL. The proposed change to the plans to relocate the parking area and its associated access is acceptable in principle in the context of the SOLP and WNP. An appropriate amount of parking is proposed to serve the dwelling and the spaces meet the County Council's parking standards specifications.

7.3 The concerns of Woodcote Parish Council are noted. However, the siting of a twin unit static caravan on the site does not form part of this application and is permitted under separate legislation. It should not therefore form part of the consideration of this application for the relocation of the parking area associated with the house.

7.4 Design and character

The proposed parking spaces would be located closer to the dwelling than the previously permitted parking area. Officers consider the parking area would have an appropriate relationship to the dwelling and would not be harmful to the character of the site or the surrounding area.

7.5 Residential amenity

The proposed parking area would be set away from neighbouring properties and would not harm the amenities of occupiers of neighbouring properties.

7.6 Access and parking

The Local Highway Liaison Officer has no objection to the proposal. Officers consider the proposed parking area, the location of the access and the provision of gates are acceptable and would not result in harm to the safety or convenience of other users of the highway.

7.7 Community Infrastructure Levy

The proposed development is liable to pay toward CIL but the changes to the plans do not involve changes to the floor area of the dwelling.

Pre-commencement conditions

No pre-commencement conditions are recommended. All conditions are compliance conditions.

8.0 Other Relevant Legislation

8.1 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.

8.2 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.

8.3 Crime and Disorder Act 1998

In considering this application, due regard has been given to the likely effect of the proposal on the need to reduce crime and disorder in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation, officers consider that the proposal will/will not undermine crime prevention or the promotion of community safety.

9.0 PLANNING BALANCE AND CONCLUSION

9.1 Officers are satisfied that the proposed development would be acceptable and would not harm the character and appearance of the area, the amenity of neighbours or the safety of the highway network. When considering all the material planning considerations and in light of the recommended planning conditions, officers are satisfied that the proposed development would comply with the Development Plan.

10.0 **RECOMMENDATION**

Grant Planning Permission subject to the following conditions:

	Description	Details
1	Approved plans	<p>That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, PL-01, PL05 Rev E, 10WA-ICS-01-XX-DR-C-0400 P03, 10WA-ICS-01-XX-DR-C-0200 P03, DMP-01 Rev E, DMP-01 Rev E landscaping plan, PL-04, PL-09 Rev B, PL-09 Rev B, PL-07 REV B, PL-15, PL-06 Rev B, 761-01 and PL-05 REV C, except as controlled or modified by conditions of this permission.</p> <p>Reason: To secure the proper planning of the area in accordance with Development Plan policies.</p>
2	Materials	<p>The materials to be used in the external construction and finishes of the development hereby permitted shall be those submitted and agreed under application P23/S2320/DIS unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of the visual appearance of the development in accordance with policies DES1 and DES2 of the South Oxfordshire Local Plan 2035 and policies H9 and D1 of the Woodcote Neighbourhood Plan Review 2022.</p>
3	Withdrawal of permitted development rights	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order); the enlargement, improvement or other alteration of the dwellinghouse as described in Schedule 2, Part 1, Class A of the Order, and additions etc to the roof of the dwellinghouse as described in Schedule 2, Part 1, Class B of the Order, and the provision within the curtilage of the dwellinghouse of any building, enclosure or swimming pool as described in Schedule 2, Part 1, Class E of the Order, shall not be undertaken without obtaining planning permission from the Local Planning Authority.</p> <p>Reason: To ensure the Local Planning Authority retains control over any future development as specified in the condition in the interests of amenity in accordance with Policies of the South Oxfordshire Local Plan 2035 and Policies D1 and H9 of the Woodcote Neighbourhood Plan Review 2022.</p>

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4	Details of development (alteration to existing dwelling at 10 Wayside Green)	<p>Prior to development above slab level of the house hereby permitted, the works for alterations to the fenestration of the existing dwelling at 10 Wayside Green shall be implemented in accordance with the approved details shown on plans PL-14 and PL-15.</p> <p>Reason: To protect the amenity of the occupiers of 10 Wayside Green in accordance with Policy D4 of the South Oxfordshire Local Plan 2011 and Policy H9 of the Woodcote Neighbourhood Plan Review 2022.</p>
5	New vehicular access	<p>Prior to occupation of the dwelling hereby permitted the proposed means of access onto Wayside Green is to be formed and laid out and constructed strictly in accordance with the local highway authority's specifications and all ancillary works specified shall be undertaken.</p> <p>Reason: In the interest of highway safety in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
6	Parking and manoeuvring areas to be retained	<p>Prior to the first occupation of the development hereby approved, the parking and turning areas shall be provided in accordance with the approved plan DMP-01-E and shall be constructed, laid out, surfaced, drained and completed to be compliant with sustainable drainage (SuDS) principles, and shall be retained unobstructed except for the parking of vehicles associated with the development at all times.</p> <p>Reason: In the interests of highway safety and in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035 and Policy T7 of the Woodcote Neighbourhood Plan Review 2022.</p>
7	Tree protection	<p>The tree protection details as shown on the approved plan 761/01 submitted with application P23/S2320/DIS shall be put in place prior to any on site works including demolition and thereafter retained in situ for the duration of development.</p> <p>Reason: To safeguard trees which are visually important in accordance with Policies ENV1, DES1, and DES2 of the South Oxfordshire Local Plan 2035.</p>

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8	Landscaping	<p>The landscaping scheme as shown on the approved plan DMP-01 E landscaping plan and associated landscaping specification shall be implemented prior to the first occupation or use of the approved development and thereafter be maintained in accordance with the approved scheme. In the event of any of the soft landscaping so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, replacement planting, as the case may be, of a species first approved by the Local Planning Authority, shall be planted and properly maintained in a position or positions first approved in writing by the Local Planning Authority.</p> <p>Reason: To help to assimilate the development into its surroundings in accordance with Policies ENV1, DES1 and DES2 of the South Oxfordshire Local Plan 2035 and and policies D1 and H9 of the Woodcote Neighbourhood Plan Review 2022.</p>
9	Surface water drainage scheme implementation	<p>The surface water drainage scheme shall be implemented in accordance with the submitted details prior to the occupation of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure the proper provision of surface water drainage and to ensure flooding is not exacerbated in the locality in accordance with Policy EP4 of the South Oxfordshire Local Plan 2035.</p>
10	Foul drainage scheme implementation	<p>The foul water drainage scheme shall be implemented in accordance with the submitted details prior to the occupation of the development hereby approved.</p> <p>Reason: To ensure the proper provision of foul water drainage and to ensure flooding and pollution is not exacerbated in the locality in accordance with policy EP4 of the South Oxfordshire Local Plan 2035.</p>

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