

APPLICATION NO.	P23/S3379/FUL
SITE PROPOSAL	Land North of Rectory Road Great Haseley Erection of dwelling and associated works including access with residential area. Outside and to north and north east of garden area provision of species rich grassland (0.04ha). (Amended plan to show residential curtilage and biodiversity offset area received 29 November 2023 and additional drainage information received 23 February 2024, 9 May 2024 and 30 May 2024).
AMENDMENTS	Amended plan to show residential curtilage and biodiversity offset area received 29 November 2023 and additional drainage information received 23 February 2024, 9 May 2024 and 30 May 2024
APPLICANT	E Spencer
APPLICATION TYPE	FULL APPLICATION
REGISTERED	5.10.2023
TARGET DECISION DATE	12.2.2024
PARISH	GREAT HASELEY
WARD MEMBER(S)	Georgina Heritage
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 because the recommendation conflicts with the views of the parish council. Great Haseley Parish Council have raised concerns with the scale of the development and are concerned with the proposed inclusion of a strip of land beyond neighbouring gardens. A map extract identifying the site is **attached** at appendix 1.
- 1.3 The site received outline planning consent (P22/S0214/O) in March 2022 for a single storey dwelling. The outline consent also permitted a one and a half storey dwelling to the south-east. Other 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.

2.0 **PROPOSAL**

- 2.1 Planning permission is sought for the erection of a one and a half storey 3 bedroomed detached dwelling. The height of the dwelling (6.35 metres) will be 950mm higher when compared to the previous approved dwelling. Although

the height will be 750mm lower than the recently approved dwelling to the south-east.

- 2.2 The main difference from the previous approval is the increase in height, the introduction of dormer windows and a rear gable which will increase the footprint of the dwelling. To accommodate the changes, the width of the dwelling will increase by 800mm (to 12.8 metres), and the depth will increase by 5.3 metres (to 14.3 metres).
- 2.3 Vehicle access will remain as previously approved via Rectory Road to the south-east, with three car parking spaces on the front driveway. The dwelling will have a natural stone finish with timber cladding and a heather coloured tiled roof.
- 2.4 Amended plans were received in November and May to extend the site area to include a biodiversity offset area and improve drainage.
- 2.5 A plan showing the site and surrounding area is shown below. Please note that planning permission for one dwelling has been granted (P22/S0214/O and P19/S2194/N4B) on land to the north-west of the site. A site plan indicating the approved dwellings is **attached** at appendix 2.



- 2.6 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.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Publicity**

Neighbours and consultees were notified of the application on 12 October 2023.

3.2 **Statutory Consultee responses**

Representation	Comments
Great Haseley Parish Council	Object. The scale of the proposed dwelling is too large. We are also concerned with the inclusion of land which is now illustrated to run behind neighbouring properties for which the future use is unclear.

3.3 **Council - professional officer comments**

Representation	Comments
Ecology	No objection , subject to a condition requiring submission of a landscape ecological management plan (LEMP).
Drainage	No objection.
Highways Liaison Officer (Oxfordshire County Council)	No objection , subject to car parking and access conditions.

3.4 **Public responses**

2 neighbouring letters of support and 2 neighbouring letters of objection have been received.

Representation	Comments
The 2 letters of support state;	<ul style="list-style-type: none"> - The dwelling is commensurate to the plot size. - The dwelling is in keeping with the character of the area. - The development will minimise light pollution.
The 2 letters of objection are concerned with;	<ul style="list-style-type: none"> - Insufficient information. - Loss in privacy. - Layout. - Loss in daylight. - Impact on the character of the area. - Impact on wildlife.

4.0 **RELEVANT PLANNING HISTORY**

Application Number	Description of development	Decision and date
4.1 P22/S4565/FUL	Erection of a 4 bedroomed detached family dwelling with integral garage, and	Approved (11/08/2023)

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).

[P22/S0214/O](#)

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)

Approved (29/03/2022)

[P19/S3043/PEM](#)

Proposed erection of two dwellings (with access).

Advice provided (20/12/2019)

5.0 ENVIRONMENTAL IMPACT ASSESSMENT

5.1 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.

6.0 POLICY & GUIDANCE

6.1 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

6.2 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

6.3 Neighbourhood Plan

There is no neighbourhood plan for this area.

6.4 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)

7.0 PLANNING CONSIDERATIONS

7.1 The relevant planning considerations are the following:

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

7.2 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.

7.3 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.

7.4 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 south-east. An agricultural barn has also received prior approval to the north-west for the conversion to a dwelling.

7.5 In view of the above permissions, two of 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.

7.6 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.

7.7 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 0.4 metres below the neighbouring dwelling 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 dormer windows. The dwelling will be finished with natural stone and timber to be 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.

7.8 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.

7.9 In view of the above the development is considered to accord with policies STRAT1, DES1, DES2, and DES5 of the SOLP.

7.10 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 17.9

metres from the highway to avoid any loss of sunlight to the neighbouring properties to each side, particularly the occupants of the dwelling to the north-west. There will be a slight loss in sunlight to the rear ground floor window of the drawing room at the neighbouring dwelling to the south-east. However, officers consider this impact will be minimal as the proposed dwelling will be situated to the north and will only consist of a single storey section which will not extend beyond a 45 degree line taken from the neighbouring window. Officers therefore consider this to be acceptable on balance.

- 7.11 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.
- 7.12 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 SOLP.

7.13 Access and parking

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

- 7.14 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.
- 7.15 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.

7.16 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.

- 7.17 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.
- 7.18 To provide a biodiversity net gain and to accord with policy ENV3, the applicant has acquired a 400 square metre area of land to the north-east of the proposed residential curtilage. A plan to show this area (in pink) and the proposed residential curtilage (in grey) is shown below for clarity.



7.19 The council's countryside officer has confirmed they are satisfied that the development will achieve a net gain for biodiversity which is an improvement to the existing features situated on the site. To secure biodiversity enhancements an ecological condition requiring submission of a landscape ecological management plan is recommended to include details of the habitats to be created and ensure a net gain in biodiversity.

7.20 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 180 and 185 of the NPPF.

7.21 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 have been submitted in support of the planning application. The energy statement demonstrates the dwellings can achieve a 9% reduction in carbon emissions compared with 2022 Building Regulations compliant base case.

7.22 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.

7.23 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.

7.24 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.

7.25 A condition restricting occupation of the dwelling until an electric vehicle charging point has been installed and drainage provided are 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.

7.26 Community Infrastructure Levy (CIL)

The development is CIL liable to the amount of £63,720.00.

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 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.
- 9.2 The proposal is acceptable on the basis that the development is infill development within the village of Great Haseley and will not unduly harm the character and appearance of the rural area, or neighbouring amenity.
- 9.3 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.
- 9.4 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.
- 9.5 Abbreviated versions of the recommended conditions are listed below and shown in full in **Appendix 4**.

10.0 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 : Landscape Management Plan**
- 5 : Material samples**
- 6 : Boundary treatment**
- 7 : Glazing**
- 8 : Electric vehicle charging points**
- 9 : Parking & Manoeuvring Areas Retained**
- 10 : New vehicular access**
- 11 : Energy statement compliance**
- 12 : Drainage Implementation**
- 13 : Vision splay protection**
- 14 : External lighting**

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Appendix 4

Recommended Conditions (full text):

Sequence	Description	Details
1	Commencement 3 years - Full Planning Permission	<p>The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.</p> <p>Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	Approved plans	<p>That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, 603-002PL1, LOC-001, 1312-1, 1312-4FH, 1312-Topo, 1312-5, 1312-3E and 1312-2F, 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>
3	Landscaping Scheme (trees and shrubs only)	<p>No development shall commence until a scheme for the landscaping of the site, including the planting of live trees and shrubs, has been submitted to and approved in writing by the Local Planning Authority. These details shall include schedules of new trees and shrubs to be planted (noting species, plant sizes and numbers/densities), the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread), any earth moving operations and finished levels/contours, and an implementation programme. The scheme shall be implemented prior to the first occupation of the dwelling hereby approved and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub or equivalent number of trees or shrubs, 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</p>

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		<p>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.</p>
4	Landscape Management Plan	<p>No development shall commence until a landscape ecological management plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include detailed enhancement recommendations as per those contained within section 9.5 of the PEA report (John Wenman Ecological Consultancy, February 2023) with respect to seeding, native planting and enhancements for fauna. The landscape plan should also include details of the habitats to be created, as per the Biodiversity Net Gain (BNG) Report (John Wenman Ecological Consultancy, September 2023).</p> <p>Reason: To ensure no loss of biodiversity as per policy ENV3 of the South Oxfordshire Local Plan 2035 and paragraphs 180 and 186 of the NPPF.</p>
5	Material samples	<p>No above ground development shall commence until samples of all materials to be used in the external construction and finishes of the development hereby permitted have been submitted to and approved 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.</p>
6	Boundary treatment	<p>No above ground development shall commence until details of all boundary walls, fences and any other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. All such approved means of enclosure shall be erected prior to the first occupation of the development.</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.</p>

7	Glazing	<p>No windows shall be installed until details of the specification of the external glazing have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this condition requires the provision of a scheme to minimise visible light transmittance from inside to out. Thereafter, the glazing approved shall be installed and maintained in perpetuity in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To protect the appearance of the area, the environment and wildlife, and local residents from light pollution in accordance with policy ENV1 of the South Oxfordshire Local Plan 2035.</p>
8	Electric vehicle charging points	<p>Prior to the first occupation of the dwelling hereby approved an Electric Vehicle Charging Point shall be installed.</p> <p>Reason: To ensure sustainable forms of transport are provided in accordance with Policy DES8 of the South Oxfordshire Local Plan 2035.</p>
9	Parking & Manoeuvring Areas Retained	<p>Prior to the first occupation of the dwelling hereby approved, the parking and turning areas shall be provided in accordance with the approved plan 1312-4FH 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.</p>
10	New vehicular access	<p>Prior to occupation of the development hereby approved the proposed means of access onto 'Rectory Road', 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>

11	Energy statement compliance	<p>Prior to first occupation, all carbon reduction energy efficiency measures shall be implemented in accordance with the Energy Statement and SAP calculations (produced by MH Energy Consultants Limited dated October 2023) hereby approved and a Verification Report shall be submitted to the Local Planning Authority and approved in writing. The Verification Report shall demonstrate (with photographic evidence) that the energy efficiency measures have been implemented. These measures shall be retained and maintained as such thereafter in accordance with the Energy Statement and Verification Report.</p> <p>Reason: To ensure high standards of sustainable design and construction in accordance with Policy DES10 of the South Oxfordshire Local Plan 2035.</p>
12	Drainage implementation	<p>The drainage scheme shall be implemented in accordance with the submitted drainage strategy (603-002 PL1), External construction details 603-003, 603-004 and 603-005 prior to the occupation of the development hereby approved.</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>
12	Vision splay protection	<p>The vision splays shown on drawing no. 1312-4FH, shall not be obstructed by any object, structure, planting or other material with a height exceeding or growing above 0.9 metres as measured from carriageway level.</p> <p>Reason: In the interest of highway safety in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.</p>
13	External lighting	<p>No external lighting shall be provided on site other than that which has first been permitted in accordance with a lighting scheme submitted to and approved in writing by the Local Planning Authority prior to the installation of any external lighting. Any external lighting provided shall be implemented only in accordance with the approved details and directed downwards to prevent undue light spread/spillage, and shall thereafter be retained as such.</p>

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		Reason: To protect the appearance of the area, the environment and wildlife, and local residents from light pollution in accordance with policy ENV1 of the South Oxfordshire Local Plan 2035.
14	CIL- informative	The development to which this permission relates is liable to pay the Community Infrastructure Levy (CIL) as set out in the South Oxfordshire District Charging Schedule. Upon planning permission, a Liability Notice will be issued to the nominated person/company liable for CIL. The person/company liable for CIL must submit a commencement notice to the Local Planning Authority BEFORE development commences (CIL Form 6). The Local Planning Authority will send a Demand Notice to the person/company liable for CIL when the Commencement Notice is received. FAILURE TO FOLLOW THE CIL PROCEDURES COULD RESULT IN SURCHARGES AND THE LOSS OF ANY EXEMPTION RELIEF IF ENTITLED. Guidance on CIL is available on the planning portal website http://www.planningportal.co.uk/cil or the council's website http://www.southoxon.gov.uk/cil together with the process for paying CIL.
15	Section 151 of the Highways Act 1980 - informative	It is an offence under Section 151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
16	Section 137 of the Highways Act 1980 - informative	No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such obstruction is an offence under Section 137 of the Highways Act 1980.
17	Works within the highway - informative	If works are required to be carried out within the public highway, the applicant is advised not to commence such work before formal approval has been granted by Oxfordshire County Council by way of either: <ul style="list-style-type: none"> · a Section 184 Notice under the Highways Act 1980, or · a s278 legal agreement between the applicant and Oxfordshire County Council <p>Contact:</p>

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		<p>OCC Licencing & Streetworks Team: LicensingandStreetworksTeam@Oxfordshire.gov.uk.</p> <p>OCC Road Agreements Team: RoadAgreements@Oxfordshire.gov.uk</p>
18	S23 Land Drainage Consent - informative	A S23 Land Drainage Consent must be attained for the culverting of the watercourse. Please contact leigh.travers@southandvale.gov.uk for more information.
19	Residential curtilage - informative	The 400 square metre strip of land to the north-east of the residential curtilage is to be used for biodiversity off setting only as an area of grassland as a habitat for small mammals and reptiles and is not to be used as residential curtilage at any time.