

## Planning

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Listening Learning Leading

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**Ref: P18/S3504/PEM**

Dear Mr Hill,

**Location: Windmill Meadow, Windmill Road, Towersey, OX9 3QQ**  
**Proposal: Three bedroom bungalow.**

Thank you for your correspondence dated 19 October, and I apologise for the delay in responding to you.

### Relevant planning policy

As you may be aware any formal planning application would be assessed within the context of the relevant Government guidance and Development Plan documents. These are the National Planning Policy Framework (NPPF), South Oxfordshire Core Strategy 2012 (SOCS) and South Oxfordshire Local Plan 2011 (SOLP).

The NPPF sets out the Government's planning policies for England and how they are expected to be applied. It has a presumption in favour of sustainable development whilst attaching significant importance to the design of the built environment, protecting and enhancing valued landscapes, and minimising impacts on biodiversity.

There are also several policies within the SOCS and the SOLP, which are relevant to the proposals, including policies CS1, CSS1, CSR1, CSQ3 and CSEN1 of the SOCS and policies G2, D1, H4, C8 and C9 of the SOLP. Full versions of these documents are available on the council's website.

Policy CSS1 of the SOCS sets out the overall development strategy for the District and advises that proposals should be consistent with the overall strategy of focusing major new development in Didcot; supporting the roles of Henley, Thame and Wallingford by regenerating town centres and providing new housing, services & infrastructure; supporting the 12 larger villages of the District as local service centres; supporting the smaller and other villages by allowing for limited amounts of housing; and outside of the above areas, any changes will need to relate to very specific



needs.

Policy CSR1 of the SOCS relates to housing in villages. Towersey is classified as a smaller village where infill development is allowed on sites of up to 0.2ha. Infill development is defined as the filling of a small gap in an otherwise built-up frontage or on other sites within settlements where the site is closely surrounded by buildings. The site is not suitable for an infill development as it is located outside of the built up confines of the village and does not infill a small gap in an otherwise built-up frontage or comprise a site closely surrounded by other buildings.

Therefore, I find that the residential development of the land would not constitute 'infilling' within the context of Policy CSR1 and would conflict with the strategy set out in Policy CSS1.

The justification being put forward for the new dwelling is for security for the stables. The existing stables next to the land are currently not in use. It has been established that they are privately run stables. As discussed on site, there is an existing building located at the end of the stables that could be explored as an alternative option as it could possibly lend itself to be converted to a dwelling.

Part 3, Class Q of Schedule 2, of the General Permitted Development Order would set out the requirements for whether that could be possible? It is important to prove that the building whilst redundant now, was in agricultural use on 20th March 2013 and has not been in any other use since then for it qualify as permitted development.

If the building was under an equestrian use, however, then I would suggest you look at Policy E8 of the SOLP which deals with the re-use of rural buildings. The criteria for E8 is:

Proposals for the re-use of rural buildings will be permitted provided that:

- (i) they are of permanent and substantial construction and are capable of conversion without major or complete reconstruction;
- (ii) their form, bulk and general design are in keeping with their surroundings;
- (iii) the fabric and essential character of the buildings are maintained;
- (iv) if the buildings are in the Green Belt, the proposed use does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;
- (v) there are no overriding amenity, environmental or highway objections;
- (vi) in the case of proposals for B1 or B2 uses the floorspace in the building or in the complex of buildings does not exceed 500 square metres; and
- (vii) in the case of proposals for residential use, other uses have been explored and found to be unacceptable in planning terms.

## **Conclusion**

In summary, officers would not support a planning application for the proposed development because I am of the opinion that the development does not meet the criteria for infill development. However, as discussed on site you could possibly explore the possibility of converting the existing structure at the back of the stables for residential use.

I hope my comments are helpful. Please note that they are not binding on the council in respect of the determination of any formal planning application submitted for the development and the application would be subject to consultation with third parties. I recommend that you discuss your proposal with neighbours and the Parish Council in advance of submitting a planning application to address any concerns they may have.

Please also note that requests for pre-application advice and the council's response to them will be made public once a subsequent relevant planning application is made. We will be making all submitted documents, our response and any interim correspondence public. We will endeavour to ensure that all personal information such as telephone numbers and email addresses are removed from documentation

Yours sincerely,

A handwritten signature in cursive script that reads "Davina Sarac".

Davina Sarac  
Planning Officer