

Agenda

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Date: 11 July 2025

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A MEETING OF THE

Planning Committee

**WILL BE HELD ON WEDNESDAY 23 JULY 2025 AT 7.00PM
MEETING ROOM 1, ABBEY HOUSE, ABBEY CLOSE, ABINGDON, OX14 3JE**

You can watch this meeting on the [council's YouTube channel](#).

Members of the Committee:

Max Thompson (Chair)

Val Shaw (Vice Chair)

Ron Batstone

Cheryl Briggs

Jenny Hannaby

Scott Houghton

Robert Maddison

Mike Pighills

Jill Rayner

Substitute Councillors

Paul Barrow

Sue Caul

Robert Clegg

Andy Cooke

Amos Duveen

Lucy Edwards

Oliver Forder

Katherine Foxhall

Sarah James

Viral Patel

Judy Roberts

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Nick Bennett,
Head of Legal and Democratic

1. Chair’s announcements

To receive any announcements from the chair, and general housekeeping matters.

2. Apologies for absence

To record apologies for absence and the attendance of substitute members.

3. Minutes (pages 4 – 8)

To adopt and sign as a correct record the Planning Committee minutes of the meeting held on 25 June 2025.

4. Declarations of interest

To receive declarations of disclosable pecuniary interests, other registrable interests and non-registrable interests or any conflicts of interest in respect of items on the agenda for this meeting.

5. Urgent business

To receive notification of any matters which the chair determines should be considered as urgent business and the special circumstances which have made the matters urgent.

6. Public participation

To receive any statements from members of the public that have registered to speak on planning applications which are being presented to this committee meeting.

Planning applications

All the background papers, with the exception of those papers marked exempt/confidential (e.g. within Enforcement Files) used in the following reports within this agenda are held (normally electronically) in the application file (working file) and referenced by its application number. These are available to view at the Council Offices (Abbey House, Abbey Close, Abingdon, OX14 3 JE) during normal office hours.

Any additional information received following the publication of this agenda will be reported and summarised at the meeting.

Summary Index of applications

Site Address	Proposal	Page.
7. P25/V0539/FUL– Gateways Harcourt Hill Oxford OX2 9AS	Demolition of existing house and erection of single self-build replacement dwelling (as amended by plans reducing roof space and altering roof openings received 1 April 2025)	9-31
8. P24/V2605/FUL - 91 Eaton Road Appleton Abingdon OX13 5JJ	Double and single storey rear extensions and alterations to existing semi-detached dwelling and proposed new two-bedroom dwelling in garden land with associated parking and access. (Revised design and parking plan as amplified by drawings submitted 06 February 2025 and 06 March 2025 and as amplified by bat survey received 19 June 2025)	32- 57
9. P24/V2567/S73 - 22 Norreys Road Cumnor Oxford OX2 9PT	Variation of conditions 2(Approved Plans) and 8(Access, Park. & Turn. in accord. Plan) on application P19/V1804/FUL to have two external parking bays rather than the double garage. (Demolition of the existing bungalow and erection of a pair of semi-detached houses).	57-69

10.Appeals Information (page 70)

To receive the appeals information report from the head of planning.

Recommendation: to consider and note the appeals information report.

Agenda Item 3

Minutes

of a meeting of the

Planning Committee



held on Wednesday, 25 June 2025 at 7.00
pm in Meeting Room 1, Abbey House,
Abbey Close, Abingdon, OX14 3JE

Open to the public, including the press

Present in the meeting room:

Councillors: Max Thompson (Chair), Val Shaw (Vice-Chair), Ron Batstone, Jenny Hannaby, Sarah James and Jill Rayner

Officers: Paula Fox (Development Manager – Larger Sites), Amanda Rendell (Senior Major Applications Officer) and Matthew Williams (Democratic Services Officer)

197 Chair's announcements

The chair welcomed everyone to the meeting, outlined the procedure to be followed and advised on the emergency evacuation arrangements.

198 Apologies for absence

Apologies for absence were received from Councillors Cheryl Briggs, Scott Houghton, Robert Maddison and Mike Pighills. Councillor Sarah James attended as substitute for Councillor Cheryl Briggs.

199 Minutes

RESOLVED: to approve the minutes of the meeting held on 16 April 2025 as a correct record and agree that the chair sign these as such.

200 Declarations of interest

There were none.

201 Urgent business

There was no urgent business.

202 Public participation

The committee noted the list of members of the public who had registered to speak at the meeting.

203 P25/V0149/FUL - Land off B4016 Appleford,

OX14 4PQ The committee considered planning application

P25/V0149/FUL: *Erection of a 300 MW Battery Energy Storage System (BESS).*

Consultations, representations, policy and guidance, and the site's planning history, were detailed in the officer's report, which formed part of the agenda pack for the meeting.

The planning officer presented the report to members.

Since publication of the agenda, additional work had been done with the applicant with regards to the conditions. An updated version of the conditions was circulated to members. Changes related to the detailed wording and order of the conditions but the content was substantially the same aside from a change to the temporary period from 30 years to 45 years in order to be consistent with the report. The second update related to e-mail correspondence with Appleford-on-Thames Parish Council. An e-mail dated 17 June 2025 had been circulated to members with comments from the Parish Council, however it was noted that no formal comments from the Parish Council had been submitted in response to the consultation.

The application was for the installation of a 300MW battery energy storage system (BESS) approximately 1 km southwest of the village of Appleford. The proposed site was currently open agricultural land and did not sit within a landscape or statutory ecological designation.

The BESS would capture and store energy from various sources, including renewable energy, and allow for storage of excess energy during low demand periods and release it during periods of high demand in order to help stabilise the energy supply. The BESS could also provide backup power for critical loads in residential, commercial and industrial settings.

The site would be comprised of rechargeable Lithium Ion batteries, inverters to convert stored D/C energy into A/C energy for use in the grid, and associated infrastructure.

Both National and Local policies were supportive of schemes that would assist in the transition to a low carbon future.

The scheme would be the first BESS to be determined in the Vale of the White Horse district. A 200MW scheme at land adjacent to the Cowley substation was

approved at the South Oxfordshire District Council Planning Committee on 18 June 2025. A further scheme was currently being considered in Garsington which would be in the Green Belt, and an appeal against the refusal of a 500MW scheme at land north of Culham Science Centre was recently refused due to the impact on the adjacent registered park and garden.

The scheme would be connected to Didcot Power Station by an underground cable which would be considered under separate provisions.

Due to the nature of the application, consideration of the proposal would be based on the Rochdale Envelope approach as some details of the project could not be confirmed at

this stage. This included precise dimensions of structures due to the speed at which the technology was evolving.

Visualisations of the site presenting an indication of what the site could look like were shown to the committee.

The proposal had been submitted on a worst-case scenario basis, with mitigation measures targeted to minimise the effects of the development on the environment.

The applicant had undertaken an assessment of alternative sites.

Key planning considerations were identified as landscape impact, noise, highways, ecology and archaeology. No objections had been received from statutory or technical consultees and where appropriate conditions had been recommended to mitigate the impact of the development.

While there would be some low-level impact on the landscape, the site could be adequately screened and the application proposed a full landscaping scheme with enhanced planting along the site boundaries. It was considered that the development would not cause a level of landscaping visual harm that would warrant refusal.

With regard to ecology, conditions had been imposed to ensure the protection of newts on the site and to allow for consideration of sustainable drainage arrangements.

Noise impact of the proposal had been assessed against a number of nearby receptors, including the nearest residential property, located 260 meters to the northwest of the site, and the Environmental Health officers had raised no objection with regard to harm or disruption to residential amenity. A condition would be imposed to ensure the development was carried out in accordance with the submitted noise report.

Due to archaeological concerns, the layout of the scheme had been reduced to allow investigation to remain on site. Design parameters submitted under the Rochdale Envelope confirm that a 300MW scheme could still be achieved on the

slightly reduced layout.

Photos of the proposed site, taken from the public right of way, were shown to the committee.

Concerns had been raised over a lack of community benefit however it was considered that there was not any specific community benefits that would be appropriate for this proposal, with development contributions only being sought in cases where they provide necessary infrastructure to mitigate the impact on the local community. The developers for this site would be working with the Council's employment officers to provide a Community Employment Plan to promote the use of local employment sources during construction.

Fire safety had been mentioned as a concern however no objection had been received from Oxfordshire Fire and Rescue services. A condition would be imposed to ensure the approval of a Fire Safety Plan detailing all relevant information was provided to the fire services.

The proposal was recommended for approval, subject to conditions and a legal agreement to be finalised to secure the implementation of a Habitat Management and Monitoring Plan for BNG for 45 years.

Greg O'Broin spoke on behalf of Appleford-on-Thames Parish Council.

Grant Fixter, Alex Mitchell, Tom Holdaway and Gary Mattingley spoke in support of the application.

Councillor Peter Stevens spoke as ward councillor.

The committee queried why the site had been chosen and were advised that it had been dependent on a grid connection. Once Dicot Power Station had been identified as having capacity, an area within a 5km radius was considered, with the chosen site being identified as most suitable.

The committee requested further information on the fire safety system and were advised that the site would be constantly monitored remotely. The system would include advanced gas detection, thermal runaway detection, active vent systems, water sprinkler systems and temperature monitoring. The batteries themselves would be replaced two to three times during the lifetime of the scheme. There would also be regular maintenance visits every two – four weeks.

The committee asked why the site was considered appropriate close to residential properties and were advised that the noise impact had been assessed and determined that there was no adverse impact day or night.

The committee queried whether this application should be deferred until the Local Area Energy Plan had been implemented. The committee were advised that a deferral on that basis would not be reasonable.

The committee noted that a condition relating to fire safety stated that the developer needed to ensure sufficient water was on site and queried how that would be determined. The committee were advised that a detailed Fire Safety

Management Plan was required and would need to be approved prior to the development being brought into operation.

The committee noted the strength of the proposed conditions and acknowledged that there had been no objection from any statutory or technical consultees.

A motion, moved and seconded, to approve the application, subject to the prior completion of a S106 legal agreement and the amended conditions as circulated at the meeting, was carried on being put to the vote.

RESOLVED: to approve planning application P25/V0149/FUL subject to:

- i) The prior completion of a S106 Legal Agreement to secure the implementation of a Habitat Management and Monitoring Plan (HMMP) to secure BNG improvements for a period of 45 years, and
- ii) The following planning conditions:
 1. Commencement of development
 2. Approved Plans
 3. Parameters Schedule
 4. Materials to be approved
 5. Temporary Period of 45 years
 6. Removal if use ceases
 7. Levels (details required)
 8. Development in accordance with the FRA
 9. Surface Water Drainage Scheme
 10. SUD's compliance scheme
 11. External lighting
 12. Construction Traffic Management (details required)
 13. Final landscaping to be approved
 14. Landscape and Ecological Management Plan
 15. CEMP
 16. Archaeologist WSI
 17. Programme of Archaeological Mitigation
 18. Archaeology restricted area
 19. Access Arrangements
 20. Fire safety management plan
 21. Development to be carried out in accordance with noise report
 22. Community Employment Plan
 23. Nature Space Condition 1
 24. Nature Space Condition 2

204 Appeals Information

The committee received the appeals information report from the head of planning.

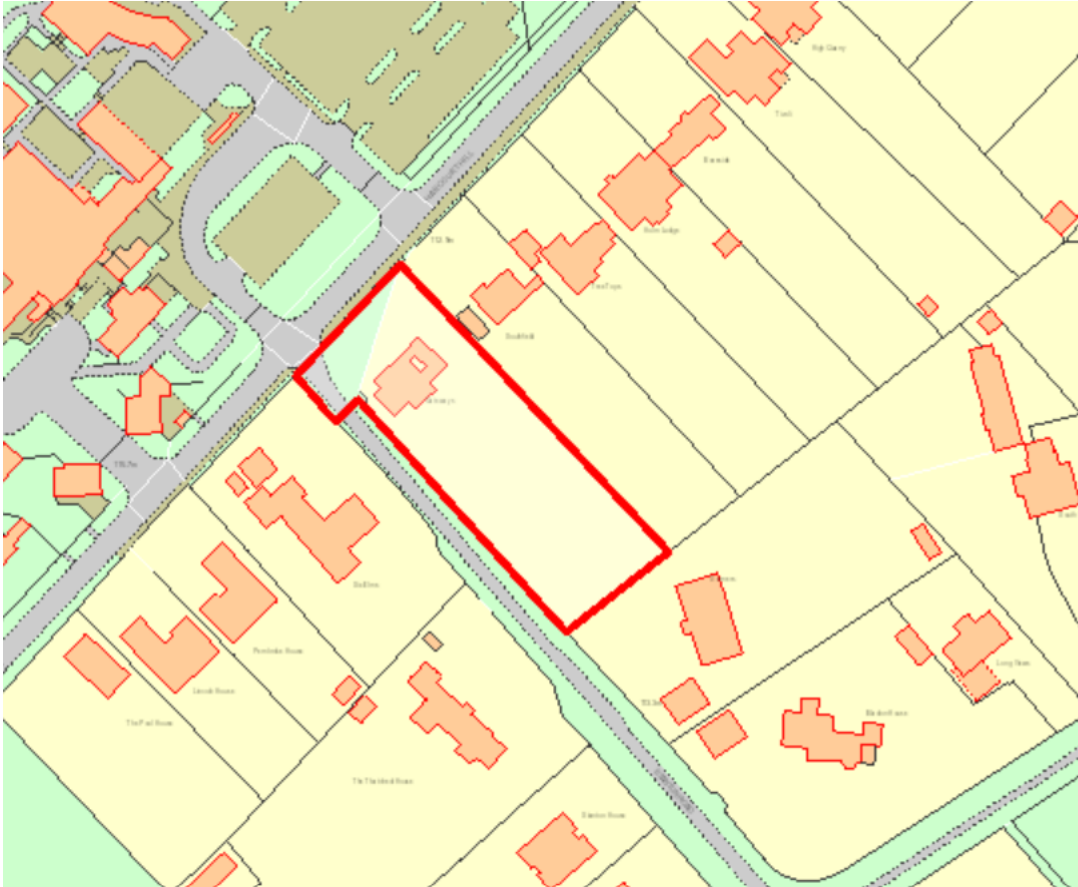
The committee agreed to note the report.

The meeting closed at 19:52

APPLICATION NO.	P25/V0539/FUL
SITE	Gateways Harcourt Hill Oxford, OX2 9AS
PROPOSAL	Demolition of existing house and erection of single self-build replacement dwelling (as amended by plans reducing roof space and altering roof openings received 1 April 2025)
AMENDMENTS	Yes
APPLICANT	Mr Siriwat Pinsiranon
APPLICATION TYPE	FULL APPLICATION
REGISTERED	12.3.2025
TARGET DECISION DATE	27.6.2025
PARISH	NORTH HINKSEY
WARD MEMBER(S)	Emily Smith Vacancy
OFFICER	Katherine Canavan

1.0 INTRODUCTION

- 1.1 The application is referred to Planning Committee at the request of Councillor Emily Smith.
- 1.2 Gateways is a detached property located on a corner plot in the residential area of Harcourt Hill, Botley. The application site is located directly opposite Harcourt Hill Campus – Oxford Brookes University. Neighbouring properties share boundaries to the NE and SE and a narrow, private road runs along the south-western edge of the site, Stanton Road. There is a noticeable slope down towards the north, which follows the slope of Harcourt Hill as it drops down towards the A34/Southern By-Pass.
- 1.3 Harcourt Hill, continuing onto Stanton Road, is distinguished by its low-density built form, its spacious and generally rectilinear plots, and its verdant character. Properties in the street are typically set back 15-25m from the road and have rear gardens measuring 65-75m deep. Widths of the plots are generally 20-30m wide. The area is defined by development along the roads of Harcourt Hill, Vernon Avenue, Grosvenor Road and Stanton Road.
- 1.4 The built-form is interspersed with mature landscaping and trees, and the driveways and frontages are in most cases softened by hedges and landscaping, defining the character within the street scene.
- 1.5 Area designations and site constraints:
- Harcourt Hill is inset from the Oxford Green Belt, but land directly opposite and encircling this group of dwellings is washed over by Green Belt.
 - A public right of way runs along the front boundary of the site
 - There are several mature trees on site, and hedging along the boundary.



Site location plan

2.0 **PROPOSAL**

2.1 The applicant seeks full permission for the demolition of the existing house and erection of single self-build replacement dwelling. The replacement dwelling is shown to have 6 bedrooms in total, located across the first-floor, 2 bedrooms located in the roof (second floor). Permission was granted for a replacement dwelling in 2019, prior to the adoption of the Neighbourhood Plan. Subsequent to this, there have been four previous applications for re-development of the site (2 residential units) which were refused and dismissed at appeal.

2.2 During the course of the application revised plans were submitted, setting down the roof section closest to neighbouring property Southfield, and removing openings on this part of the roof.

2.3 A copy of the latest plans is attached at **Appendix 2**.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

A summary of the consultation responses received is below. Full comments can be viewed online at: www.whitehorsedc.gov.uk.

3.1 **Publicity**

The application was publicised in accordance with the relevant procedures for the type of application.

3.2 Statutory Consultee responses

Representation	Comments
Botley and North Hinksey Parish Council	<p>Objection</p> <p>While the amended plans go some way to reduce the bulk, it does not fully overcome the following issues:</p> <p>The dwelling would continue to be significantly higher than Six Elms, and the relationship between bedrooms 5 and 6 (at 3-storey height) would adversely affect the amenity of occupants at Six Elm, which is a chalet-style bungalow. The dormer windows of bedrooms 5 and 6 would overlook gardens, and habitable rooms at Six Elms.</p> <p>The design conflicts with policies HS1 and HS2 of the neighbourhood plan, in exceeding buildings heights of dwellings in the immediate character area.</p> <p>The increase in footprint from the existing dwelling size, would not achieve a 'no net loss' in terms of biodiversity, and no mitigation has been provided.</p> <p>The permission relating to the single, replacement dwelling approved in 2019 was granted prior to the adoption of the neighbourhood plan and is therefore not comparable.</p> <p>The proposed building is overly bulky and domineering, the ridgeline remains too high in relation to neighbouring properties, and there are also issues with the privacy of neighbouring properties. The overall design is out of character for the area where it is located.</p>
Highways Liaison Officer (Oxfordshire County Council)	No objection subject to conditions securing cycle storage and car parking
Oxfordshire Public Rights of Way	No response received

3.3 Council - professional officer comments

Representation	Comments
Forestry Officer (South and Vale)	No objection subject to condition requiring detailed planting scheme and details of replacement trees
Drainage Engineer (South and Vale)	No objection subject to surface water condition
Waste Management Officer (South and Vale)	<p>No objection</p> <p>No change to existing waste collection arrangements.</p>
Community Infrastructure Officer	The CIL has been updated to take into account amended plans.

(South and Vale)	
Utilities: SGN and SSEN Team	Standing advice provided, with utilities maps relevant to application site

3.4 Public responses

During the consultation process 11 representations were received raising objections to the proposals.

Representation	Comments
Councillor Emily Smith	This application remains out of character for the area. Its size and bulk are too big in relation to the surrounding properties and will be especially visible on this prominent corner. The plan does not comply with the Neighbourhood Development Plan or the Vale's design guide. It is noted that the site has a long and controversial planning history.
Representation	Comments
Design and character	<p>The principle of one large single family dwelling is acceptable but the proposed design is contrary to character policy.</p> <p>Even though a small part of the ridge line has now been dropped the majority of the proposal is still substantially higher (3m including the difference in ground level) than the adjacent house (Southfield). The differences in site levels and the relationship to neighbouring properties has not been taken account of in the design.</p> <p>The dwelling still reads as a 3-storey property contrary to the neighbourhood plan, and is substantially larger than other dwellings on Harcourt Hill.</p> <p>It is bulky, dominant and extremely high within prominent location, exacerbated by the 3-storey element on the corner.</p> <p>It would have a domineering street appearance that would be unacceptably out of keeping with the prevailing character and appearance of the area. The height, roof pitch and ridge line are also out of character. The previous design concerns raised by inspector have been disregarded.</p> <p>The development is out of character with the established character of Harcourt Hill and conflicts with the neighbourhood plan, Policy CP37 and the Design Guide, and design policies in the Emerging Joint Local Plan.</p>
Residential amenity	There would be loss of privacy, visual dominance and intrusion with overlooking of the gardens of Six Elms and Southfield, with an overbearing

	prominence, by the shape, form and size of the proposed new house. Overlooking and loss of privacy, particularly to the garden and habitable rooms at Six Elms. Overbearing impact and overshadowing on Southfield and its garden.
Sustainable development	Given the climate change crisis this application doesn't justify the demolition of the existing building or assess the embodied carbon cost of doing so. A whole life carbon assessment should be carried out before any decision is made.
Biodiversity and ecology	The Council's policy is for no net loss of biodiversity. This has not been demonstrated as no surveys have been provided proving that there would be no harm to protected species or loss of Biodiversity.
Weight afforded to previous permissions	The permission relating to the single, replacement dwelling approved in 2019 was granted under a different development plan, prior to the adoption of the neighbourhood plan, and is therefore carries no weight.

4.0 RELEVANT PLANNING HISTORY

Application Number	Description of development	Decision and date
4.1 P23/V2226/FUL	Demolition of existing house and erection of two detached dwellings. (As amplified by additional tree protection information received 18 January 2024, and as amended by plan raising rooflight sill height received 23 February 2024, and as amended by plan redrawing application boundary to meet public highway received 4 March 2024 and updated application form received 6 March 2024.)	Refused (19/04/2024) - Appeal dismissed (03/12/2024)
P22/V2220/FUL	Demolition of existing house and erection of two detached dwellings	Refused (05/12/2022) - Appeal dismissed (27/06/2023)
P20/V3257/FUL	Replace existing dwelling and erect additional dwelling and garage in the rear garden	Refused (16/02/2021) - Appeal dismissed (08/09/2021)
P20/V0560/FUL	Construction of a new two storey house with double garage, drive and hardstanding areas, new plot division fence. New access onto Stanton Road.	Refused (11/05/2020) - Appeal dismissed (01/10/2020)
P20/V0368/PEM	Construction of a new, two storey, five bedroom house with double garage	Advice provided (27/02/2020)

	and drive giving access to Stanton Road.	
P19/V3112/FUL	Construction of a new 6 bedroom house, double garage with all associated walls, fences and drive and paths. Form new access onto Stanton Road.	Withdrawn (20/01/2020)
P19/V3019/HH	Demolition of single storey extensions to front and rear, demolition of garage and outbuilding. Extend to front, rear and side with two storey extensions to form a 5 bedroom house.	Approved (06/01/2020)
P19/V1788/FUL	To demolish existing house and to construct a new larger dwelling in the same location	Approved (23/09/2019)
	(Replacement for current application P19/V1403/HH)	
P19/V1403/HH	To demolish existing garage, utility room and single storey extensions to front and rear. Extend property to side, rear and front, and create new habitable floor space in loft. Remodel drive.	Withdrawn (29/07/2019)

5.0 ENVIRONMENTAL IMPACT ASSESSMENT

- 5.1 The size of the site and the scale of the proposal are well below the EIA threshold, and are not located within an area classified as sensitive, for example, a National Landscape. This has informed the officer's decision that an EIA screening opinion is not required.

6.0 POLICY & GUIDANCE

6.1 National Planning Policy Framework and Planning Practice Guidance

6.2 Development Plan Policies

Vale of White Horse Local Plan 2031 Part 1 (LPP1) Policies:

- CP01 - Presumption in Favour of Sustainable Development
- CP02 - Cooperation on Unmet Housing Need for Oxfordshire
- CP03 - Settlement Hierarchy
- CP04 - Meeting Our Housing Needs
- CP33 - Promoting Sustainable Transport and Accessibility
- CP35 - Promoting Public Transport, Cycling and Walking
- CP37 - Design and Local Distinctiveness
- CP40 - Sustainable Design and Construction
- CP41 - Renewable Energy
- CP42 - Flood Risk
- CP44 - Landscape
- CP46 - Conservation and Improvement of Biodiversity

A Regulation 10A review (five-year review) for Local Plan Part 1 (LPP1) has been completed. The review shows that five years on, LPP1 (together with LPP2) continues to provide a suitable framework for development in the Vale of White Horse that is in overall conformity with government policy.

Vale of White Horse Local Plan 2031 Part 2 (LPP2) Policies:

- DP01 - Self-build
- DP02 - Space Standards
- DP16 - Access
- DP23 - Impact of Development on Amenity
- DP25 - Noise Pollution
- DP28 - Waste Collection and Recycling

North Hinksey Neighbourhood Plan

- Policy HS1 - Characteristics of New Housing
- Policy HS2 - Low-rise Housing Design
- Policy HS3 - Housing Density
- Policy HS4 - Flexibility, Future-Proofing, and Sustainable Design
- Policy TR1 - Cyclists, Pedestrians & Public Transport Policy
- Policy TR2 - Parking, Access and Electric Vehicle Charging Policy
- Policy UT1 - Flooding & Groundwater Policy
- Policy UT2 – Sust. Design, Energy Efficiency and Renewable Energy Policy
- Policy GS2 - Biodiversity, Wildlife Corridors, TPOs and Tree Canopy Cover

6.3 Emerging Joint Local Plan 2041

The Council has prepared a Joint Local Plan (JLP) for South Oxfordshire and Vale of White Horse, which, once adopted, will replace the existing local plans. The JLP was submitted to the Secretary of State on Monday 9 December 2024 for independent examination. In line with paragraph 49 of the National Planning Policy Framework (NPPF), decision-makers may give weight to relevant policies in emerging plans depending on several factors: the stage of preparation, the extent of unresolved objections, and the degree of consistency with the NPPF.

The starting point for decision taking remains with the policies in the current adopted plan(/s). The JLP is at an advanced stage of preparation and carries some weight. Where unresolved objections have been received on policies, limited weight should be applied, but where there are no unresolved objections, moderate weight can be applied. Full weight should only be applied, where relevant, following the outcome of the independent examination and adoption of the JLP.

6.4 Supplementary Planning Guidance/Documents

South Oxfordshire and Vale of White Horse Joint Design Guide 2022

Parking Standards for New Developments, supplementary document for the Local Transport and Connectivity Plan (LTCP), adopted July 2022.

7.0 PLANNING CONSIDERATIONS

7.1 The relevant planning considerations are the following:

- **Principle of development**
- **Self-build development**
- **Street scene, design and character**
- **Residential amenity**
- **Tree protection and landscaping**
- **Access and parking**
- **Green Belt**
- **Ecology and biodiversity**
- **Flood risk and drainage**
- **Waste and recycling collection**
- **CIL**

7.2 Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.

7.3 Policy CP3 of the LPP1 devises a settlement hierarchy approach, steering new development to sustainable locations. Policy CP4 of the LPP1 goes on to set out how the housing needs will be met. There is a presumption in favour of sustainable development within the existing built area of Market Towns, Local Service Centres and Larger Villages in accordance with CP1.

7.4 Although the site is located in North Hinksey parish, the site lies within the spatial confines of Botley. The settlement hierarchy identifies Botley as a Local Service Centre within the Abingdon-on-Thames and Oxford Fringe sub-area, with a good level of services and facilities.

7.5 The principle of the residential development in this location is acceptable from a spatial perspective. However, the proposal must also accord with other development plan policies, as considered below.

7.6 Self-build development

The National Planning Practice Guidance sets out that in considering whether a home is a self-build or custom build home, officers must be satisfied that the initial owner of the home will have primary input into its final design and layout. Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing.

7.7 Information provided with the application clarifies that the applicant (and family) intend to live at the property, and the agent has clarified that the occupants have been involved with developing the design to meet their family's needs. The description of development, and application form, also confirm that the proposed dwelling is a self-build proposal.

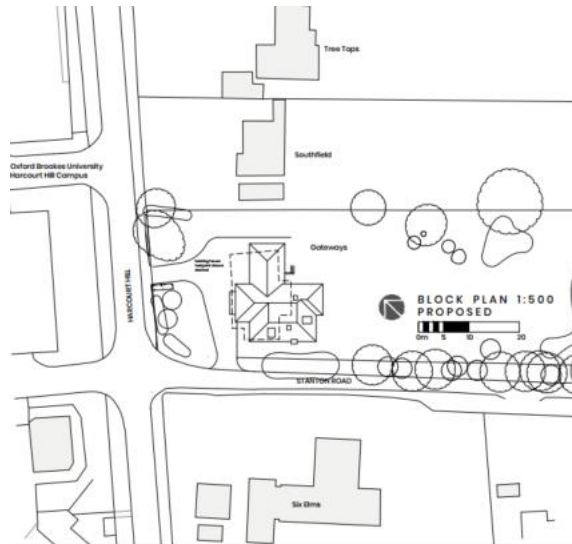
- 7.8 Setting this aside, the site is in a built-up, sustainable location where the spatial strategy allows for residential development. In this case the proposal for self-build development does not specifically add weight to a proposal as residential development in this location complies with the spatial strategy, i.e. the principle of an open market property would be afforded the same weight and supported in this location.
- 7.9 **Street scene, design and character**
Policy CP37 of the LPP1 states that new development must demonstrate high quality design that responds positively to the site and its surroundings, creating a distinctive sense of place through high quality townscape that physically and visually integrates with its surroundings. It adds that development must be visually attractive, and the scale, height, massing, and materials should be appropriate to the site and its surrounding context.
- 7.10 This is drawn through to policies HS1 and HS2 of the North Hinksey Neighbourhood Plan, which require new development to respect, enhance and make a positive contribution to the identity and character of the area and reflect the predominantly low-rise character of North Hinksey Parish. Developers should ensure that sites provide an enhanced and improved local streetscape to match the existing green character of the area.
- 7.11 The Joint Design Guide requires development to be informed by, and to positively respond to, its context, and sets out the steps to achieve high quality design.
- 7.12 It is acknowledged that previous proposals on the site have raised issues over design, space around the buildings and character, as well as the design, scale and height of the proposed dwelling.
- 7.13 *Layout and spacing*
Policy HS1 of the Neighbourhood Plan emphasises the need for development to take account of the scale, grain (the general shape and direction of building footprints ...), and size of existing development, paying particular attention to the characteristics of Character Area 9 of the character assessment.

An extract of the assessment describes Harcourt Hill as:

'The overall impression of Harcourt Hill is of an extremely green and leafy private estate surrounded by open spaces and the Green Belt, containing predominantly very large family homes well set back from the roads, often hiding behind high hedges, fences or walls. The ambience leans towards exclusivity and a wish for privacy rather than an inclusive, neighbourly village'

'The housing is predominantly large (four bedrooms and upwards), but low level, with few buildings rising above two storeys. There is a huge variety of building materials and designs on display resulting from nearly a century of ongoing development and redevelopment within the area, primarily by individuals with money building single properties, rather than by developers building larger scale estates.'

- 7.14 The current proposal now comprises one large dwelling, with the plot. The driveway area (and buffer to the road), and boundary vegetation to the front are retained, in line with the established character of the area, and the rear building line is broadly in line with other dwellings along Harcourt Hill. In officers' opinion the space around the building, building line and buffer to the front are more akin to neighbouring plots and comply with design policies.



7.15 *Scale and height*

Policy HS2 of the North Hinksey Neighbourhood Plan focusses on low-rise housing design. Any new housing must reflect the predominantly low-rise character of North Hinksey Parish, through a diversity of housing typologies. The policy requires development in Policy Area 9 (Harcourt Hill) to not exceed 12 metres in height, allowing for a 3-storey house with a pitched roof.

- 7.16 The dwelling is shown on plans as measuring 8m to the ridge of the section over the garage, and 9m to the main ridgeline. The ground level also steps up in this direction, travelling north-east to south-west. These heights compare to 8m-8.6m at the neighbouring property, Southfield, and to 8.3m; the height of the previous proposal for two dwellings.

- 7.17 It should also be noted that an earlier replacement dwelling was approved on the site under P19/V1788/FUL measured 9.4m high along the full front ridgeline. This proposal was granted permission prior to the adoption of the Neighbourhood Plan.



Proposal approved under P19/V1788/FUL

- 7.18 The design changes from the 2019 proposal are welcomed, as the overall appearance of the current proposal has been streamlined, and is less ostentatious, while still fitting with the mixed designs and periods within Harcourt Hill as a whole. During the course of this application revised plans were submitted, setting down the roof section closest to Southfield, and removing openings on this roof section. The frontage now reads as a large, 2-storey dwelling, stepping up from Southfield in line with the topography of the street. The 9m high part of the house is set further away from the boundary, with the garage and first floor section set down at 8m alongside Southfield. A buffer to the boundary is shown on either side of the dwelling.



Current proposed design P25/V0539/FUL (frontage facing onto Harcourt Hill, and side elevation facing onto Stanton Road)

- 7.19 It is accepted that the side elevation (facing onto Stanton Road) reads as a 2 ½ - 3-storey elevation, as it has accommodation and openings in the roof. Policy HS1 provides a strong steer that building heights should be similar to those in the immediate area. Dwellings in the immediate area are nearly all 2-storey in height on the front, with a few having dormer windows to the rear. Notwithstanding, Character Area 9 allows for dwellings up to be 3 storeys and up to 12m high (including the roof pitch). Officers consider the amended roof design now mirrors the lower neighbouring dwellings, visible within the street scene of Harcourt Hill along the front. The side elevation at a 2 ½ - 3-storey height, then wraps around the corner onto Stanton Road, which is less prominent. The dwellings along Stanton Road continue the character of large dwellings within large plots, and the side elevation is not at odds with this.
- 7.20 It is noted that permitted development rights allow for windows to be added in the roof, conversion of the roof space and extensions. Given the sensitivities around character, any expansion of the dwelling, or into the roof, could result in dwelling that is substantially larger than the established character of the area. For these reasons conditions are recommended removing permitted development rights to: ensure no new openings in roof space, preventing conversion of roof space to living accommodation, and preventing extensions to the dwelling. Any works falling within these categories would require a planning application.
- 7.21 In conclusion the 2 ½ - 3-storey elevation falls within the parameters of Policy HS2 of the Neighbourhood Plan, and the height, which is well below the 12m set out in policy HS2, is not contrary to the established character of the area. In summary the height and scale of the dwelling are not harmful in character terms, and the design complies with Policy CP37 of the LPP1 and policies HS1 or HS2 of the Neighbourhood Plan.
- 7.22 **Residential amenity**
Policy DP23 of the LPP2 considers the impact of development on amenity, and requires development to take into account loss of privacy, daylight or sunlight, dominance or visual intrusion, and noise.

- 7.23 Policy DP2 of the LPP2 sets out the required internal space standards for new residential development, and section 4.11 of the Design Guide clarifies the requirement for private amenity space.
- 7.24 Concerns have been raised during the consultation process over the impact of the development on residential amenity, in terms of overlooking, dominance and loss of privacy to occupants of Southfield and Six Elms.
- 7.25 The Joint Design guide sets out separation distances to maintain amenity, indicating that a separation distance of at least 21m should be retained between upper floor windows in a back-to-back arrangement of properties. In terms of a side to back relationship this can be reduced to 12m. In this case Southfield and Gateways would have side elevations facing each other, and the front elevation of Six Elms would be facing the side elevation of Gateways, across a front driveway and private road. The separation between the proposed dwelling and Southfields (over neighbouring garage) is 13m, and between the 3-storey element of the proposal and the closest part of Six Elms (across Stanton Road) is 19m. In both cases sufficient separation space has been allowed to ensure residential amenity is not compromised.
- 7.26 Concerns have been raised that the dormer window serving bedroom 6 (facing Six Elms) would result in the loss of privacy, and overlook habitable rooms and garden space. The garden space affected would be front garden space associated with the driveway and habitable rooms on the front elevation, and a buffer of 28m would be retained. This exceeds the first-floor separation requirement set out in the Design Guide. Given the sizeable separation distance between the 3-storey element and Six Elms, residential amenity would not be compromised to an unacceptable level, and the redesign of the proposal on these grounds would not be justified.
- 7.27 **Tree protection and landscaping**
Policy CP44 of the LPP1 safeguards landscape character, including trees, hedgerow and woodland that contribute positively to the landscape character of the area.
- 7.28 Trees, mature planting and hedging are an important characteristic of the local area, and in defining the character of the street scene. There are trees on and adjacent to the site that contribute positively to the wider landscape and character of the area. This includes mature trees in the existing property frontage that are prominent on the street scene.
- 7.29 An Arboricultural report has been submitted as part of the application. The primary Arboricultural features at this site include a mature ash tree at the site frontage and a mainly hawthorn hedgerow that flanks much of the boundary abutting Harcourt Hill/Stanton Road. The Arboricultural report confirms that to facilitate the proposed development four low-quality trees, and one hedge would need to be removed.
- 7.30 The Forestry Officer has advised that subject to appropriate replacement planting these trees and hedge should not be considered a constraint to

development. Retained trees, with appropriate tree protection, can be adequately protected throughout site development, and can be adequately protected as part of a requirement for a detailed tree protection condition. It is recommended that a no-dig construction technique is used to create the driveway to the front, to protect the trees during construction. Subject to replacement planting and the tree protection condition, the proposal complies with Policy CP44 of the LPP1 and Policy HS1 of the Neighbourhood Plan.

7.31 Access and parking

The NPPF promotes sustainable transport modes, whilst seeking to ensure that safe and suitable access to the site can be achieved for all users.

7.32 Policy DP16 of the Local Plan: Part 2 requires adequate provision to be made for loading, unloading, circulation, servicing and vehicle turning. Policy CP35 requires parking to be provided in accordance with Oxfordshire County Council's published standards. Policies TR1 and TR2 of the Neighbourhood Plan require appropriate cycle storage, as well as suitable parking provision to be provided, with safe vehicular access, and the inclusion of charging for electric vehicles and bikes.

7.33 The site is considered to be in a sustainable location, and within walking distance of public transport, services and amenities at Westway Square and the centre of Oxford.

7.34 The Oxfordshire Parking Standards require 2 spaces for a dwelling with 4+ bedrooms, on the basis of the site's edge of city location and public transport links. Sufficient space is available on site to meet the parking requirements. The car parking and cycle storage detail, along with detail of electric charging points, are to be secured by condition.

7.35 Green Belt

Harcourt Hill is inset from the Oxford Green Belt, but land directly opposite and encircling this group of dwellings is washed over by Green Belt. The application site is not within the Oxford Green Belt and development of the site would not have a harmful impact on the openness of the Green Belt.

7.36 Ecology and biodiversity

Biodiversity Net Gain is a legislative framework for the creation and improvement of biodiversity, which requires development to have a positive impact ('net gain') on biodiversity. The mandatory Biodiversity Net Gain requires developments to achieve a 10% uplift. The development is proposed as self-build and is therefore exempt from the requirement.

7.37 Policy CP44 of the Local Plan: Part 1 requires no net loss of biodiversity as a result of development, and this however continues to apply. The site is characterised as a large residential plot, grassed over to the rear. The site is not considered to comprise high valued habitat, and there are not known to be protected species on site, although bats have been identified in the local area. Having regard to the current condition of the building, there is a low risk of the roof being suitable as a bat roost.

- 7.38 There is scope for enhancement of the site, and a scheme of biodiversity enhancements is to be secured by condition, e.g. bat and bird boxes. An advisory note is also recommended to outline the legal protection of bats, in the event that bats are found during the demolition process.

7.39 **Flood risk and drainage**

The site is not located in an area at risk of flooding. A drainage condition is recommended to appropriately manage surface water. The proposal is for the replacement of one dwelling with another single dwelling, making use of the existing foul drainage system. Therefore, a foul drainage condition is not required.

7.40 **Waste and recycling collection**

There is sufficient space to the front and side of the dwelling to store, and wheel to the highway, wheelie bins for waste and recycling. On the basis that a suitable store can be designed into the scheme, which integrates appropriately into the street scene, details of waste and recycling storage are to be secured by condition.

7.41 **Community Infrastructure Levy**

The proposed development results in the provision of new residential floorspace and would therefore be liable for a Community Infrastructure Levy (CIL) charge, as set out in the Vale of White Horse CIL Charging Schedule (November 2021). With an element of existing floorspace being offset against the CIL calculation, the development would result in 304sqm of CIL chargeable residential floorspace. This amounts to £121,362. Subject to complying with CIL procedure, the applicant would have the option of applying for the self-build CIL exemption.

7.42 **Pre-commencement conditions**

Pre-commencement conditions are recommended. Agreement to these conditions was received from the agent on 10 July 2025.

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 principle of residential development in this location conforms to the spatial strategy. By virtue of the design, space incorporated around and to the front of the dwelling, and trees and landscape retained as part of the development, the development responds appropriately to the established character of the local residential area. The dwelling is acceptable in terms of height, scale and separation distances, and would not adversely affect the residential amenity of neighbouring occupants. Subject to the conditions, the proposal is in accordance with highway safety, tree and landscape protection, sustainable drainage and biodiversity policy. The development accords with the policies of the development plan and the NPPF.

9.2 Abbreviated versions of the recommended conditions are listed below and shown in full in **Appendix 1.**

10.0 **RECOMMENDATION**

That planning permission is granted subject to the following conditions:

Standard

1. Work to commence within 3 years
2. In accordance with plans

Prior to commencement

3. Finished floor levels
4. Drainage scheme - surface water
5. Provision of car parking
6. Arboricultural Method Statement and Tree Protection Plan

Prior to development over slab level

7. Schedule of materials
8. Replacement planting and landscaping scheme
9. Biodiversity enhancement

Prior to first use

10. Access and vision splays
11. Provision of cycle parking
12. Waste and recycling storage

Compliance

13. Removal of permitted development rights: no new openings in roof space; no alterations or additions to roof; no conversion of roof space to living accommodation
14. Removal of permitted development rights: extensions

Officer: Katherine Canavan

Email: Planning@whitehorsedc.gov.uk

Tel: 01235 422600

Appendix 1

Recommended Conditions (full text):

Sequence	Description	Details
1.	Work to commence within 3 years	<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	In accordance with plans	<p>That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans:</p> <p>Floor Plans and Elevations Existing dwrgno GTWY.P52 Block Plan and Elevations Proposed dwrgno GTWY.P51 Rev A Floor Plans Elevations and Location Plan Proposed dwrgno GTWY.P50 Rev B</p> <p>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	Finished slab, floor and ridge levels	<p>Prior to the commencement of development detailed plans showing the existing and proposed ground levels of the site together with the slab and ridge levels of the proposed development, relative to a fixed datum point on adjoining land outside of the application site, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.</p> <p>Reason: In the interests of the visual appearance and heights of the development and relationship with neighbouring dwellings, in accordance with Policy CP37 of the adopted Local Plan 2031 Part 1.</p>
4	Drainage scheme - surface water	<p>Prior to the commencement of development, a detailed scheme for the surface water drainage of the development shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The design of the surface water drainage system will be in accordance with the non-statutory technical standards for sustainable drainage systems, including details of soakage testing, levels, size, position and construction of drainage works. The drainage scheme shall be sized to accommodate a minimum of the worst case 1 in 30 year storm, with evidence to demonstrate that the site can accommodate the worst case 1:100 year storm + 40% Climate Change storm, without any flows exiting up to this storm event and any storage on site not causing a nuisance or flooding to property.</p>

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		<p>The approved scheme shall be fully implemented in accordance with the approved details prior to the occupation of the development hereby approved.</p> <p>Reason: To ensure the effective drainage of the site and to avoid flooding (Policy CP42 of the adopted Local Plan 2031 Part 1).</p>
5	Provision of car parking	<p>Prior to the commencement of development, a detailed plan showing car parking provision, together with electric vehicle charging point(s) to serve the dwelling shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Such parking facilities shall be laid out, surfaced, drained and completed to be compliant with sustainable drainage (SuDS) principles in strict accordance with the approved details prior to the first occupation of the development hereby permitted.</p> <p>Thereafter the car parking spaces shall be retained unobstructed except for the parking of vehicles associated with the development at all times.</p> <p>Reason: In the interest of highway safety and to ensure the provision of off-street parking and to avoid localised flooding (Policies CP35, CP37 and CP42 of the adopted Local Plan 2031 Part 1 and Policy DP16 of the adopted Local Plan 2031 Part 2, and TR2 of the North Hinksey Parish Neighbourhood Plan 2031.</p>
6	Arboricultural Method Statement and Tree Protection Plan	<p>Prior to the commencement of any site works or operations, including demolition and site clearance relating to the development hereby permitted, an Arboricultural Method Statement and accompanying Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The Arboricultural Method Statement must include the following:</p> <p>(1) The details of materials and method of construction of any roadway, driveway, parking, pathway or other surfacing within the RPA, which is to be of a 'no dig' construction method, in accordance with the principles of Arboricultural Practice Note 12 "Through the Trees to Development", and in accordance with current industry best practice; and is appropriate for the type of roadway required in relation to its usage. For this scheme a no-dig construction driveway will be required in areas not previously covered by driveway and where within the off-set and extended RPAs of trees T2+T3.</p> <p>(2) A specification of any pruning or tree surgery works to any trees to be retained, to prevent accidental damage by construction or demolition activities;</p> <p>(3) The specification and location of temporary tree protective fencing and any ground protection required to protect all retained trees in accordance with the current edition of BS 5837 "Trees in relation to design,</p>

		<p>demolition and construction", and details of the timing and duration of its erection;</p> <p>(4) The definition of areas for the storage or stockpiling of materials, temporary on-site parking, site offices and huts, mixing of cement or concrete, and fuel storage;</p> <p>(5) The means of demolition of any existing site structures, and of the reinstatement of the area currently occupied thereby;</p> <p>(6) The route and method of installation of drainage or any underground services in the vicinity of retained trees; Consideration will be made to avoid siting of utilities and service runs within the Root Protection Area (RPA) of all trees to be retained. Only where it can be demonstrated that there is no alternative location for the laying of utilities, will encroachment into the RPA be considered. Methodology for any installation works within the RPA will be provided and must be in compliance with the current edition of NJUG 'Guidelines for the planning and installation and maintenance of utility apparatus in proximity to trees'.</p> <p>(7) The details and method of construction of any other structures such as boundary walls in the RPA of retained trees and how these relate to existing ground levels;</p> <p>(8) Provision for the supervision of ANY works within the RPA of trees to be retained, and for the monitoring of continuing compliance with the protective measures specified, by an appropriately qualified arboricultural consultant, to be appointed at the developer's expense and notified to the Local Planning Authority, prior to the commencement of development; and provision for the regular reporting of continued compliance or any departure there from to the Local Planning Authority.</p> <p>The measures and methodology approved in the Arboricultural Method Statement and on the Tree Protection Plan shall be put in place prior to the commencement of any development (including demolition) on site, and shall remain in place for the full course of development.</p> <p>Reason: To protect the hedgerow/trees which contribute positively to the streetscape and character of the area and in the interest of visual amenity (Policy CP44 of the adopted Local Plan, and HS1 of the North Hinksey Parish Neighbourhood Plan 2031.</p>
7	Schedule of Materials	<p>No development above slab level shall take place until a photographic schedule of all materials to be used in the external construction and finishes of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: In the interests of the visual appearance of the development in accordance with Policies CP37 and CP39 of the adopted Local Plan 2031 Part 1 and Policy DP37 of the adopted Local Plan 2031 Part 2 and HS1 of the North Hinksey Parish Neighbourhood Plan 2031.</p>

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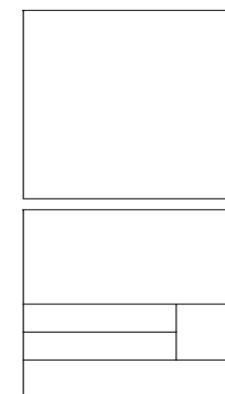
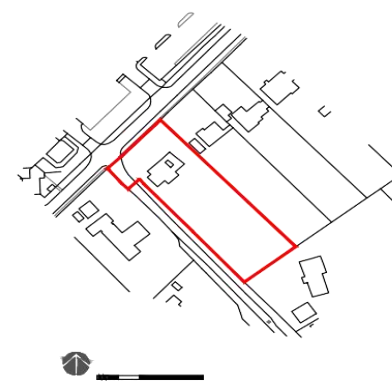
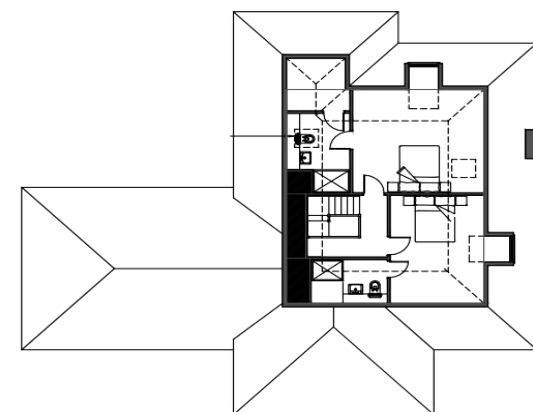
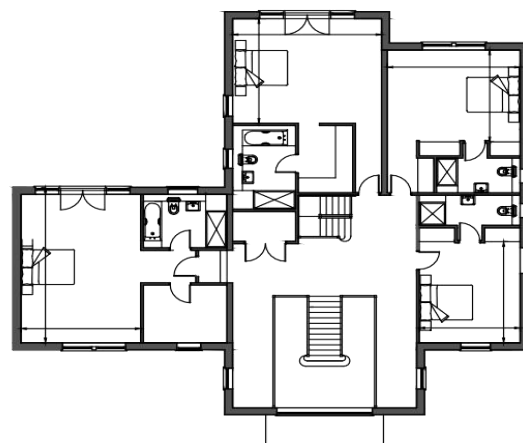
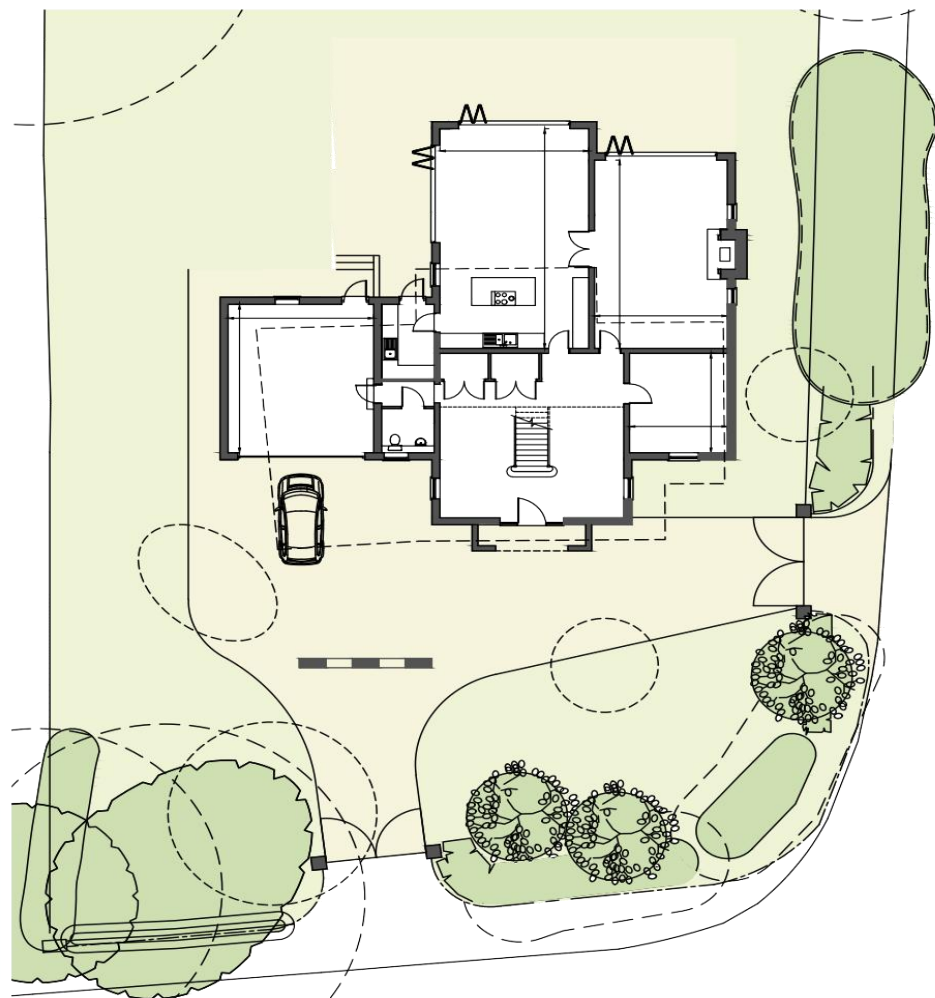
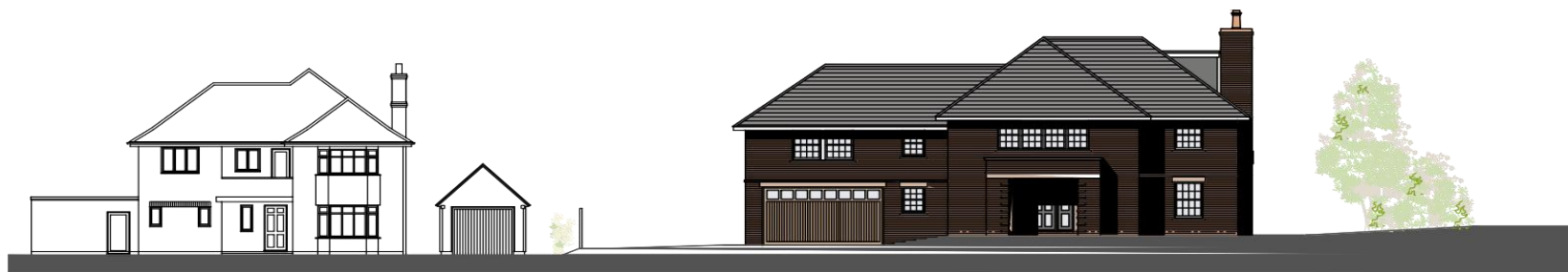
8	Replacement planting and landscaping scheme	<p>No development above slab level shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority.</p> <p>These details shall include hard surfacing materials, schedules 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.</p> <p>The scheme shall be implemented prior to the first occupation or use of development 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 approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development (Policy CP44 of the adopted Local Plan 2031 Part 1, and HS1 of the North Hinksey Parish Neighbourhood Plan 2031).</p>
9	Biodiversity enhancement	<p>No development above slab level shall take place until a scheme and scaled plan identifying suitable locations on the site for the erection of bird nesting boxes and bat boxes shall be submitted to and approved in writing by the local planning authority.</p> <p>The approved scheme of nesting and bat boxes shall be installed prior to occupation and thereafter be retained in accordance with the approved details.</p> <p>Reason: In the interest of providing biodiversity improvement and enhancement (Policy CP46 of the adopted Local Plan 2031 Part 1, and GS2 of the North Hinksey Parish Neighbourhood Plan 2031).</p>
10	Provision of cycle parking	<p>Cycle parking facilities shall be provided prior to the occupation of the development hereby approved, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be designed to be covered and secure. Thereafter the approved spaces shall be retained and available for their intended purpose in accordance with the approved details.</p> <p>Reason: To encourage the use of sustainable modes of transport (Policies CP33, CP35 and CP37 of the adopted Local Plan 2031 Part 1, and TR1 of the North Hinksey Parish Neighbourhood Plan 2031).</p>

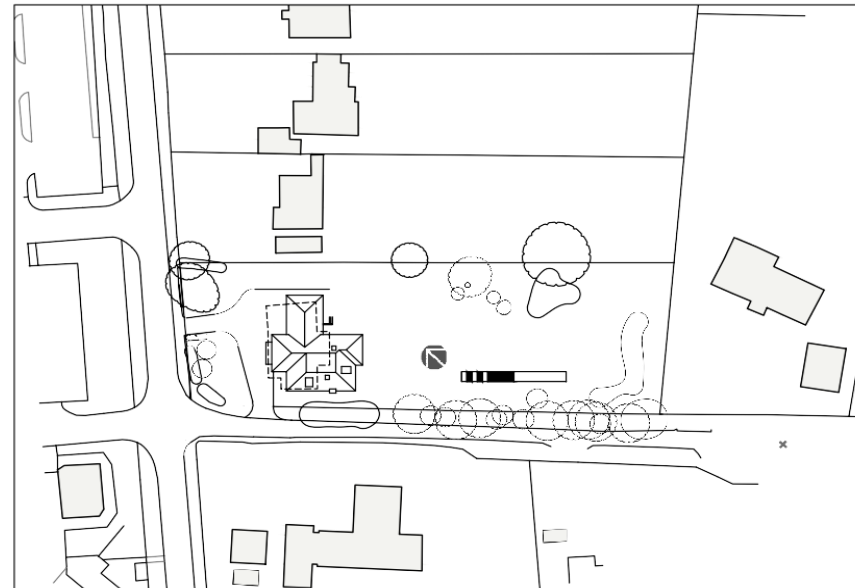
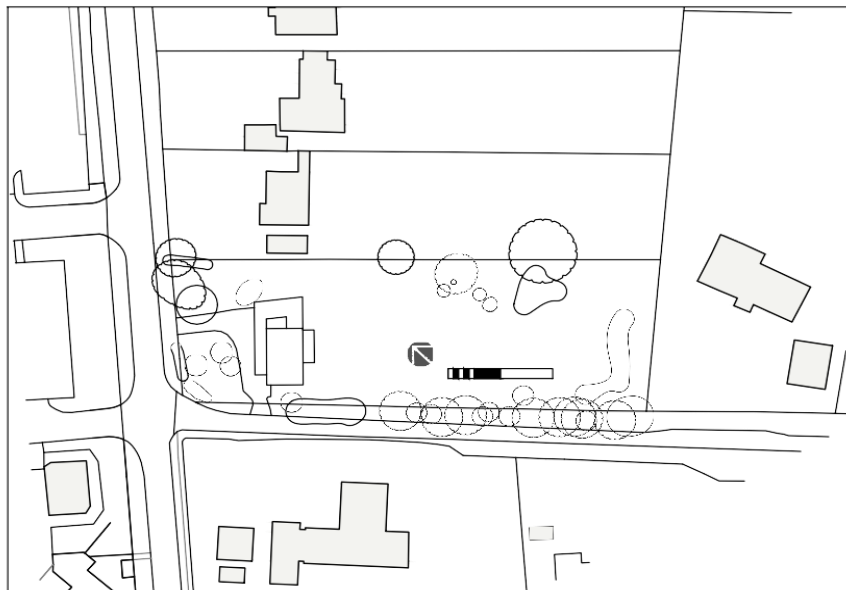
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11	Provision of waste / recycling storage	<p>Prior to the occupation of the development, details of the storage of waste and recycling shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the waste and recycling store shall be implemented prior to the first occupation of the dwellinghouse and shall thereafter be made permanently available for use by the occupants.</p> <p>Reason: In the interest of securing an effective waste collection strategy and safeguarding the character of the streetscene (Policy CP37 of the Local Plan 2031 Part 1 and Policy DP28 of the Local Plan 2031 Part 2).</p>
13	Removal of permitted development rights: no new openings in roof space, and no additions to the roof	<p>Notwithstanding the provisions of Classes B and C of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), the enlargement of the dwelling consisting of an addition or alteration to the roof or loft conversion to habitable accommodation, as described in Schedule 2, Part 1, Classes B and C of the Order shall not be undertaken without obtaining planning permission from the Local Planning Authority.</p> <p>Other than those shown on approved plans, the creation of roof openings, and the installation of dormer windows or rooflights shall not be installed in any roof plane of the dwelling hereby approved without the prior grant of planning permission.</p> <p>Reason: To protect the privacy of adjacent dwellings and maintain the established character of the immediate area (CP37 of the adopted Local Plan 2031 Part 1, Policy DP23 of the adopted Local Plan 2031 Part 2, and Policies HS1 and HS2 of the North Hinksey Parish Neighbourhood Plan 2031.</p>
14	Removal of permitted development rights: extensions	<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 shall not be undertaken without obtaining planning permission from the Local Planning Authority.</p> <p>Reason: To maintain the established character of the immediate area (CP37 of the adopted Local Plan 2031 Part 1, Policy DP23 of the adopted Local Plan 2031 Part 2, and Policies HS1 and HS2 of the North Hinksey Parish Neighbourhood Plan 2031.</p>

Appendix 2



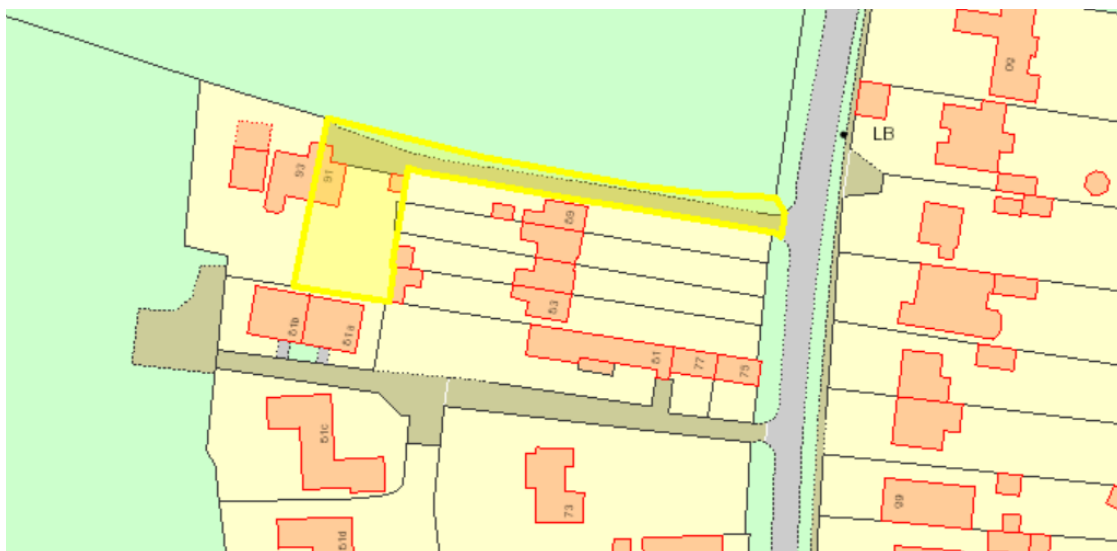




APPLICATION NO.	P24/V2605/FUL
SITE	91 Eaton Road Appleton Abingdon, OX13 5JJ
PROPOSAL	Double and single storey rear extensions and alterations to existing semi-detached dwelling and proposed new two-bedroom dwelling in garden land with associated parking and access. (Revised design and parking plan as amplified by drawings submitted 06 February 2025 and 06 March 2025 and as amplified by bat survey received 19 June 2025)
AMENDMENTS	Yes
APPLICANT	Yolandi Evans
APPLICATION TYPE	FULL APPLICATION
REGISTERED	9.12.2024
TARGET DECISION DATE	27.3.2025
PARISH	APPLETON WITH EATON
WARD MEMBER(S)	Mark Coleman
OFFICER	Lewis Dixey

1.0 INTRODUCTION

- 1.1 This application is referred to planning committee as the Vale of White Horse District Council own part of the land to which the site relates and objections to the proposal have been received.
- 1.2 The application site relates to a semi-detached property, number 91 Eaton Road, and its associated amenity space, which is set back from Eaton Road in Appleton, behind a row of terraced houses. The site is also to the north of other development which is set behind the frontage development along Eaton Road. A site plan is below:



2.0 PROPOSAL

2.1 The application proposes a double and single storey rear extension to the existing semi-detached dwelling and a proposed new two-bedroom dwelling attached off the eastern side with subdivision of the plot. Four parking spaces would be provided along with improvements to the access off Eaton Road.

2.2 Copies of the plans accompanying the application are attached at **Appendix 2**.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

A summary of the consultation responses received is below. Full comments can be viewed online at: www.whitehorsedc.gov.uk

3.1 Publicity

The application was publicised in accordance with the relevant procedures for the type of application.

3.2 Statutory Consultee responses

Representation	Comments
Appleton With Eaton Parish Council	Objection – Concerns that the proposed would have a negative impact on ecology, flood risk, highway issues, overdevelopment and being out of character.
Highways Liaison Officer (Oxfordshire County Council)	No objection – Subject to conditions

3.3 Council - professional officer comments

Representation	Comments
Ecology Team (South and Vale)	No objection – Subject to conditions
Drainage Engineer (South and Vale)	No objection – Subject to conditions
Forestry Officer (South and Vale)	No objection
Waste Management Officer (South and Vale)	No objection

3.4 Public responses

6 neighbours submitted representations objecting to the proposals:

Representation	Comments
Design and character	Overdevelopment of the site, proposed materials would be out of keeping.
Residential amenity	Scale and bulk resulting in loss of light, visual intrusion and overshadowing
Impact on biodiversity	Trimming back of hedgerow would negatively impact wildlife. Impact on bats not adequately considered.
Flood risk / Drainage	Concerns that loss of hedgerow would increase the risk of flooding from adjacent fields by losing a natural barrier. The development would add a significant further burden to the water and sewage system.
Highways issues	Increased traffic along access road and potential for inconsiderate parking and road safety issues

4.0 RELEVANT PLANNING HISTORY

Application Number	Description of development	Decision and date
4.1 P24/V0718/FUL	Double and single storey rear extensions, alterations to existing semi-detached dwelling and proposed new two-bedroom two storey detached dwelling in garden land with associated parking and access at 91 Eaton Road.	Withdrawn (11/06/2024)
P23/V1762/HH	Single storey rear extension.	Approved (18/09/2023)
P23/V1757/PEM	Double and single storey rear extension and alterations to existing semi-detached dwelling and proposed new two-bedroom two storey detached dwelling in garden land with associated parking and access.	Advice provided (24/08/2023)
P23/V1044/PDH	Single storey rear extension with a pitched roof over. Depth 3.60m Height 3.50m Height to eaves 2.70m	Refused (13/06/2023)
P97/V0897	Two storey rear extension.	Approved (26/08/1997)
P96/V0058	Construct new access to highway.	Approved (05/03/1996)

P96/V0057	Construct new access to highway.	Approved (05/03/1996)
P89/V0649	Two storey extension to provide extra living accommodation.	Approved (22/03/1989)
P81/V0718	Vehicular access.	Approved (20/01/1982)

5.0 ENVIRONMENTAL IMPACT ASSESSMENT

- 5.1 This proposal does not fall within one of the identified classes of development in Schedule 2 of the EIA regulations. Given the scale and type of the development it is considered that an EIA is not required.

6.0 POLICY & GUIDANCE

6.1 National Planning Policy Framework and Planning Practice Guidance

6.2 Development Plan Policies

Vale of White Horse Local Plan 2031 Part 1 (LPP1) Policies:

CP01 – Presumption in Favour of Sustainable Development

CP03 – Settlement Hierarchy

CP04 – Meeting Our Housing Needs

CP08 – Spatial Strategy for Abingdon-on-Thames and Oxford Fringe

CP33 – Promoting Sustainable Transport and Accessibility

CP35 – Promoting Public Transport, Cycling and Walking

CP37 – Design and Local Distinctiveness

CP42 – Flood Risk

CP44 – Landscape

CP46 – Conservation and Improvement of Biodiversity

A Regulation 10A review (five-year review) for Local Plan Part 1 (LPP1) has been completed. The review shows that five years on, LPP1 (together with LPP2) continues to provide a suitable framework for development in the Vale of White Horse that is in overall conformity with government policy.

Vale of White Horse Local Plan 2031 Part 2 (LPP2) Policies:

DP16 - Access

DP23 - Impact of Development on Amenity

DP24 - Effect of Neighbouring or Previous Uses on New Developments

DP28 - Waste Collection and Recycling

Neighbourhood Plan

The Appleton with Eaton Neighbourhood Plan became part of the Development Plan on 9 September 2021 and carries full weight in the determination of planning applications.

Policy 1 - Design, Character and Context

6.3 Emerging Joint Local Plan 2041

The Council has prepared a Joint Local Plan (JLP) for South Oxfordshire and Vale of White Horse, which, once adopted, will replace the existing local plans. The JLP was submitted to the Secretary of State on Monday 9 December 2024 for independent examination. In line with paragraph 49 of the National Planning Policy Framework (NPPF), decision-makers may give weight to relevant policies in emerging plans depending on several factors: the stage of preparation, the extent of unresolved objections, and the degree of consistency with the NPPF.

The starting point for decision taking remains with the policies in the current adopted plan(/s). The JLP is at an advanced stage of preparation and carries some weight. Where unresolved objections have been received on policies, limited weight should be applied, but where there are no unresolved objections, moderate weight can be applied. Full weight should only be applied, where relevant, following the outcome of the independent examination and adoption of the JLP.

6.4 Supplementary Planning Guidance/Documents

South Oxfordshire and Vale of White Horse Joint Design Guide 2022

Parking Standards for New Developments, supplementary document for the Local Transport and Connectivity Plan (LTCP), adopted July 2022.

7.0 PLANNING CONSIDERATIONS

7.1 The relevant planning considerations are the following:

- **Principle of development**
- **Design and character**
- **Residential amenity**
- **Access and parking**
- **Ecology**
- **Biodiversity Net Gain**
- **Flood risk**
- **Trees**

7.2 Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.

7.2 The Council's Local Plan 2031 Part 1 (adopted 2016) (LPP1) sets out the spatial strategy and strategic policies across the Council area to deliver sustainable development, including the provision to be made for housing.

7.3 Appleton is defined by policy CP3 as a Smaller Village. Within the built-up area of Smaller Villages policy CP4 supports limited infill development provided it is in keeping with local character, proportionate in scale and meets local housing need.

- 7.4 Therefore, for the principle of development to be acceptable it must firstly be within the built-up area of the village. The site is enclosed by existing built development on three sides. This ensures its development would be well related to existing buildings and not result in the village extending into the open countryside. In addition, the Green Belt boundary runs along the northern edge of the site. For these reasons it is considered that the site is within the built-up area of the village. The erection of one dwelling would be 'limited' relative to the size of the village and represents infill.
- 7.5 In relation to local housing needs and as outlined in Policy CP8A of LPP2, the proposal would contribute as a windfall site to the housing supply within the Abingdon and Oxford Fringe sub-area. Future occupants of the proposed development would help support local services and facilities for example the local primary school, community shop and public house.
- 7.6 Taking the above into account, the principle of the development is considered to be acceptable.
- 7.7 **Design and character**
Policy CP37 of LPP1 requires development to be of high quality, visually attractive design that responds positively to the site and its surroundings with appropriate scale, height, details and materials.
- 7.8 The impact of development on the landscape is assessed against policy CP44. This policy requires key features of the landscape to be protected or enhanced including (but not limited to) trees, hedgerows, landscape settings of settlements, important views and sensitive skylines.
- 7.9 Development is also required to incorporate appropriate landscape proposals that reflect the character of the area. Policy 1 of the Neighbourhood Plan supports development proposals which demonstrably respect the overall character and features of the area (as set out in the Appleton with Eaton Village Character Assessment).
- 7.10 The proposed two storey extension to be constructed off the east half of the existing dwelling would be set down from the ridge of the original house and would appear as a subservient addition. A single storey element with a lean-to roof would extend across the western half. Proposed materials are to be matching to the original building, and Officers consider to the works be compliant with the adopted Joint Design Guide.
- 7.11 The proposed dwelling would be attached to the existing semi-detached No.91 to form an end of a terrace property. The development would create a terrace of three properties which sit behind those fronting Eaton Road, adding a further unit to the existing back land development in this location. Amendments were submitted during the process to revise the parking and turning space at the front of the new dwelling.

- 7.12 The proposed dwelling would be of the same height and width as No.91 and set back half the depth of the existing property. A single storey element would project off the eastern side resulting in a staggered arrangement of the built form. Proposed materials would consist of matching brickwork and slate roof with timber cladding to the single storey element.
- 7.13 Given the mixture of dwelling types, orientations and set back of the dwellings in the vicinity, Officers do not consider that the proposed siting and design of the proposed dwelling would be significantly harmful to the visual amenity of the surrounding area.
- 7.14 The subdivision of the plot will reduce its width but again this is not out of keeping with the area, particularly noting the terraced properties directly to the east of the site. The overall scale of the proposed new dwelling does not appear to be out of proportion with neighbouring properties nor is it unduly prominent in the street scene given its significant set back from the main highway and position behind other existing development. Its simple, traditional design and material palette is also reflective of local character and submission sample materials have been conditioned to ensure this.
- 7.15 To conclude, Officers do not consider that the proposal would result in any significant harm to the character and appearance of the local area.
- 7.16 **Residential amenity**
The impact of development on neighbouring properties is controlled by policy DP23 of LPP2. This policy requires development proposals to demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses arising through loss of privacy, daylight or sunlight, from dominance or visual intrusion, noise or vibration, dust, heat, odour, gases or other emissions, pollution, contamination or the use of / or storage of hazardous substances and external lighting.
- 7.17 Policy DP24 of LPP2 states that development proposals should be appropriate to their location and should be designed to ensure that the occupiers of new development will not be subject to adverse effects from existing or neighbouring uses.
- 7.18 Extension to existing house
The modest scale of the first-floor extension and the fact it complies with the 45 degree rule from the Joint Design Guide will mean that there is no significant harm to neighbours through overshadowing, overdominance nor visual intrusion. The new rear first floor window will not cause harmful overlooking having the same outlook as existing windows.
- 7.19 The low height and modest depth of the ground floor part of the extension will prevent this harming the amenity of the adjoining neighbour.
- 7.20 New dwelling
When considering applications for new dwellings it is necessary to assessing the impact on existing properties and the intended occupiers.

- 7.21 Several letters of objection have been submitted with concerns raised over the proposal being out of character, overshadowing, visually dominant and resulting in overdevelopment. Concerns regarding flooding, ecology and highways issues are assessed later in this report.
- 7.22 The new house is shown to comply with the 45-degree rule regarding the extended existing dwelling and although set back from No.91, the projecting depth would not cause significant overshadowing or dominance. One small upper floor window is proposed on the eastern side however this serves a landing and would be obscure glazed. Permitted development rights for further windows on this elevation are to be removed by condition.
- 7.23 In regard to other neighbouring properties, the distance to other neighbours to the east is well in excess of the councils minimum 21m recommendation in the Joint Design Guide. The property to the south of the site is an office. Given the distances involved, and positioning of the buildings, the level of overshadowing and loss of light is not considered to be harmful, nor can significant harm be found in terms of visual dominance.
- 7.24 Officers are satisfied that there would be no significant harm to neighbour amenity from the extend house or new dwelling.
- 7.25 **Access and parking**
Policies CP33, CP35, CP37 and DP16 of LPP1 and LPP2 require development to provide safe and convenient access, sufficient car and cycle parking in line with Oxfordshire County Council (OCC) standards and adequate provision for loading, unloading, circulation, servicing and vehicle turning. Development must also minimise the impact on the highway network and promote more sustainable modes of transport where appropriate.
- 7.26 The County Council's highways liaison officer was consulted on the proposal and following the submission of revised parking details, no objection is raised subject to conditions.
- 7.27 In the highways pre-application response concerns were raised regarding turning area and specifically if emergency service vehicles would be able to safely manoeuvre and turn around as the dwelling is over 45m away from Eaton Road. A mature hedge runs the entire length of the northern boundary adjacent to the access road. In the submitted block and site plans the applicant has proposed for a small section of this hedge to be cut back to facilitate turning of an emergency service vehicle which is acceptable.
- 7.28 In the submitted access plan the applicant proposes for the existing culvert to be extended beneath the road to accommodate the widened access, a concrete bag headwall and cutbacks to the hedge are proposed. It is recommended that these works within/adjacent to the highway boundary are carried out to OCC standards. The applicant has proposed an extension of the existing access to

allow for vehicles to pass by each other which is not currently possible. If the existing vehicular access requires widening this will also need to be to OCC

standards and will require a section 184 License obtained from Oxfordshire County Council.

- 7.29 The applicant has proposed two car parking spaces for the proposed dwelling and two car parking spaces for the existing dwelling. This provision of parking is considered acceptable for these size of properties in this location, following the submission of revised plans on 06 March 2025 to clarify dimensions.
- 7.30 The applicant was originally proposing for the cycle parking and refuse bin storage to be located in the patio area to the rear of the proposed dwelling. The applicant has moved the cycle parking and bin collection point to the front of the proposed dwelling in the revised car parking plan. The revised layout bringing the cycle parking/refuse collection point to the front is acceptable, the cycle parking is now near to the main entrance of the dwelling and bins can now be collected seamlessly. Conditions have been applied to secure the cycle and bin stores. Overall, the scheme is not considered to be harmful to highway safety.
- 7.31 **Ecology**
Policy CP46 of LPP1 states that development that conserves, restores and enhances biodiversity will be permitted whilst net loss of biodiversity will be avoided. The highest level of protection is given to sites and species of international nature conservation importance (Special Areas of Conservation and European Protected Species). Development that harms habitats and species will not be permitted unless the need for the development outweighs the harm, it can be demonstrated that the development could not reasonably be located elsewhere or measures to prevent, mitigate or compensate for the harm are agreed.
- 7.32 The councils Ecology Officer has reviewed this application. Following their initial response, officers flagged a public consultation response (from a qualified ecologist) that stated that a bat roost is present within the existing house to be extended. Accordingly, it was requested that the applicant conduct further bat emergence surveys to determine whether this roost is present and to account for the low suitability of the building.
- 7.33 The results were provided in the submitted *Final Bat Survey Report, Spires Ecology dated June 2025*. Two emergence surveys were conducted within the optimal period for bat surveys, in good conditions with satisfactory surveyor effort. Additionally, an updated internal inspection was carried out by a licensed ecologist. No evidence of bats using the building was found. The argument within the Bat Survey Report that this survey effort is sufficient to determine that roosting bats are currently unlikely to be present is accepted. The Bat Survey Report recommends that a non-licensed approach to roof stripping of the existing building would help to remove any residual low risk to bats during the works. The Ecology Officer agreed with this measure and a pre-commencement condition for a construction environmental management plan

for Biodiversity (CEMP) specifies these measures. With this condition, the proposed development would not have a harmful impact on protected species.

7.34 Biodiversity Net Gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

7.35 The proposal would result in the loss of a small area of amenity grassland. The application is supported by a Biodiversity Impact Assessment and Enhancement Plan which has been assessed by the councils Ecology Officer.

7.36 Sufficient supporting information has been provided to meet the minimum requirements. Opportunities for onsite habitat creation are limited due to the curtilage of the property; therefore, the additional units required to achieve 10% Net Gain will have to be delivered via offsite offsetting. This will be secured through the general biodiversity gain condition which is automatically applied to permissions by way of Schedule 7A of the Town and Country Planning Act 1990 (as amended), and which must be discharged before development commences.

7.37 An objection submitted has questioned the impacts on the species from the loss of hedgerow (priority habitat) and the implications with regards to Biodiversity Net Gain (BNG). Ultimately, the post-development habitats are a matter for post-determination (i.e. the discharge of the General Biodiversity Gain condition), so the condition of the hedgerow post-development will be discussed at this point and the Ecology Officer has confirmed that no further BNG changes are required at this stage. Therefore, they have no further objection subject to the conditions which have been attached accordingly.

7.38 Flood Risk

Policy CP42 of LPP1 seeks to minimise the risk and impact of flooding by directing new development to areas with the lowest probability of flooding, ensuring that all new development addresses the effective management of all sources of flood risk and does not increase the risk of flooding elsewhere.

7.39 The site is within Flood Zone 1, the lowest risk of flooding however, several objections express concern that any detrimental impact on the existing hedgerow through widening of the access could potentially increase the risk of flooding off the adjacent fields as this hedge provides a natural barrier to surface water run-off.

7.40 The council's drainage engineer has reviewed the application and raises no objection to the works subject to the submission of surface and foul water details prior to commencement.

7.41 The conditioned CEMP includes a specific requirement to submit details of the no-dig construction method for the expanded access track to ensure root

damage to the retained hedgerow is avoided, along with general measures to protect the retained hedgerow from pollution and physical damage during construction. This is considered sufficient to ensure the hedgerow is protected during the construction works.

7.42 Trees

The application has been assessed by the council's Forestry Officer. Based on the existing and proposed site plans, there are two trees which may be impacted by the development proposals. This includes a magnolia tree within the rear garden as being removed to facilitate the proposed new dwelling and a hazel tree located within the rear garden to the east of the site. As neither of these trees, due to their relatively small size and restricted public visibility are worthy of a Tree Preservation Order, they should not be considered a constraint to development. The protection of the hedgerow is ensured within the CEMP condition.

7.43 Waste and recycling

No objection is raised from the Waste Management Officer. Bins are to be presented at the entrance to the access lane on Eaton Road and the application proposes sufficient bin stores.

7.44 Community Infrastructure Levy

The development would result in a new dwelling and is therefore liable for a Community Infrastructure Levy (CIL) charge, as set out in the Vale of White Horse CIL Charging Schedule (November 2021). The CIL contribution amounts to £31,139.10.

7.45 Pre-commencement conditions

Pre-commencement conditions have been agreed in writing by the agent on 8 July 2025.

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 principle of residential development for a new dwelling is acceptable in this location and complies with the spatial strategy. The design and scale of the development is appropriate for its residential setting and would not adversely affect the amenity of nearby occupants, or the character of the residential area. Suitable access improvements and parking provision can be secured by condition. The development has suitable space to accommodate the required cycle parking, and waste and recycling storage. Biodiversity enhancements and protection of the hedgerow has been secured through condition. Drainage has been assessed and subject to the attached conditions would not pose a flood risk. The development therefore accords with the policies of the development plan and the National Planning Policy Framework.
- 9.2 Abbreviated versions of the recommended conditions are listed below and shown in full at **Appendix 1**.

10.0 **RECOMMENDATION**

Planning Permission

1. Work to commence within 3 years
2. In accordance with plans

Prior to commencement

3. Construction Environmental Management plan for Biodiversity
4. Materials Samples
5. Drainage Details (Surface Water)
6. Drainage Details (Foul Water)

Prior to slab level

7. Integrated Biodiversity Enhancements

Prior to occupation

8. Car Parking
9. Turning Space
10. Bicycle Parking
11. Bin stores

Compliance

12. Obscured Glazing (Non-Opening)

Automatically applied under Schedule 7A of the TCPA(1990)

- General Biodiversity Net Gain Condition

Officer: Lewis Dixey

Email: Planning@whitehorsedc.gov.uk

Tel: 01235 422600

Appendix 1

Recommended Conditions (full text):

Sequence	Description	Details
1	Time limit - Full Application	<p>The development to which this permission relates shall be begun within a period of three years from the date of this permission.</p> <p>Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act, 1990.</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, 23001.05, 23001.01, 3266 Rev A, 23001.02B, 23001.03B, 23001.04B, 23001.06, 23001.02C, 23001.04C, 23001.03C and 23001.06A, 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	Construction Environmental Management plan for Biodiversity	<p>Prior to the commencement of the development (including vegetation clearance) a construction environmental management plan for Biodiversity (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:</p> <ul style="list-style-type: none"> a) Risk assessment of potentially damaging construction activities b) Identification of biodiversity protection zones c) Practical measures (both physical measures and sensitive working practices) to avoid, reduce or mitigate the impacts on important habitats and protected species during construction. <p>These shall include:</p> <ul style="list-style-type: none"> (1) details of the no-dig construction method for the expanded access track to ensure root damage to the retained hedgerow is avoided; (2) general measures to protect the retained hedgerow from pollution and physical damage during construction; (3) details of timing and/or ecological supervision for nesting birds during works to cut back the hedgerow; and

		<p>(4) details of Reasonable Avoidance Measures for roosting bats to be employed during construction of the extension and new house (to include appointment of an Ecological Clerk of Works, provision of temporary accommodation for bats before works commence, ecological supervision of roof stripping, restrictions on dust, noise and vibration near potential roost features, and procedure to be followed if a bat is encountered during work).</p> <p>d) The location and timing of sensitive works to avoid harm to biodiversity features.</p> <p>e) The times during construction when specialist ecologists need to be present on site to oversee works.</p> <p>f) Responsible persons and lines of communication.</p> <p>g) Use of protective fences, exclusion barriers and warning signs.</p> <p>The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.</p> <p>REASON: To avoid impacts on protected species and other ecological features during construction, in line with Core Policy 46 of the Vale of White Horse Local Plan.</p>
4	Materials (Samples)	<p>Prior to the commencement of development, photographic samples of all materials to be used externally in the construction shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built using only the approved materials.</p> <p>Reason: In the interest of visual amenity (Policy CP37 of the adopted Local Plan 2031 Part 1).</p>
5	Drainage Details (Surface Water)	<p>Prior to the commencement of development, with the exception of any demolition, a full surface water drainage scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The design of the surface water drainage system shall be in accordance with the non-statutory technical standards for sustainable drainage systems, including details of BRE 365 soakage testing, levels, size, position and construction of all drainage works. The drainage scheme shall be sized to accommodate a minimum of the worst</p>

		<p>case 1 in 30 year storm, with evidence to demonstrate that the site can accommodate the worst case 1:100 year storm + 40% Climate Change storm, without any flows exiting up to this storm event and any storage on site not causing a nuisance or flooding to property. A surface water discharge to a Thames Water recorded foul sewer will not be permitted under any circumstance. The approved scheme shall be implemented in accordance with the approved details prior to the occupation of the development hereby approved.</p> <p>Reason: To ensure the effective drainage of the site and to avoid flooding (Policy CP42 of the adopted Local Plan 2031 Part 1).</p>
6	Drainage Details (Foul Water)	<p>Prior to the commencement of development, with the exception of any demolition, a full foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include details of method, levels, size, position and construction of the drainage scheme. The approved scheme shall be implemented in accordance with the approved details prior to the occupation of the development hereby approved</p> <p>Reason: To ensure the effective drainage of the site in the interest of public health (Policy CP42 of the adopted Local Plan 2031 Part 1 and Policy DP23 of the adopted Local Plan 2031 Part 2).</p>
7	Integrated Biodiversity Enhancements (prior to slab level)	<p>Prior to the commencement of the development of the new house above new slab level, details (including specification, position, height, orientation) of a scheme of biodiversity enhancements to be provided, shall be submitted to and approved in writing by the local planning authority. The scheme shall be designed in conjunction with a suitably qualified ecologist and bird/bat boxes on buildings shall be integrated into the fabric of the development where possible. A minimum number of biodiversity enhancement features shall be provided onsite as follows: one integrated bird nest box for house sparrow <i>Passer domesticus</i> or swift <i>Apus apus</i>, one integrated bat box, and one hedgehog fence tunnel within each length of close-boarded fencing forming a plot boundary. Thereafter, the development shall be implemented in accordance with the approved details. All features shall be provided prior to</p>

		<p>first use and shall subsequently be maintained and retained.</p> <p>REASON: To secure biodiversity enhancements onsite, in accordance with Core Policy 46 of the Vale of White Horse Local Plan and paragraphs 187d and 193d of the NPPF</p>
8	Car Parking	<p>Prior to the use or occupation of the new development, the car parking spaces shown on approved drawing number 23001.06A; shall be constructed, surfaced and marked out. The parking spaces shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking spaces shall be kept permanently free of any obstruction to such use.</p> <p>Reason: In the interest of highway safety and to avoid localised flooding (Policies CP35, CP37 and CP42 of the adopted Local Plan 2031 Part 1 and Policy DP16 of the adopted Local Plan 2031 Part 2).</p>
9	Turning Space	<p>Prior to the use or occupation of the new development, the turning space shown on approved drawing number 23001.06A; shall be constructed to enable motor vehicles to enter the site, turn around and leave in a forward direction. The turning space shall be constructed to prevent surface water discharging onto the highway. Thereafter, the turning space shall be kept permanently free of any obstruction to such use.</p> <p>Reason: In the interest of highway safety and to avoid localised flooding (Policies CP37 and CP42 of the adopted Local Plan 2031 Part 1 and Policy DP16 of the adopted Local Plan 2031 Part 2).</p>
10	Bicycle Parking	<p>Prior to the use or occupation of the new development, provision for parking bicycles on the site shall be made in accordance with the details shown on approved drawing number 23001.06A and shall be retained thereafter</p> <p>Reason: To encourage the use of sustainable modes of transport (Policies CP33, CP35 and CP37 of the adopted Local Plan 2031 Part 1).</p>

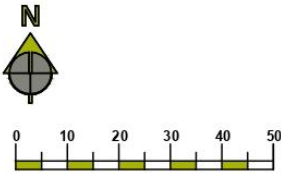
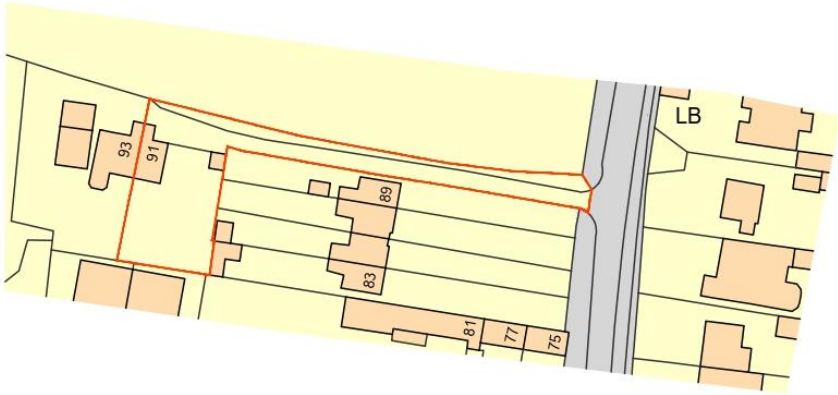
11	Bin Storage	<p>Prior to the use or occupation of the new development, provision for bin storage on the site shall be made in accordance with the details shown on approved drawing number 23001.06A and shall be retained thereafter.</p> <p>Reason: In the interest of visual amenity (Policy CP37 of the adopted Local Plan 2031 Part 1 and DP28 of the adopted Local Plan 2031 Part 2).</p>
12	Obscured Glazing (Non-Opening)	<p>Notwithstanding any details shown on the approved drawings, the new first-floor window(s) on the east elevation of the new dwelling shall be glazed with obscured glass and shall be fixed and incapable of being opened. Thereafter, the window(s) shall remain obscure glazed and fixed shut. Notwithstanding the provisions of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), no additional first-floor window(s) shall be inserted in the east elevation of the dwelling without the prior grant of planning permission.</p> <p>Reason: To protect the privacy of adjacent dwellings (Policy DP23 of the adopted Local Plan 2031 Part 2).</p>

Advisory notes

	Works within the Highway	<p>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:</p> <ul style="list-style-type: none"> i. - a Section 184 Notice under the Highways Act 1980, or ii. - a legal agreement between the applicant and Oxfordshire County Council
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2	Wild Bird Informative	All wild birds and their nests receive protection under the Wildlife and Countryside Act 1981 (as amended) which makes it illegal to intentionally take, damage or destroy the nest of any wild bird while it is use or being built. Therefore in order to avoid contravention of this legislation any site works likely to affect potential bird nesting habitat should be timed to avoid the main bird nesting season which runs from March to August. If this is not possible, a check should be carried out prior to any clearance works to ensure there are no active nests present.
3	Notes in relation to condition 5 above (Surface water Drainage)	Notes: Cv values must be set at 0.95. An exceedance plan must be provided. The building must contain a bio retention feature. This could be in the form of a rain water planter. Full construction details of all surface water drainage components including hard standing areas, must be provided. Drainage layout from RWP must be provided. A manhole schedule must be provided.
4	Notes in relation to condition 6 above (Foul water drainage)	Notes: Full construction details of all foul water drainage components must be provided. Drainage layout from SVP must be provided. A manhole schedule must be provided.
5	CIL	The development to which this permission relates is liable to pay the Community Infrastructure Levy (CIL) as set out in the Vale of White Horse CIL 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.whitehorsedc.gov.uk/cil together with the process for paying CIL.

Appendix 2



scale bar (metre)
location plan - 1:1250

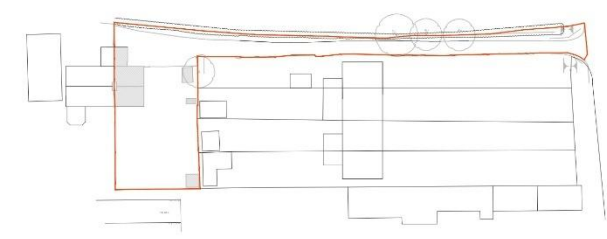
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	SCALE (A4) as labelled	2 Concept Design	<input type="checkbox"/>
		3 Developed Design	<input checked="" type="checkbox"/>
		4 Technical Design	<input type="checkbox"/>
		5 Construction	<input type="checkbox"/>
DRAWING location plan	DATE February '24	6 Handover	<input type="checkbox"/>
			REVISION



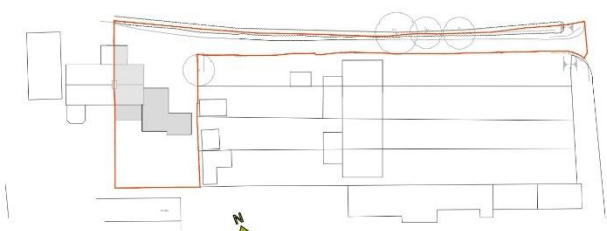
existing site plan - 1:200



proposed site plan - 1:200



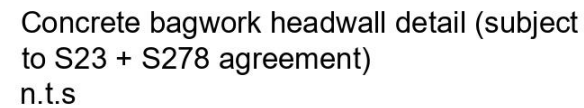
existing block plan - 1:500



proposed block plan - 1:500

CLIENT Mrs Evans PROJECT 91 Easton Road Aylesbury OX13 5JZ	DRAWING NO. 23001.02C	1 Preparation & Brief	<input type="checkbox"/>
		2 Concept Design	<input type="checkbox"/>
		3 Developed Design	<input checked="" type="checkbox"/>
DRAWING Existing and Proposed block plan and site plan	SCALE as indicated (A1)	4 Technical Design	<input type="checkbox"/>
	DATE March '25	5 Construction	<input type="checkbox"/>
		6 Handover	<input type="checkbox"/>

C: March'25 Planning amendments
D: Feb'25 Planning amendments
A: July'24 Planning amendments



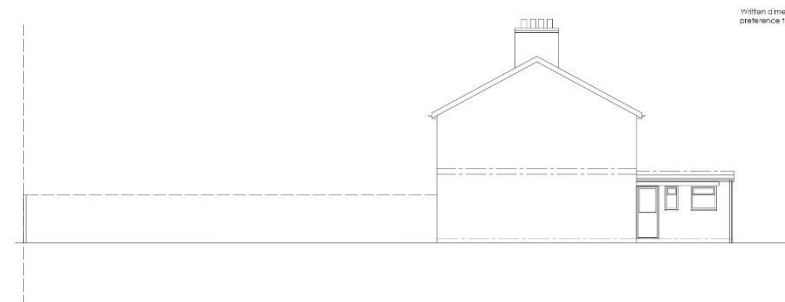
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	SCALE (A3) as labelled	3 Developed Design <input checked="" type="checkbox"/>	
		4 Technical Design <input type="checkbox"/>	
DRAWING Access road widening and improvement plan + details	DATE October '24	5 Construction <input type="checkbox"/>	
		6 Handover <input type="checkbox"/>	REVISION



existing front(north) elevation - existing dwelling 1:100



proposed front(north) elevation - existing dwelling and proposed new dwelling 1:100



existing east elevation - 1:100



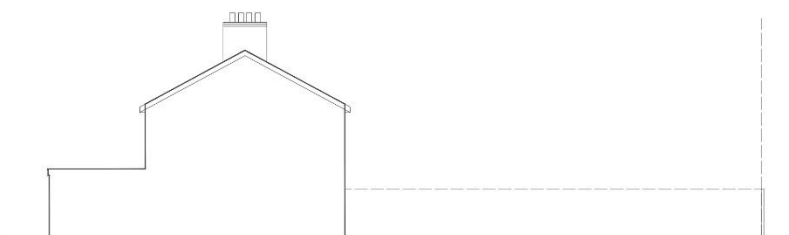
existing south elevation - 1:100



proposed south elevation - 1:100



proposed east elevation - 1:100

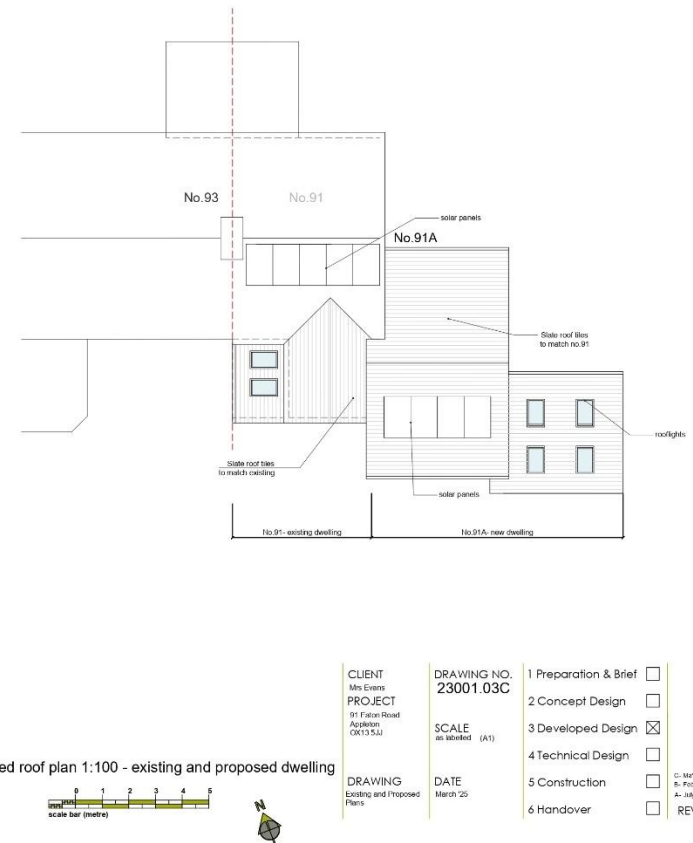
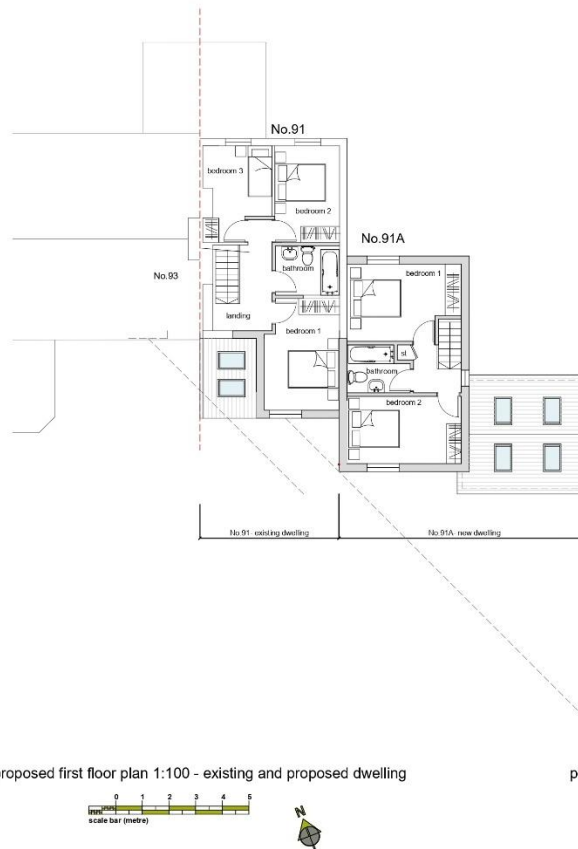
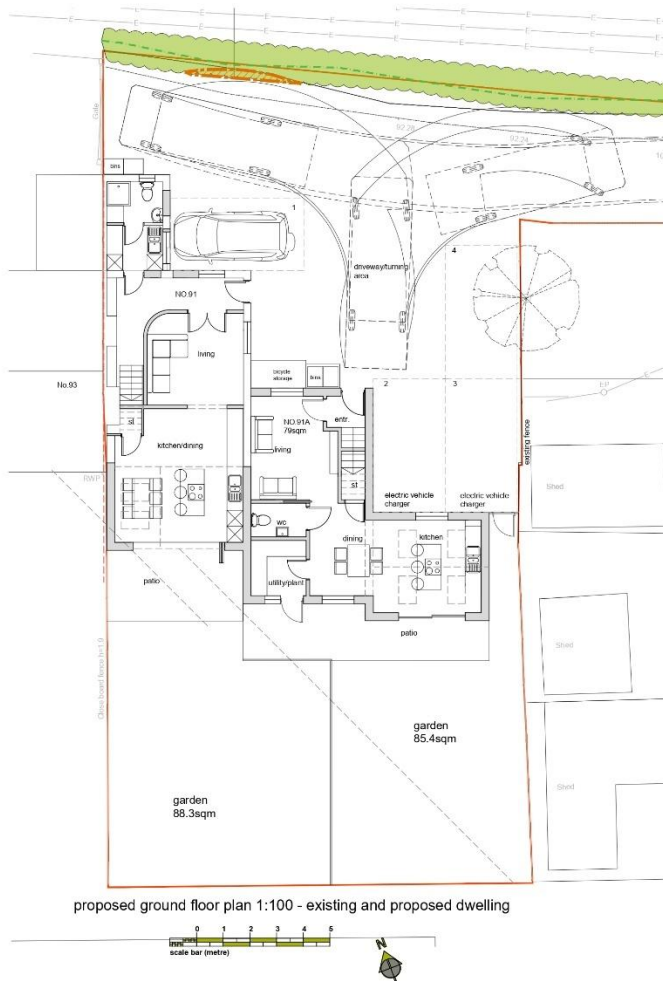
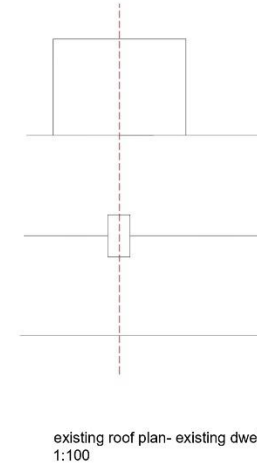
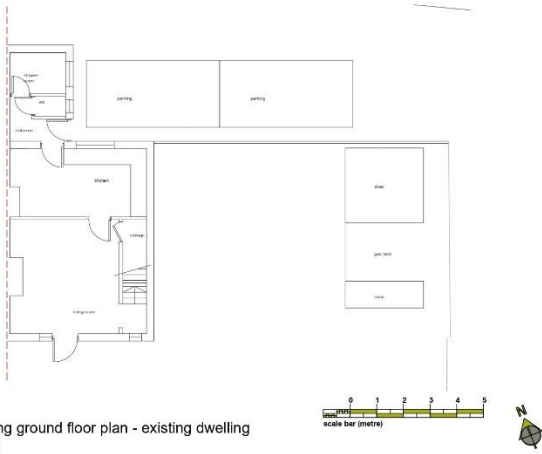


existing west elevation - 1:100



proposed west elevation - 1:100

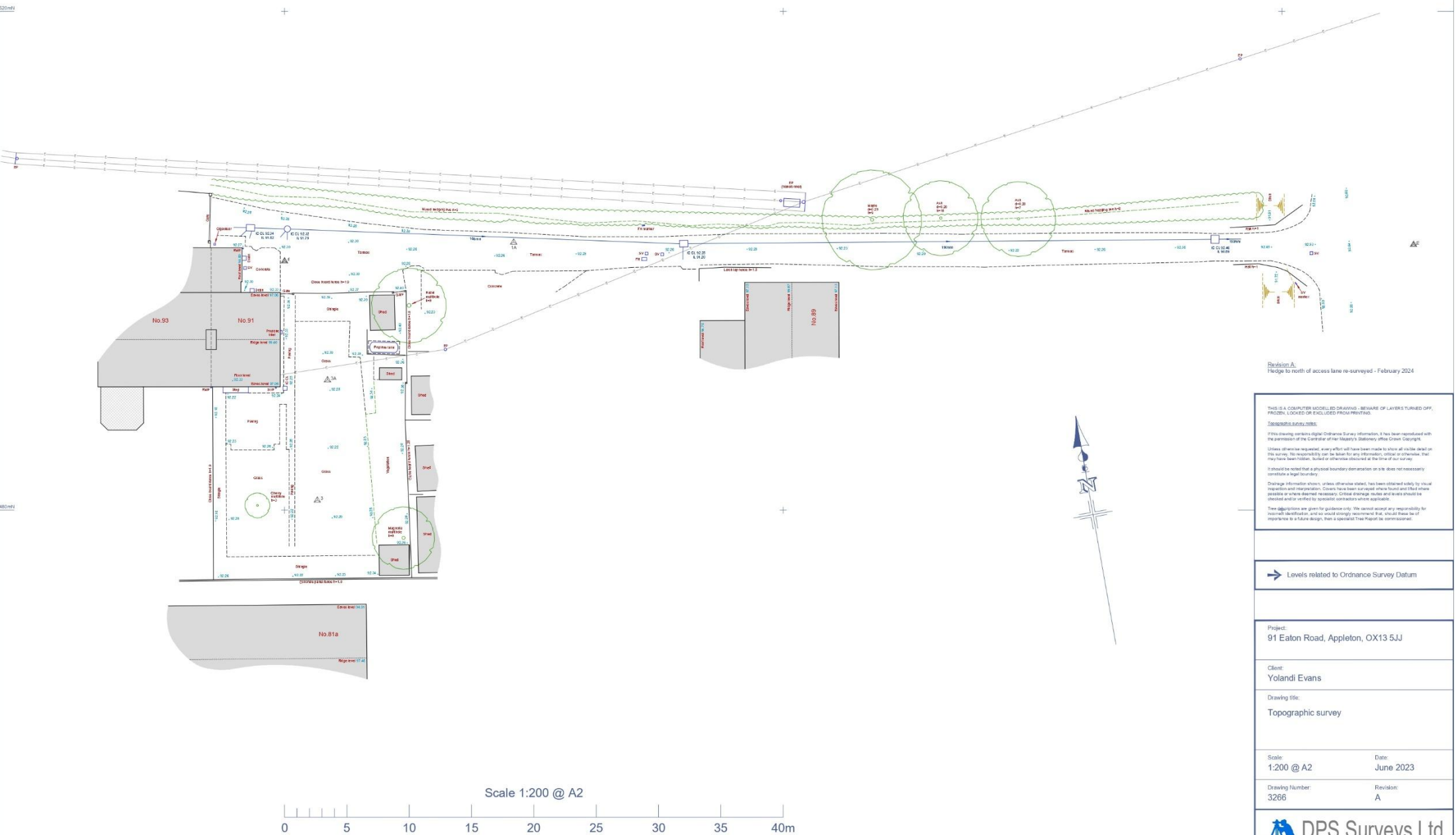
CLIENT Mrs Evans PROJECT 91 Gutter Road Appleton OX13 5JJ	DRAWING NO. 23001.04C SCALE as indicated (A1)	1 Preparation & Brief	<input type="checkbox"/>
		2 Concept Design	<input type="checkbox"/>
		3 Developed Design	<input checked="" type="checkbox"/>
		4 Technical Design	<input type="checkbox"/>
		5 Construction	<input type="checkbox"/>
		6 Handover	<input type="checkbox"/>
DRAWING Existing and proposed elevations	DATE March '25	REVISION c	



CLIENT Mrs Evans PROJECT 91 Filton Road Aspley OX13 5AJ	DRAWING NO. 23001.03C	1 Preparation & Brief <input type="checkbox"/>
SCALE as labelled (A1)	DATE March 25	2 Concept Design <input type="checkbox"/>
DRAWING Existing and Proposed Plans		3 Developed Design <input checked="" type="checkbox"/>
		4 Technical Design <input type="checkbox"/>
		5 Construction <input type="checkbox"/>
		6 Handover <input type="checkbox"/>
		REVISION C

C. Mar 25 - Planning amendments
B. Feb 25 - Planning amendments
A. July 24 - Planning amendments

SURVEY STATIONS			
Name	Easting	Northing	Height
1	200.000	500.000	92.291
2	200.566	501.317	92.641
3	202.624	480.899	92.182
1A	218.379	501.501	92.223
3A	203.445	490.490	92.270



Revision A:
Hedge to north of access lane re-surveyed - February 2024

THIS IS A COMPUTER MODELLED DRAWING - SQUARE OF LAYERS TURNED OFF, FROZEN, LOCKED OR EXCLUDED FROM PRINTING.

Topographic survey notes:

If this drawing contains digital Ordnance Survey information, it has been reproduced with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright.

Unless otherwise requested, every effort will have been made to show all visible detail on this survey. The responsibility can be taken for any information, critical or otherwise, that may have been hidden, buried or otherwise obscured at the time of our survey.

It should be noted that a physical boundary demonstration on site does not necessarily constitute a legal boundary.

Change information shown, unless otherwise stated, has been obtained solely by visual inspection and interpretation. Clients have been surveyed where found and then where possible or where deemed necessary. Critical change under which should be checked and/or verified by specialist contractors where applicable.

These drawings are given for guidance only. We cannot accept any responsibility for incorrect identification, and we would strongly recommend that, should there be of importance to a future design, then a specialist Tree Report be commissioned.

➔ Levels related to Ordnance Survey Datum

Project:
91 Eaton Road, Appleton, OX13 5JJ

Client:
Yolandi Evans

Drawing title:
Topographic survey

Scale:
1:200 @ A2

Date:
June 2023

Drawing Number:
3266

Revision:
A

DPS Surveys Ltd
Land & Measured Building Surveys

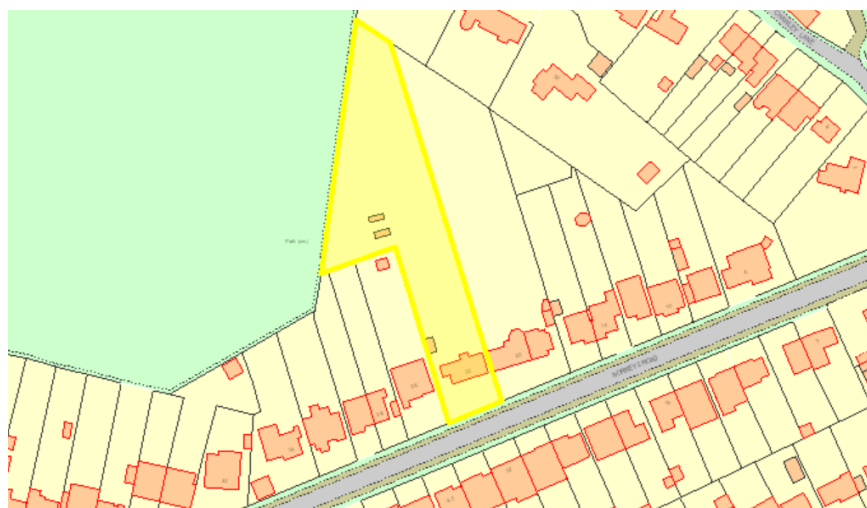
48 Park Road
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Email: duncan@dpsurveys.com
www.dpsurveys.com

APPLICATION NO.	<u>P24/V2567/S73</u>
SITE	22 Norreys Road Cumnor Oxford, OX2 9PT
PROPOSAL	Variation of conditions 2(Approved Plans) and 8(Access, Park. & Turn. in accord. Plan) on application P19/V1804/FUL to have two external parking bays rather than the double garage (Demolition of the existing bungalow and erection of a pair of semi-detached houses) (Amended application form submitted 12 February 2025).
AMENDMENTS	Yes
APPLICANT	Ms Jane Elizabeth Dene
APPLICATION TYPE	SECTION 73
REGISTERED	29.11.2024
TARGET DECISION DATE	6.3.2025
PARISH	CUMNOR
WARD MEMBER(S)	Scott Houghton Judy Roberts
OFFICER	Lewis Dixey

1.0 INTRODUCTION

- 1.1 The application is referred to planning committee at the request of Councillor Judy Roberts.
- 1.2 The application site is 22 Norreys Road in Cumnor. Planning permission was granted and has commenced under P19/V1804/FUL for the demolition of an existing bungalow and the erection of a pair of semi-detached houses.
- 1.3 The property is situated within a residential area of Cumnor fronting Norreys Road to the south. There are other dwellings to the east, west and north-east of the site. Dwellings along Norreys Road are mainly large detached or semi-detached houses, typically benefiting from long linear plots which transition to the open countryside beyond, which is within the Oxford Green Belt (the site itself is not within the Green Belt). A public footpath lies to the other side of the west boundary of the site. A site plan is provided overleaf:



2.0 **PROPOSAL**

- 2.1 The applicant seeks a variation to the approved plans of permission P19/V1804/FUL to omit an approved detached garage in favour of two uncovered parking spaces to the rear of the property.
- 2.2 Condition 2 of P19/V1804/FUL listed the approved plans. It is proposed to amend this list to reflect the amended plan numbers.
- 2.3 Condition 8 of P19/V1804/FUL required the access, parking area/spaces, including the garage building, and turning spaces to be implemented prior to the commencement of the development. The applicant wishes to remove reference to the garage building as it is no longer proposed.
- 2.4 Copies of the plans accompanying the application are attached at **Appendix 2**.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

A summary of the consultation responses received is below. Full comments can be viewed online at: www.whitehorsedc.gov.uk

3.1 **Publicity**

The application was publicised in accordance with the relevant procedures for the type of application.

3.2 **Statutory Consultee responses**

Consultee	Comments
Cumnor Parish Council	Objection – to original and amended consultation <ul style="list-style-type: none"> Properties occupied before access condition has been completed, a material breach of planning conditions

	<ul style="list-style-type: none"> • Application claims title over land for #22 for its conditioned off-street parking on which the variation is sought • Issues related to construction of walls for a proposed 'swimming pool' approved under P24/V1214/LDP
Highways Liaison Officer (Oxfordshire County Council)	No objection (original consultation) Subject to condition

3.3 Public responses

No responses have been received to the original or amended consultation.

4.0 RELEVANT PLANNING HISTORY

Application Number	Description of development	Decision and date
P24/V1214/LDP	Construction of an indoor swimming pool and changing room and a connecting wall for privacy	Approved (26/07/2024)
P24/V0857/LDP	Construction of an indoor swimming pool & changing room, and a connecting wall for privacy.	Withdrawn (17/05/2024)
P21/V1182/LDP	Erection of an indoor swimming pool.	Approved (07/07/2021)
P21/V0493/DIS	Discharge of conditions 3 - surface water drainage, 4 - foul water drainage, 5 - materials & 6 - landscaping scheme on application ref. P19/V1804/FUL	Approved (29/03/2021)
P20/V2140/LDP	Demolition of the existing bungalow and erection of a pair of semi-detached houses. (Email to confirm further details rec 29 Mar 2021) Erection of a double garage with log store, indoor swimming pool and changing room, greenhouse with enclosed potting shed, and build a connecting wall for privacy.	Approved (11/11/2020)
P19/V1804/FUL	Demolition of the existing bungalow and erection of a pair of semi-detached houses. (Amended plans for revised scheme, including details of proposed garage, received 14 October 2019).	Approved (29/01/2020)

(Amended plans for revised layout:
revised block and site plan
received 28 October 2019).
(As amended by plans received 25
November 2019).

5.0 ENVIRONMENTAL IMPACT ASSESSMENT

- 5.1 This proposal does not fall within one of the identified classes of development in Schedule 2 of the EIA regulations. Given the scale and type of the development it is considered that an EIA is not required.

6.0 POLICY & GUIDANCE

6.1 National Planning Policy Framework and Planning Practice Guidance

6.2 Development Plan Policies

Vale of White Horse Local Plan 2031 Part 1 (LPP1) Policies:

CP33 - Promoting Sustainable Transport and Accessibility

CP35 - Promoting Public Transport, Cycling and Walking

CP37 - Design and Local Distinctiveness

A Regulation 10A review (five-year review) for Local Plan Part 1 (LPP1) has been completed. The review shows that five years on, LPP1 (together with LPP2) continues to provide a suitable framework for development in the Vale of White Horse that is in overall conformity with government policy.

Vale of White Horse Local Plan 2031 Part 2 (LPP2) Policies:

DP16 - Access

DP23 - Impact of Development on Amenity

DP24 - Effect of Neighbouring or Previous Uses on New Developments

Neighbourhood Plan

The Cumnor Neighbourhood Plan became part of the Development Plan on 6 May 2021 and carries full weight in the determination of planning applications.

DBC1 – General Design Principles in the Parish

TI1 – Sustainable Transport

6.3 Supplementary Planning Guidance/Documents

South Oxfordshire and Vale of White Horse Joint Design Guide 2022

Parking Standards for New Developments, supplementary document for the Local Transport and Connectivity Plan (LTCP), adopted July 2022.

7.0 PLANNING CONSIDERATIONS

- 7.1 The relevant planning considerations are the following:

- **Section 73 applications – varying condition requirements**
- **Principle of development**
- **Design and character**
- **Residential amenity**
- **Access and parking**

7.2 Section 73 applications – varying condition requirements

New issues may arise after planning permission has been granted, which require modification of the approved proposals, and under Section 73 of the Town and Country Planning Act 1990 an application can be made to vary or remove conditions associated with a planning permission.

7.3 When assessing section 73 applications the Council can only consider the original condition and the reasons for applying the condition; new conditions can be attached but only in so far as they apply to the original condition. If the Council decides that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they should refuse the application.

7.4 In this case the development is substantially complete. The application is being made retrospectively under S73A of the Town and Country Planning Act 1990.

7.5 Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the development plan unless material considerations indicate otherwise

7.6 The principle of the development is given by the implemented permission P19/V1804/FUL. The application seeks to vary the wording of Condition 2 on this permission by listing revised plans and vary the wording on Condition 8 to remove the reference to the garage, which is no longer proposed.

7.7 Design and character

Policy CP37 of LPP1 requires development to be of high quality, visually attractive design that responds positively to the site and its surroundings with appropriate scale, height, details and materials.

Policy DBC1 (General Design Principles in the Parish) of the Cumnor Neighbourhood Plan states that development proposals should, as is relevant to their nature and location, have regard to the provisions of the Vale of White Horse Design Guide and to the essential character of their local area as defined by the Cumnor Parish Character Assessment.

7.8 Application P19/V1804/FUL included a detached single storey two-bay garage outbuilding within the rear garden of the eastern semi-detached dwelling (No. 22). It is proposed to omit this garage and replace it with two uncovered hard-standing parking spaces. The change would have a lesser impact on the site and surrounding area. It introduces only a small additional area of hardstanding in place of the outbuilding in a location already designated for access, parking and turning. There would be no harm to the visual amenity of the area.

7.9 Residential amenity

The impact of development on neighbouring properties is controlled by policy DP23 of LPP2. This policy requires development proposals to demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses arising through loss of privacy, daylight or sunlight, from dominance or visual intrusion, noise or vibration, dust, heat, odour, gases or other emissions, pollution, contamination or the use of / or storage of hazardous substances and external lighting.

- 7.10 Given that the proposed change involves the omission of an outbuilding, it is not considered that the proposal would have a harmful impact on the amenities of any neighbouring properties.

7.11 Access and parking

Policies CP33, CP35, CP37 and DP16 of LPP1 and LPP2 require development to provide safe and convenient access, sufficient car and cycle parking in line with Oxfordshire County Council (OCC) standards and adequate provision for loading, unloading, circulation, servicing and vehicle turning. Development must also minimise the impact on the highway network and promote more sustainable modes of transport where appropriate.

- 7.12 Policy TI1 (Sustainable Transport) of the Cumnor Neighbourhood Plan states; as appropriate to its scale, nature and location new development should incorporate a balanced and sustainable transport provision including off street parking provision.

- 7.13 The omission of the garage does not pose any risk to highway safety. The garage would be replaced with two off-street parking spaces of a size which meets OCC standards and still provide a suitable turning area. The OCC highways liaison officer has not objected to the application.

- 7.14 The main concern raised by the Parish Council is the occupation of the dwellings granted permission under P19/V1804/FUL before completing the access and the state of the unfinished access itself onto Norreys Road which is currently presenting issues for pedestrians using the footpath.

- 7.15 Access details were agreed as part of approved permission P19/V1804/FUL. Condition 8 required completion of the access before occupation of the dwellings:

8. Prior to the use or occupation of the new development, the new vehicular access, parking area/spaces including the garage building and turning spaces shall be constructed and the visibility splays provided in accordance with the details shown on approved drawing numbers 103revD and 112;. The parking and turning areas shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking and turning areas shall be kept permanently free of any obstruction to such use, and the visibility splays shall be permanently maintained free from obstruction to vision.

- 7.16 As the dwellings now appear to be occupied, the original application has not been carried out in accordance with this condition.

- 7.17 As above, section 73 of the Town and Country Planning Act 1990 allows for applications to vary or remove conditions attached to an existing planning permission, or to add new conditions to a previously granted permission, without altering the fundamental description of the development
- 7.18 Therefore, there is an opportunity through this application process to rectify the issue and ensure that the access is completed within a satisfactory timescale.
- 7.19 Alongside omitting reference to the garage in condition 8, it is therefore also recommended that the wording of the condition requires the access, parking and turning areas to be completed within three months of any permission being granted. This would ensure that the unfinished access is completed to OCC standards within a fixed period of time. The wording of this condition (below) has been agreed with the county highways officer:
- *Within 3 months of the date of this permission, the new vehicular access from the highway on Norreys Road, parking area/spaces and turning spaces shall be constructed and the visibility splays provided in accordance with OCC standards and the details shown on approved drawing number 103 July 2019. The parking and turning areas shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking and turning areas shall be kept permanently free of any obstruction to such use, and the visibility splays shall be permanently maintained free from obstruction to vision*
- 7.20 With this recommended varied condition wording, Officers consider that the application would not have a harmful impact on highway safety.
- 7.21 **Other matters**
Other matters raised within the Parish objection are related to a number of separate lawful development certificate applications and land ownership on the same site which are outside the scope of this application. Notice has been served on the adjoining property via Certificate B on a revised application form submitted on 12 February 2025 for this application.
- 7.22 Objections from the Parish Council have also highlighted that the location of boundaries between the properties as also changed since the application was granted. The boundary between the new properties as shown on the approved plans for P19/V1804/FUL is different to the boundary now shown in this variation of conditions application in that a smaller boundary is shown for No.22. However, all the land remains residential so there is no change of use and both properties still have sufficient amenity space in accordance with the Joint Design Guide. As such, the change to the boundary as shown is considered acceptable and is able to be amended in the variation of condition 2.
- 7.23 **Community Infrastructure Levy**
The changes do not result in any changes to the CIL levy
- 7.24 **Conditions**
Conditions related to drainage surface water drainage (3), foul water drainage (4), external materials (5) and the submission of a landscaping scheme (6) on

the original permission have been discharged under P21/V0493/DIS. All relevant compliance conditions have been carried over accordingly. A commencement time condition is not required as the development has commenced.

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 proposed variation to conditions 2 and 8 of permission P19/V1804/FUL is not considered to be harmful to visual and neighbour amenity nor highway safety and the recommended amended condition wording will ensure that the access is implemented within the agreed timeframe. Therefore, the application accords with the policies of the development plan and the NPPF.

9.2 Abbreviated versions of the recommended conditions are listed below and shown in full in **Appendix 1.**

10.0 RECOMMENDATION

That planning permission is granted subject to the following conditions:

1. In accordance with approved plans

Within 3 months of the date of the permission

2. Access, parking and turning in accordance with plans

Compliance

3. Landscaping scheme implementation/maintenance

Officer Lewis Dixey

Email: Planning@whitehorsedc.gov.uk

Tel: 01235 422600

Appendix 1

Recommended Conditions (full text):

Sequence	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, 1808 101 Rev D, 1808 106 Rev C, 1808 107 Rev C, Proposed Site Plan -103, 1808 108 Rev C, 102 REV A, 10 REV B, 100 REV A, 111 REV A, 109 and 110, 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	Access, parking & turning	<p>Within 3 months of the date of this permission, the new vehicular access from the highway on Norreys Road, parking area/spaces and turning spaces shall be constructed and the visibility splays provided in accordance with OCC standards and the details shown on approved drawing number 103 July 2019. The parking and turning areas shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking and turning areas shall be kept permanently free of any obstruction to such use, and the visibility splays shall be permanently maintained free from obstruction to vision</p> <p>Reason: In the interest of highway safety and to avoid localised flooding (Policies CP33, CP35 and CP37 of the Vale of White Horse Local Plan 2031 Part 1 and Policy DP16 of the Vale of White Horse Local Plan 2031 Part 2).</p>
3	Landscaping scheme (implementation)	<p>All hard and soft landscape works shall be carried out in accordance with the details and programme approved under P21/V0493/DIS. Thereafter, the landscaped areas shall be maintained for a period of 5 years. Any trees or shrubs which die or become seriously damaged or diseased within 5 years of planting shall be replaced by trees and shrubs of similar size and species to those originally planted.</p>

		Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development (Policies CP37 and CP44 of the Vale of White Horse Local Plan 2031 Part 1).
--	--	---

Advisory Note		
	Works within the Highway	<p>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:</p> <ul style="list-style-type: none"> i. - a Section 184 Notice under the Highways Act 1980, or ii. - a legal agreement between the applicant and Oxfordshire County Council

Retained Hedgerow
(nominally shown)
to be allowed
to grow up to 1.8m

Approved under
P19/V1804/FUL



Appendix 2

PLANNING

D	21.11.19	1. Moved to accommodate PV.
C	29.10.19	1. parking revised.
B	11.10.19	1. Layout updated.
A	16.08.19	1. Title block updated.
Rev.	Date	Description

coleman hicks
PARTNERSHIP
Architects

Marlborough House High Street
Kidlington Oxford OX5 2DN
t 01865 842922 f 01865 841004
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PROJECT
22 NORREYS ROAD
CUMNOR
OXFORDSHIRE
OX2 9PT

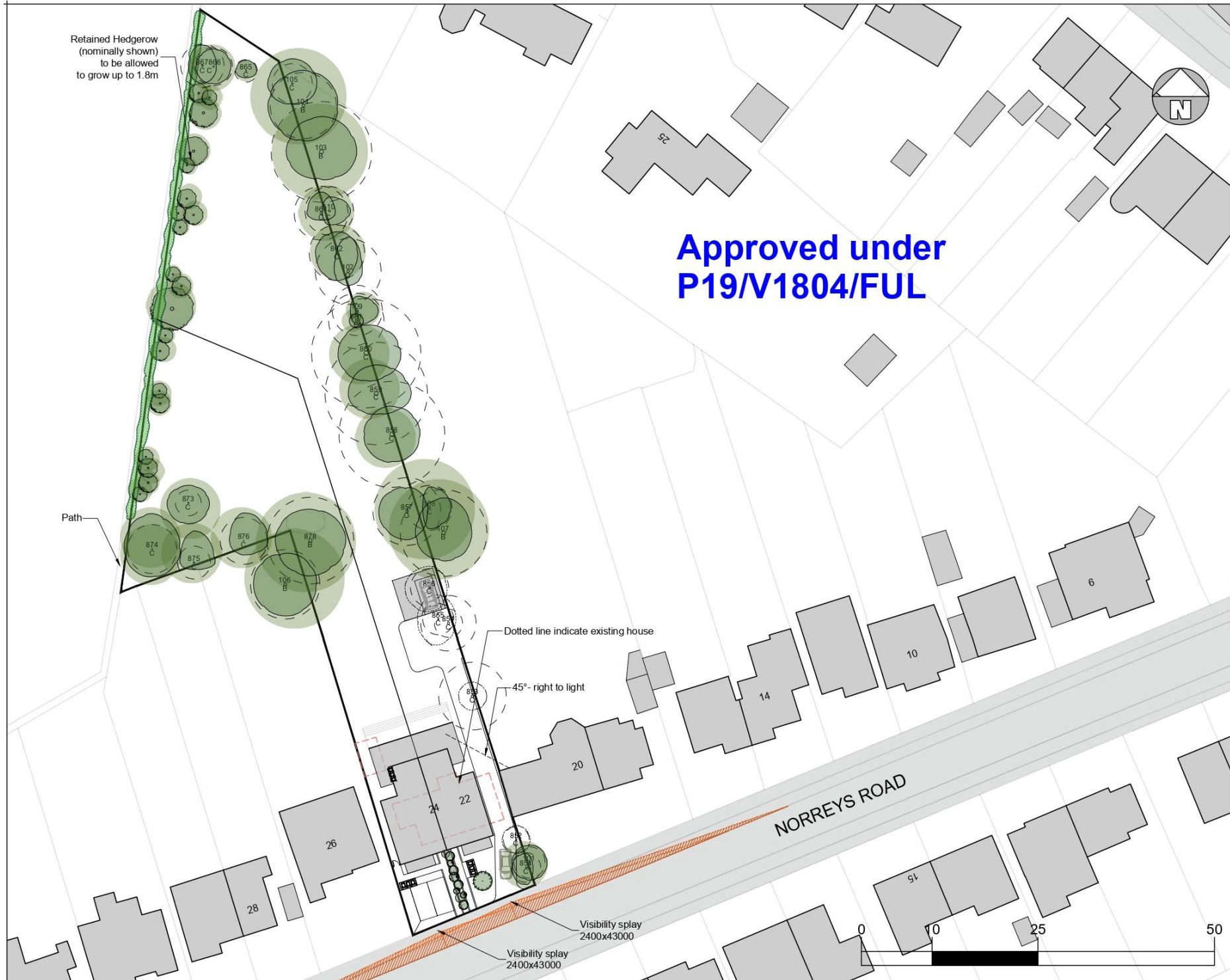
DRAWING TITLE
PROPOSED SITE PLAN

Scale Date Drawn
1:500 @ A3 JULY 2019 PB

Job No. Drawing No.
1808 103

D

DO NOT SCALE - COPYRIGHT RESERVED





PLANNING

Rev.	Date	Description
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coleman hicks
PARTNERSHIP
Architects

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PROJECT
22 NORREYS ROAD
CUMNOR
OXFORDSHIRE
OX2 9PT

DRAWING TITLE
PROPOSED SITE PLAN

Scale	Date	Drawn
1:500 @ A3	JULY 2019	PB



Job No.	Drawing No.
1808	103

Agenda Item 10

JUNE 2025 – APPEALS RECEIVED, STARTED, DECIDED – VALE

APPEALS RECEIVED

None

APPEALS STARTED

None

APPEALS DECIDED

Reference	Location	Decision	Date Decided
P24/V1326/FUL	Woodland Lodge, Frilford Heath	Dismissed Costs refused	11-06-2025
P23/V2848/O	Land between 15 & 17 Withington Court, Abingdon	Dismissed	11-06-2025
P24/V1658/FUL	39A Steventon Road, Drayton	Dismissed	11-06-2025
P24/V1335/FUL	85 Howard Cornish Road, Marcham	Dismissed	19-06-2025
P24/V1236/FUL	Land adj. Collinsmith Drive, Grove	Dismissed	19-06-2025