

# PLANNING

ELECTRONIC  
VERSION

## Planning Decision

P17/V2813/FUL

Mr & Mrs Cooke  
c/o Anderson Orr Architects Ltd  
The Studio  
70 Church Road  
Wheatley  
OXFORD  
OX33 1LZ

## PLANNING PERMISSION

Application No : **P17/V2813/FUL**

Application proposal, including any amendments :

**Demolition of existing dwelling and the erection of proposed new 4-bed dwelling with associated landscaping. (As amended by plan number 17015-P014C- omitting the proposed garage from the scheme received 25 January 2018)**

Site Location : **Millers Cottage High Street Longworth Abingdon OX13 5DU**

Vale of White Horse District Council hereby gives notice that **planning permission is GRANTED** for the carrying out of the development referred to above strictly in accordance with the description, plans and specifications contained in the application (as varied by any amendments as referred to above) subject to the following condition(s) :

1. The development to which this permission relates shall be begun within a period of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act, 1990.

2. That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, 17015 P03, 17015 L01, 17015 P02, 17015 SU01 and 17015-P01C, except as controlled or modified by conditions of this permission.



Reason: To secure the proper planning of the area in accordance with Development Plan policies.

3. Prior to the demolition of the outbuilding attached to Lincoln Lodge; - A Structural Engineers Report of the neighbouring attached barn/outbuilding shall be carried out and submitted to ensure the outbuildings removal will not adversely affect the neighbouring barn. During the works, demolition work shall only be carried out by hand or by tools held in the hand rather than power-driven tools.

Reason: To preserve the character and appearance of the area/building (Policies HE1 and HE5 of the adopted Local Plan).

4. Prior to the commencement of development, samples of all materials to be used externally in the construction including the external Timber cladding sample for restored gable end of barn shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built using only the approved materials.

Reason: In the interest of visual amenity (Policy DC1 of the adopted Local Plan).

5. Prior to the commencement of any works full details of the vents, flues and extracts shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To preserve the character and appearance of the area/building (Policies HE1 and HE5 of the adopted Local Plan).

6. Prior to the commencement of any works, full details of all new external joinery for the windows and doors (including cross-section drawings at a scale of 1:20 or 1:10) shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To preserve the character and appearance of the area/building (Policies HE1 and HE5 of the adopted Local Plan).

7. No development 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. 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.

Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development (Policy DC6 of the adopted Local Plan).

8. Notwithstanding any details shown on the approved drawings, the site - s internal and external boundaries shall be enclosed in accordance with a detailed scheme and programme of implementation which shall first have been submitted to and approved in writing by the Local Planning Authority. The programme shall ensure that the approved boundary treatments for each dwelling are completed prior to the occupation of that dwelling, and the approved boundary treatments for the whole site are completed prior to the occupation of the last dwelling.

Reason: In the interests of visual amenity and residential amenity (Policies DC1 and H24 of the adopted Local Plan).

9. Prior to the commencement of any site works or operations relating to the development hereby permitted, a tree protection plan to ensure the satisfactory protection of retained trees during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The matters to be encompassed within the tree protection plan shall include the following:

- (i) A specification for the pruning of, or tree surgery to, trees to be retained in order to prevent accidental damage by construction activities;
- (ii) The specification of the location, materials and means of construction of temporary protective fencing and/or ground protection in the vicinity of trees to be retained, in accordance with the recommendations of the current edition of BS 5837 "Trees in relation to construction", and details of the timing and duration of its erection;

Reason: To protect trees on the site in the interest of visual amenity (Policy DC6 of the adopted Local Plan).

10. Prior to the use or occupation of the new development, the car parking spaces shown on approved drawing number 17015-P01C 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.

Reason: In the interest of highway safety and to avoid localised flooding (Policies DC5 and DC14 of the adopted Local Plan).

11. Prior to the use or occupation of the new development, the turning space shown on approved drawing number 17015-P01C 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.

Reason: In the interest of highway safety and to avoid localised flooding (Policies DC5 and DC14 of the adopted Local Plan).

12. Prior to the use of the new vehicular access, visibility splays shall be provided in both directions in accordance with the approved plan 17015-P01C including the lowering of the boundary wall to 0.9 metres. Such splays shall be designed to ensure there is no obstruction to vision above 0.9 metre in height relative to the centre line of the adjacent carriageway over the whole of each visibility splay area. Thereafter, the visibility splays shall be permanently maintained free from obstruction to vision.

Reason: In the interest of highway safety. (Policy DC5 of the adopted Local Plan).

13. No surface water from the development shall be discharged onto the adjacent highway.

Reason: To avoid localised flooding (Policy DC14 of the adopted Local Plan).

14. Prior to the occupation of the dwellings hereby approved full details of the bin storage including size and materials shall be submitted and agreed in writing by the Local Planning Authority and thereafter be provided in accordance with the approved details.

Reason: To ensure the proper storage and disposal of waste and in the interest of visual amenity (Policy DC7 saved from Local Plan 2011 and Policy CP37 of the adopted Local Plan 2031 Part 1).

15. Notwithstanding the provisions of Classes A, B, C, D and E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or the equivalent provisions of any order revoking and re-enacting that Order), there shall be no extension to any of the dwellings hereby permitted and no ancillary buildings or structures shall be erected within the curtilage of any dwelling without the prior grant of planning permission.

Reason: In the interest of visual amenity and to ensure the development avoids an overdeveloped or cluttered appearance (Policy DC1 of the adopted Local Plan).

- NB: 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:

- i. - a Section 184 Notice under the Highways Act 1980, or
- ii. - a legal agreement between the applicant and Oxfordshire County Council

NB: Your attention is drawn to the need to have regard to the requirements of UK and European legislation related to the protection of certain wild plants and animals. Approval under that legislation will be required and a licence may be necessary if bats are affected by the development. If bats are discovered you must be aware that to proceed with the development without seeking advice from Natural England could result in prosecution.

NB: 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 (including permission on appeal) a Liability Notice will be issued to the nominated person/company liable for CIL or landowner(s). The person/company liable for CIL must be notified to the Local Planning Authority (using CIL Form 1). A commencement notice must be submitted 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 not 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.

NB: The above permission/consent may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development/works cannot be made until the particular requirements of the pre-condition(s) have been met.

NB: This approval is specific to the details of the development as shown on the approved plans and other associated documentation. Unless otherwise agreed by the Council any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. As such the Council must be advised in writing of any proposed variations from the approved plans and other associated documentation at the earliest stage possible. A decision will then be made as to whether the changes can be dealt with as a minor revision to the approved details or whether a revised application is required.

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

## Reason for Decision

The proposed dwelling complies with the relevant local and national planning policies. The principle of a dwelling in this location can be supported given the allowances of the Vale of White Horse Local Plan 2031 Part One and the Longworth Neighbourhood Plan. The proposed dwelling will have an acceptable impact on the character of the area and will preserve the character of the adjacent Longworth Conservation Area. There are no technical objections to the scheme and so it should be approved subject to the recommended conditions.

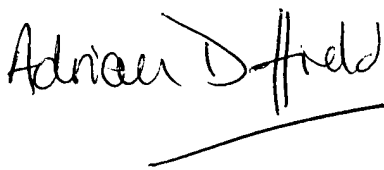
In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents of issues that arise during the processing of their application and where possible suggesting solutions to problems.

Note : A more detailed explanation is available in the officer's report, available in the application case file.

## Key Policies

CP03	Settlement Hierarchy
CP04	Meeting Our Housing Needs
CP37	Design and Local Distinctiveness
CP39	The Historic Environment
DC5	Access
DC6	Landscaping
DC9	The Impact of Development on Neighbouring Uses
HE4	Development within setting of listed building

Note : The full wording of the above policies are available on our website or in the local plan documents, at our offices.



Head of Planning  
**12th March 2018**

## STATUTORY INFORMATIVE

### Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under sections 78 and 79 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from :

The Planning Inspectorate  
Customer Support Unit  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN  
Telephone : 0303 444 5000  
[www.planningportal.gov.uk](http://www.planningportal.gov.uk)  
email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk).

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

### Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council

(District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town and Country Planning Act 1990.

### **Compensation**

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

### **OTHER INFORMATION**

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)).