

PLANNING

ELECTRONIC
VERSION

Planning Decision

P21/S5236/FUL

Mr and Mrs Seaward
c/o Mark Doodes Planning
Unit 1, Wicklesham Business Park
Faringdon
Oxfordshire
SN7 7PN

PLANNING PERMISSION

Application No : **P21/S5236/FUL**

Application proposal, including any amendments :

Demolition of the existing single storey side extension, construction of a two storey side extension and the sub-division of existing property to form additional dwelling and associated infrastructure. (as amplified by energy and drainage information received 18 March 2022 and amended by plans received 30 March 2022 and amplified by SAP calculations received 19 April 2022)

Site Location : **Mulberry House The Ridings Shotover Hill OX3 8TB**

South Oxfordshire 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 must be begun not later than the expiration of three years beginning with the date of this permission.

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.

2. That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, NTA 20 20002 P5, NTA 20 20000 P5, NTA_20_20098 P3, NTA_20_20051 P4, NTA_20_20050 P4, NTA_20_20052 P4, NTA_20_20003 P2, NTA_20_20053 P4, NTA_20_20300



P6, NTA_20_20301 P7, NTA_20_20302 P6, NTA_20_20101 P6, NTA_20_20100 P6, NTA_20_20102 P6, NTA_20_20103 P6, NTA_20_20200 P5, NTA_20_20201 P5 and NTA_20_20099 P7, 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 commencement of development, with the exception of any demolition, a full surface water drainage scheme based on full infiltration unless evidenced exhausted, including details of the size, position and construction of drainage works, shall be submitted to, and approved in writing by, the Local Planning Authority. The drainage scheme shall be designed to accommodate a 1 in 100 year storm + 40% CC and shall be implemented in accordance with the approved details prior to the occupation of the development hereby approved.

Reason: To ensure the proper provision of surface water drainage and to ensure flooding is not exacerbated in the locality in accordance with Policy EP4 of the South Oxfordshire Local Plan 2035.

4. 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 scheme shall include details of the size, position and construction of the drainage scheme. Thereafter the scheme as approved shall be implemented prior to the occupation of the development hereby approved.

Note: The PTP must comply with BS EN 12566 achieving a minimum discharge effluent quality of 20:30:20. Furthermore, we will expect to see a Drainage Field designed in accordance with BS 6297.

Reason: To ensure the proper provision of foul water drainage and to ensure flooding and pollution is not exacerbated in the locality in accordance with policy EP4 of the South Oxfordshire Local Plan 2035.

5. Details of all boundary walls, fences, gates and any other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development above slab level. All such approved means of enclosure shall be erected prior to the first occupation of the development, and shall thereafter be retained.

Reason: In the interests of the visual appearance of the development and neighbour amenity in accordance with Policies DES1, DES2 and DES6 of the South Oxfordshire Local Plan 2035.

6. Prior to first occupation, all carbon reduction energy efficiency measures shall

be implemented in accordance with the Energy & Sustainability Statement by Darren Evans Ltd. dated March 2022 the and SAP Input Summary Sheet hereby approved and a Verification Report shall be submitted to the Local Planning Authority and approved in writing. The Verification Report shall demonstrate (with photographic evidence) that the energy efficiency measures have been implemented. These measures shall be retained and maintained as such thereafter in accordance with the Energy Statement and Verification Report.

Reason: To ensure high standards of sustainable design and construction in accordance with Policy DES10 of the South Oxfordshire Local Plan 2035.

7. Prior to the first occupation of the development hereby approved, the parking and turning areas shall be provided in accordance with the approved plan NTA_20_20099 P7 and shall be constructed, laid out, surfaced, drained and completed to be compliant with sustainable drainage (SuDS) principles, and shall be retained unobstructed except for the parking of vehicles associated with the development at all times.

Reason: In the interests of highway safety and in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.

8. The development hereby permitted shall be implemented in accordance with the recommendations of paragraph 5.3 of the Preliminary Ecological Appraisal and Building Assessment by Herdwick Ecology submitted with the application in all respects. All ecological mitigation and enhancement features shall be delivered on site prior to first use and retained as such thereafter. Any variation shall be agreed in writing by the Local Planning Authority before such change is made.

Reason: To secure a net gain in biodiversity, in accordance with Policies ENV2 and ENV3 of the South Oxfordshire Local Plan 2035.

9. Prior to the first occupation of the dwelling hereby approved, a scheme to provide the dwelling with an Electric Vehicle Charging Point shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the Electric Vehicle Charging Point shall be implemented prior to the occupation of the dwelling it would serve.

Reason: To ensure sustainable forms of transport are provided in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.

10. The exterior of the development hereby permitted shall only be constructed in the materials specified on the plans/supporting documents hereby approved or in materials which shall previously have been approved in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the development in accordance with Policies DES1 and DES2 of the South Oxfordshire Local Plan 2035.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

Reason: To prevent harm to the openness of the Green Belt in accordance with Policy STRAT6 of the South Oxfordshire Local Plan 2035.

- NB: There is a small possibility, due to the age, construction and/or location of the property, that bats could be using the existing roof void or parts of the roof structure. If you know your property is used by bats you should seek further advice before commencing work.

The applicant and contractors should be aware that all bats and any structures used by them are protected by law, and that works likely to disturb bats or their resting places (even if undertaken at a time of year when the bats are absent) require a licence from Natural England.

Should a bat be encountered during development, work should cease immediately and advice should be sought from Natural England (tel. Batline 0345 1300228). Bats should preferably not be handled (and not without gloves) but should be left in place, gently covered, until advice is obtained.

Particular care and vigilance should be taken when roof tiles or slates are removed (remove by hand and check underside for bats before stacking, particularly the ones over the gable ends and ridge tiles.) Fascias, barge boards and external cladding may also provide roost opportunities for bats and should be disturbed with care. As a further precaution, undertaking roof work during the months of March to May, or September to November will avoid the main hibernation and breeding seasons when bats are most sensitive to disturbance.

- NB: The development to which this permission relates is liable to pay the Community Infrastructure Levy (CIL) as set out in the South Oxfordshire District Charging Schedule. Upon planning permission, a Liability Notice will be issued to the nominated person/company liable for CIL. The person/company liable for CIL must submit a commencement notice to the Local Planning Authority BEFORE development commences (CIL Form 6). The Local Planning Authority will send a Demand Notice to the person/company liable for CIL when the Commencement Notice is received. **FAILURE TO FOLLOW THE CIL PROCEDURES COULD RESULT IN SURCHARGES AND THE LOSS OF ANY EXEMPTION RELIEF IF ENTITLED.** Guidance on CIL is available on the planning portal website <http://www.planningportal.co.uk/cil> or the council's

website <http://www.southoxon.gov.uk/cil> together with the process for paying CIL.

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

Due to the fallback position of the previously approved extension, it is considered that the principle of the development is acceptable, the development is not inappropriate development in the Green Belt, and subject to the recommended conditions there will be no harm from the development. Therefore, it is concluded that the application accords with the development plan and the NPPF.

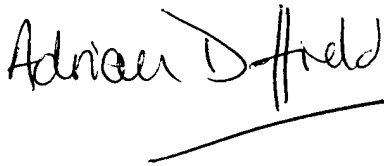
In accordance with paragraph 38 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents 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

DES1	Delivering High Quality Development
DES10	Carbon Reduction
DES2	Enhancing Local Character
DES5	Outdoor Amenity Space
DES6	Residential Amenity
DES7	Efficient Use of Resources
DES8	Promoting Sustainable Design
ENV1	Landscape and Countryside
ENV2	Biodiversity - Designated sites, Priority Habitats and Species
ENV3	Biodiversity
EP3	Waste collection and Recycling
EP4	Flood Risk
H1	Delivering New Homes
H17	Sub-division and Conversion to Multiple Occupation
INF4	Water Resources
STRAT6	Green Belt
TRANS5	Consideration of Development Proposals

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
13th May 2022

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
email: 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).

BUILDING OVER GAS MAINS AND SERVICES

Please note before you plan to dig, or carry out building work within the SGN gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development **and**
2. Contact the SGN Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone SGN with general plant protection queries. See SGN details below: Phone 0800 912 1722 or email plantlocation@sgn.co.uk

For further information please refer to:

<https://www.sgn.co.uk/damage-prevention>

<https://www.sgn.co.uk/help-and-advice/digging-safely>