

# PLANNING

ELECTRONIC  
VERSION

## Planning Decision

P21/V0405/FUL

Messrs Gilbert  
c/o Mark Doodes Planning  
Unit 1 The Old Barn  
Wicklesham Lodge Business Park  
Faringdon  
SN7 7PN

## PLANNING PERMISSION

---

Application No : **P21/V0405/FUL**

Application proposal, including any amendments :

**Subdivision of plot and conversion and extension of Listed Barn to create an additional dwelling (resubmission of P20/V2630/LB & P20/V2625/FUL).**

**(Additional information received 25 March 2021, 10 June, 16 June, 17 June and 21 June 2021).**

Site Location : **Abners Church Road Blewbury Didcot OX11 9PY**

---

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, 2706\_T, TPP 05494\_2021, TPP 05494\_2021a, 2706\_E, 2706\_Ea, 077 F, 2706\_MBS, 03, 04 F, LOC001, 01, 07 F, 05 E, 02 E, 20, 24, 22, 21, 23 and VIS001, and all supporting documentation, 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, a photographic schedule 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.

Reason: In the interest of visual amenity and to preserve the character and appearance of the Grade II listed building within the Blewbury conservation area (Policies CP37 and CP39 of the adopted Local Plan 2031 Part 1, Policies DP36, DP37 and DP38 of the adopted Local Plan 2031 Part 2, and Policies P6 and P7 of the Blewbury Neighbourhood Plan).

4. Prior to the commencement of development, 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 implemented in accordance with the approved details prior to the use or occupation of the development hereby approved.

Reason: To ensure the effective drainage of the site and to avoid flooding (Policy CP42 of the adopted Local Plan 2031 Part 1 and Policy P12 of the Blewbury Neighbourhood Plan).

5. Prior to the commencement of the development hereby approved, including any site clearance, stripping or demolition details of the replacement pond including location, size, depth, lining and planting details shall be provided in advance and approved by the Local Planning authority. The pond plan shall be informed by a suitably qualified ecologist. Thereafter, the pond shall be developed on site and retained in accordance with the approved details.

Reason: To minimise the impacts of development on biodiversity and achieve net gains for biodiversity (Policy CP46 of the adopted Local Plan 2031 part 1 and paragraph 174 and 179 of the NPPF).

6. Prior to the commencement of the development hereby approved, a scheme for the landscaping of the site, including the planting of live trees and shrubs and the surface treatment of the hard standing areas, shall be submitted to and approved in writing by the Local Planning Authority. These details shall include schedules of new trees and shrubs to be planted (noting species, plant sizes and numbers/densities), the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread), any earth moving operations and finished levels/contours, and an implementation programme. The scheme shall be implemented prior to the first occupation or use as approved within 12 months of the commencement of the approved

development and thereafter be maintained in accordance with the approved scheme. Any trees, shrubs or hedge plants which die or become seriously damaged or diseased within 5 years of the completion of the development shall be replaced by trees and shrubs of similar size and species to those originally planted.

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).

7. Notwithstanding the details submitted, the south-east boundary of the site (which subdivides the application site with Abners) shall be enclosed in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall be completed prior to the use or occupation of the development hereby approved.

Reason: In the interest of visual amenity and to preserve the character and appearance of the Grade II listed building within the Blewbury conservation area (Policies CP37 and CP39 of the adopted Local Plan 2031 Part 1, Policies DP36, DP37 and DP38 of the adopted Local Plan 2031 Part 2, and Policy P9 of the Blewbury Neighbourhood Plan).

8. Prior to any on site works (including demolition), the tree protection measures set out in the Arboricultural Survey (Prepared by Duckworths Arboriculture, report dated February 2021) and shown on the tree protection plan (drawing number TPP 05494/2021) shall be put in place and thereafter retained in situ for the duration of development.

Reason: To protect trees on the site in the interest of visual amenity (Policy CP44 of the adopted Local Plan 2031 part 1).

9. The developer shall confirm in writing to the Local Planning Authority the presence of any unsuspected contamination encountered during the development. In the event of any contamination to the land and/or water being encountered, no development shall continue until a programme of investigation and/or remedial works to include methods of monitoring and certification of such works undertaken has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use (Policies DP24 and DP27 of the adopted Local Plan 2031 Part 2).

10. Prior to the use or occupation of the new development, the vehicular access and visibility splays hereby approved and shown on approved drawing numbers

02E, VIS001 and 24 shall be provided. The visibility splays shall 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 CP37 of the adopted Local Plan 2031 Part 1 and Policy DP16 of the adopted Local Plan 2031 Part 2).

11. Prior to the use or occupation of the new development, the car parking spaces shown on approved drawing number 02E shall be constructed, surfaced and marked out. Two spaces shall serve the existing dwelling (known as Abners) and two spaces shall serve the proposed dwelling. 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 CP35, CP37 and CP42 of the adopted Local Plan 2031 Part 1 and Policy DP16 of the adopted Local Plan 2031 Part 2).

12. The development hereby approved shall be implemented in accordance with the measures stated in the mitigation and enhancement section (section 5) of the Bat Survey report (Smart Ecology, 07/08/2020, REF 2020-031) and the mitigation and enhancement section (section 6.2 and 6.3) of the preliminary ecological appraisal report (Smart Ecology, 29/05/2020, REF 2020-031). All enhancements must be delivered prior to occupation of the development.

Reason: To minimise the impacts of development on biodiversity and achieve net gains for biodiversity (Policy CP46 of the adopted Local Plan part 1 and paragraph 174 and 179 of the NPPF).

NB: If a Great Crest Newt is found on site during any of the works (including any site clearance, stripping or demolition) works must cease and Natural England must be informed.

NB: Your attention is drawn to the need obtain a European Protected Species (EPS) Licence before any development or demolition can proceed. You must be aware that to proceed with the development without first obtaining an EPS Licence could result in prosecution.

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: 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.

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 principle of sub-dividing the plot and the conversion and extension of an existing building to create a separate residential unit is supported by policy. The proposed development will not harm the character and appearance of the area, the significance of the listed building or its setting, or the special interest of the conservation area. There is no material harm to the amenities of neighbouring properties and does not result in an unacceptable impact on highway safety. The proposal therefore complies with the relevant development plan policies and the provisions of the NPPF.

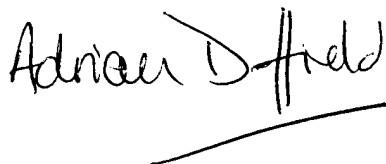
In accordance with paragraph 38 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents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

CP01	Presumption in Favour of Sustainable Development
CP03	Settlement Hierarchy
CP04	Meeting Our Housing Needs
CP15	Spatial Strategy for South East Vale Sub-Area
CP35	Promoting Public Transport, Cycling and Walking
CP37	Design and Local Distinctiveness
CP39	The Historic Environment
CP42	Flood Risk
CP44	Landscape
CP46	Conservation and Improvement of Biodiversity
DP02	Space Standards
DP03	Sub-Division of Dwellings
DP07	Re-use, Conversion and Extension of Buildings for Dwellings in the Open Countryside
DP16	Access
DP23	Impact of Development on Amenity
DP24	Effect of Neighbouring or Previous Uses on New Developments
DP27	Land Affected by Contamination
DP28	Waste Collection and Recycling
DP36	Heritage Assets
DP37	Conservation Areas
DP38	Listed Buildings

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  
23rd July 2021

## 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)).

### **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](mailto: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>