

PLANNING

ELECTRONIC
VERSION

Planning Decision

P17/S1018/FUL

Mrs Gloria Pedley
c/o Lynn Palmer Architects Ltd
109 High Street
Thame
OX9 3DZ

PLANNING PERMISSION

Application No : **P17/S1018/FUL**

Application proposal, including any amendments :

Demolition of existing bungalow and construction of new 4 bedroom dwelling (Amended plans received 31 March 2017 to show distance of new dwelling to boundary of no. 72 Queens Road). (Amended plans received 3 April 2017 to show widening of existing access following highways comments). (Amended plans received 13 April 2017 in response to neighbours comments including sun study plans).

Site Location : **The Wychens 70 Queen's Road THAME OX9 3NQ**

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, 1529 - PL 100 - REV C, 1529 - PL 101 - REV C, 1529 - PL 102 - REV B, 1529 - PL 103 - REV B, 1529 - PL 104 - REV B, 1529 - PL 105 - REV B, 1529 - PL 200 - REV B, 1529 - PL



201 - REV A, 1529 - PL 300 - REV A, 1529 - PL 301 - REV A, 1529 - PL 302 - REV A, 1529 - PL 303 - REV A, 1529 - PL 304 - REV A, 1529 - PL 305 - REV A, 1529 - PL 306 - REV A, 1529 - PL 307 - REV A, 1529 - PL 308 - REV A, 1529 - PL 309 - REV A, 1529 - PL 310 - REV A, 1529 - PL 400 - REV A, 1529 - PL 401 - REV A, 1529 - SU 100 - REV A, 1529 - SU 101 - REV A, 1529 - SU 200 - REV B, 1529 - SU 201 - REV A and 1529 - SU 400 - REV A, 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 the development hereby approved samples of the materials to be used for the external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the development in accordance with Policy CSQ3 of the South Oxfordshire Core Strategy 2027 and Policies H4 and G2 of the South Oxfordshire Local Plan 2011.

4. 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.

Reason: To ensure a satisfactory form of development in accordance with Policy CSQ3 of the South Oxfordshire Core Strategy 2027 and Policies G2, H4 and D1 of the South Oxfordshire Local Plan 2011.

5. The proposed rooflights on the first floor of the north east and south west side elevations of the development hereby permitted shall either be obscure glazed and fixed shut non-opening windows or positioned so that the cill level is more than 1.7 metres above the floor level of the rooms they serve.

Reason: To ensure that the development is not unneighbourly in accordance with Policies G2 and H4 of the South Oxfordshire Local Plan 2011.

6. Prior to the first occupation of the development hereby approved, the parking and turning areas shall be provided in accordance with the approved plan 1529 - PL 104 - REV B 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 Policies D2, T1 and T2 of the South Oxfordshire Local Plan 2011.

7. The proposed access and vision splays shall be formed, laid out and constructed in accordance with detailed plans which shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the dwelling hereby approved and the vision splays shall not be obstructed by any object, structure, planting or other material with a height exceeding or growing above 0.9 metres as measured from carriageway level.

Reason: In the interest of highway safety in accordance with Policy T1 of the South Oxfordshire Local Plan 2011.

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. Please read the letter attached to the decision notice for further information.

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 is acceptable in principle and is in keeping with the established character and appearance of the area given the variety of size, design and materials in the immediate vicinity. It provides adequate levels of parking and amenity space and in conjunction with the attached conditions will not materially harm the amenities of the occupants of nearby properties.

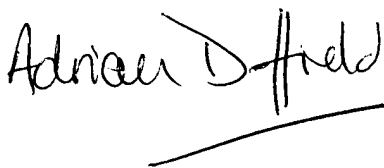
In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising 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

CS1	Presumption in favour of sustainable development
CSS1	The Overall Strategy
CSQ3	Design
H4	Housing sites in towns and larger villages outside Green Belt
D1	Principles of good design
D2	Safe and secure parking for vehicles and cycles
D4	Reasonable level of privacy for occupiers
D10	Waste Management
G2	Protect district from adverse development

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
7th July 2017

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).