

PLANNING

ELECTRONIC
VERSION

P13/S2927/HH

Planning Decision

Mr & Mrs Norman
c/o Mr Trevor Free
Riven Oak
Bottle Square Lane
Radnage
High Wycombe
HP14 4DP

PLANNING PERMISSION

Application No : **P13/S2927/HH**

Application proposal, including any amendments :

Erection of single storey front/side extension, single storey rear extension and extension of existing 1.85m high garden wall at side of house.

Site Location : **26 Onslow Drive Thame OX9 3YY**

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, 1436-01, 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. That the materials to be used for the external walls and roofs of the development hereby approved shall be of the same colour, type and texture as those used on the existing building(s).

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 G2 and D1 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.
- 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 development would safeguard the character and appearance of the original dwelling and the surrounding area, would not detract from the living conditions of adjoining residents or be prejudicial to highway safety and would be in accordance with Development Plan Policies, Supplementary Planning Guidance and Government Guidance.

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

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|------|---|
| CSQ3 | Design |
| D1 | Principles of good design |
| G2 | Protect district from adverse development |
| H13 | Extension to dwelling |

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 November 2013

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 **12 weeks** 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 : 0117 372 6372
www.planning-inspectorate.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 its 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).