

E D G A R S

Planning, Design and Access Statement

Location: Cherry Tree House, Church Road, Northmoor
OX29 5UH

Proposal: Erection of a car port with associated access works

For: Mr Charles Bull

Date: August 2021

Prepared by:	Joe Brown BA (Hons)	Project Ref:	409/2718
Checked by:	Alex Edge BSc (Hons) MA MRTPI	Issue:	01
Authorised by:	Charles Bull	LPA:	West Oxfordshire District Council





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1 Introduction

1.1 This Planning, Design and Access Statement has been prepared by Edgars Limited on behalf of Charles Bull ('the applicant'). The report is prepared to accompany an application seeking householder planning permission for *erection of a car port with associated access works* at Cherry Tree House, Northmoor OX29 5UH.

1.2 Also submitted with this application are the following:

- Location Plan (ref: 20004 - L001)
- 20004 - SKP0010 - A - SITE PLAN AS PROPOSED (ref: 20004 - PP0010)
- 20004 - SKP0030 - FLOOR PLANS AS PROPOSED (ref: 20004 - PP0030)
- 20004 - SKE0010 - ELEVATIONS AS PROPOSED (ref: 20004 - PE0010)
- Flood Risk Assessment and Drainage Statement (ref: 4502-North-ICS-XX-RP-C-07.001)
- Application forms

1.3 This statement is structured as follows:

- Section 2 introduces the site context and describes the planning constraints and character of the site and its surroundings.
- Section 3 establishes the relevant planning history.
- Section 4 establishes the relevant planning policy.
- Section 5 describes the proposed development (and comprises the design and access element of this statement).
- Section 6 assesses the key planning considerations.
- Section 7 concludes the statement and summarises how the proposal accords with the development plan and the provisions of material considerations.

1.4 Having regard to the findings of the above sections, this statement finds that the proposed development is sympathetic and complementary to the site and its surroundings. In addition, it conserves the character and appearance of the Northmoor Conservation Area. The proposals are therefore considered to accord with the local development plan and provisions of the material considerations. As such, it is respectfully requested that planning consent is granted without delay.

2 Site Context

- 2.1 Cherry Tree House ('the application site') is located off a shared private access connecting to Church Road, Northmoor. The site location is illustrated at **figure 1**.

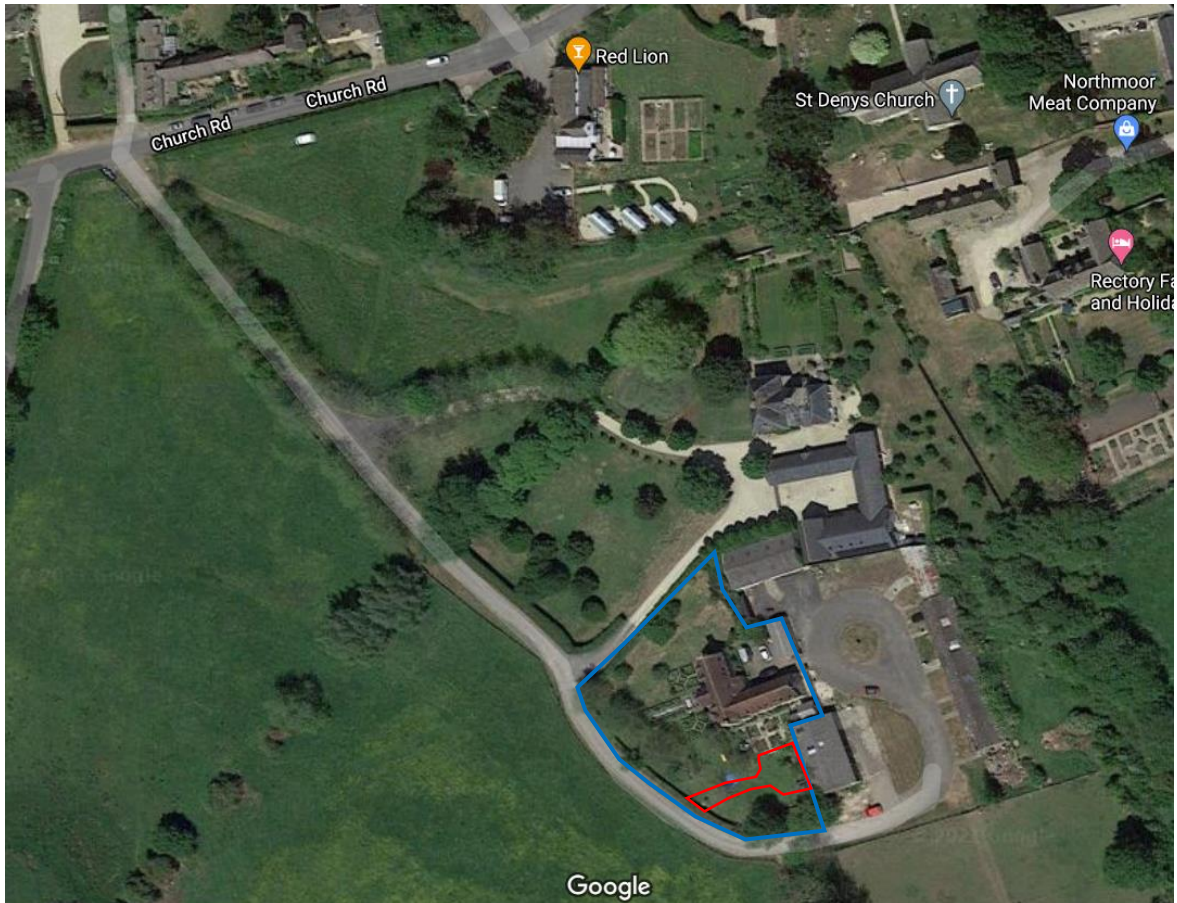


Figure 1: Site location.

- 2.2 Northmoor is a small settlement situated around 6 miles south-east of Witney and approximately 1½ miles east of Standlake. For the purposes of the Local Plan, Northmoor is defined as a small village. Access into and out of the village is via a single track road with passing bays.
- 2.3 The village and a large area surrounding it are covered by a Conservation Area designation dating from 1990. There is however no appraisal which highlights the features which are of particular significance to the character and appearance of the area.
- 2.4 The application site is depicted in red and is located within the domestic curtilage of Cherry Tree House (depicted blue) in figure 1 above.
- 2.5 Approximately 100m north of the application site is Church Farmhouse a grade II listed building. The site is physically and to an extent visually separated from the listed building by intervening built form. The prehistoric and later settlements near Northmoor Scheduled Ancient Monument is also present c.100m to the south of the site, beyond the adjoining field and its channel.

- 2.6 To the east is Northmoor Park. This was previously an employment site comprising a series of single storey livestock buildings and modern barns. Together with the site (Cherry Tree House) the buildings form a courtyard of structures to the edge of Northmoor. The employment site has subsequently acquired planning consent to be redeveloped to provide 5 live/work units. Some of the existing Northmoor Park buildings have an immediate relationship with the application site.
- 2.7 The west aspect of the site adjoins the shared private access with fields beyond. Access to the site is presently obtained to the rear and involves passing through the former employment site (Northmoor Park) east.
- 2.8 There are public rights of way (footpaths) located to the north and west of the site. The closest point on the nearest footpath lies c.90m from the proposed access. Views of the site from these footpaths are somewhat screened by mature tree and hedgerow planting.
- 2.9 The existing built form on the site comprises a large two-storey L-plan dwelling. The dwelling was originally granted planning permission in 1995 and was subsequently built out. The area subject to the proposals comprises a lawned area of the residential curtilage, immediately south of the house.
- 2.10 The EA flood risk maps indicate that part of the application site falls within Flood Zone 2. Accordingly, this application is accompanied by a Flood Risk Assessment.

3 Planning History

- 3.1 The planning records of relevance to this application relate to the site and the immediately adjoining Northmoor Park. Those of relevance are summarised below.

The Site

- 3.2 **W95/0763:** Permission for the *erection of one dwelling and double garage* was granted on the 21 July 1995.
- 3.3 **W96/0359:** Permission for modifications to this scheme was later granted on the 22 April 1996.
- 3.4 **W2003/0197:** Permission for the *erection of two storey extension to east elevation* was granted on the 18 March 2003.
- 3.5 These works also involved converting the integrated double garage into living space, leaving the property with no covered parking.
- 3.6 **07/0673/P/FP:** Permission for the *erection of stables and tack room* was granted on the 29 May 2007.

Northmoor Park

- 3.7 **15/03165/FUL** – Planning permission for the *demolition of industrial units and the erection of 5 self-build live/work units and a sewage treatment plant* was granted 17 October 2018. The approved site layout is shown at **figure 2**.



Figure 2: Proposed site plan from application 15/03165/FUL.

4 Planning Policy

4.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

4.2 For the purposes of this application, the development plan comprises the:

- West Oxfordshire Local Plan 2031

4.3 The following documents are identified as relevant material considerations:

- National Planning Policy Framework (NPPF);
- National Planning Practice Guidance (NPPG); and the
- West Oxfordshire Design Guide

National Planning Policy Framework

4.4 The relevant sections of the NPPF as follows:

- 2 – Achieving sustainable development
- 9 – Promoting sustainable transport
- 12 – Achieving well designed places
- 16 – Conserving and enhancing the historic environment

West Oxfordshire Local Plan 2031

4.5 The relevant policies of the West Oxfordshire Local Plan are as follows:

- OS2 – Locating development in the right places
- OS4 – High quality design
- H6 – Existing housing
- T4 – Parking provision
- EH7 – Flood risk
- EH9 – Historic environment
- EH10 – Conservation areas

West Oxfordshire Design Guide

4.6 The relevant sections of the West Oxfordshire Design Guide are as follows:

- 4 – Local Character
- 6 – Conservation Areas

5 Proposed Development

- 5.1 The proposed development seeks householder planning permission for the *erection of a car port with associated access works* at Cherry Tree House, Northmoor.
- 5.2 In terms of rationale, the site is currently accessed from its rear aspect via the shared lane to Northmoor Park. The original double garage was integrated with the house and converted to living space in the early 2000s. As such, the existing access is indirect and the property does not benefit from any covered parking. The proposed development therefore seeks to address these deficiencies with a more convenient access arrangement and covered parking provision commensurate to the scale of the property.
- 5.3 The proposed car port would be a three-bay building of approximately 9.5m wide by 6.5m deep. It is designed to comply with the space dimensions of the Oxfordshire County Council Residential Parking Standards. The building is located south (to the side) of the main dwelling and is appropriately set back from the building frontage. The site layout is illustrated at **figure 3**.



Figure 3: The proposed site layout with the new building shaded brown.

- 5.4 The design solution provides a building which is functional and utilitarian in its appearance while remaining sympathetic and subservient to the existing built form and surrounding setting. The building is linear in form, orientated north to south, and is single storey with pitched roof (which reflects the pitch of the main dwelling). This subservient scale, appropriate siting and orientation and sympathetic form respects the character of the main house. The car port is of a light weight appearance, owing to its sympathetic materials palette comprising brick plinth, oak frame and timber cladding. Elevations of the proposed development are shown at **Figure 4**.

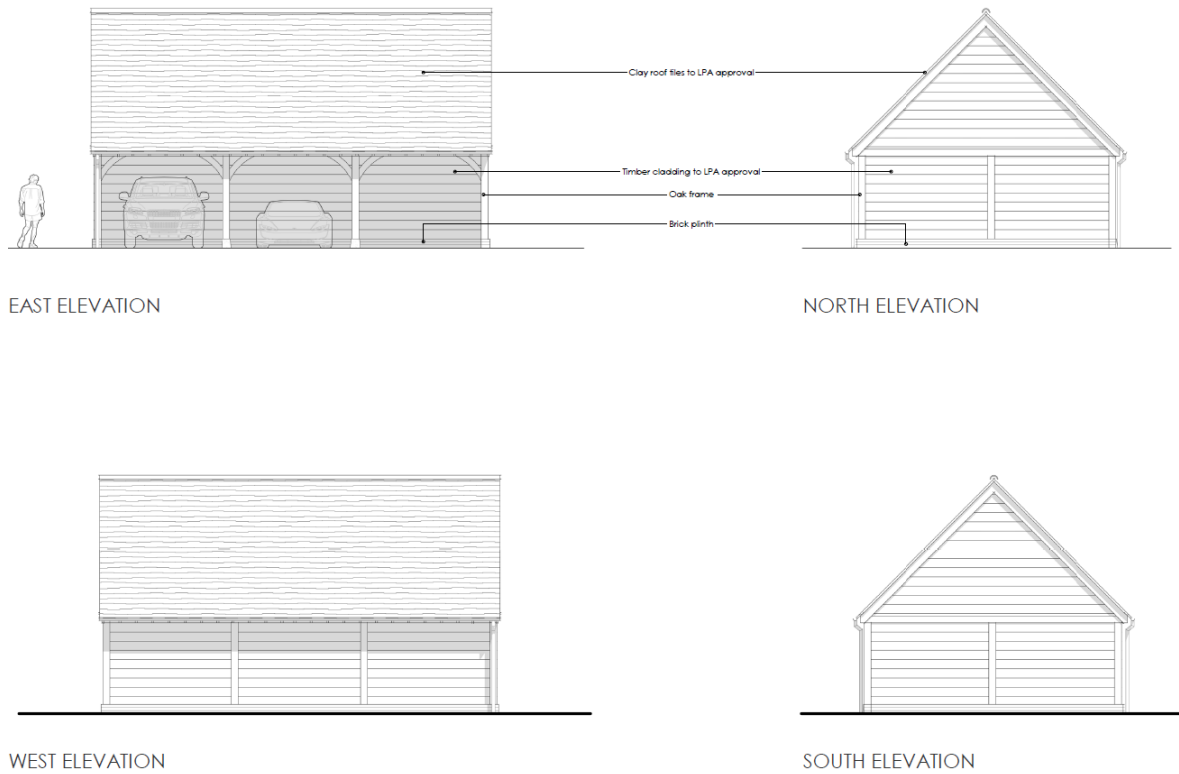


Figure 4: Extract from drawing 20004 - SKE0010 - ELEVATIONS AS PROPOSED.

5.5 The proposal also includes the formation of an access connecting the car port to the shared private drive. The new drive enables direct access to the site without requiring users to enter Northmoor Park. The drive is formed of permeable surfacing (gravel).

6 Material Considerations

6.1 The key planning considerations of relevance to this application are:

- Principle of development
- Design
- Historic environment
- Residential amenity
- Transport
- Flood risk

Principle of Development

6.2 West Oxfordshire does not have specific policies pertaining to the erection of outbuildings within the curtilage of a dwellinghouse, Attention is given to local policies OS2 and H6. Respectively, these policies set out the level of development acceptable in small villages, hamlets or areas of open countryside and existing housing.

6.3 Policy OS2 limits development to that which requires and is appropriate for a rural location and which respects the intrinsic character of the area. Policy OS2 also sets out the general development principles for the district. Those of relevance to application are listed below and are addressed in the respective sections identified:

- Be of a proportionate and appropriate scale – see design;
- Form a logical complement to the existing scale and pattern of development – see design;
- Be compatible with adjoining uses and not impact adjoining amenity – see residential amenity;
- Be provided with safe and convenient access – see transport;
- Not be at risk of flooding – see flooding; and
- Conserve and enhance the natural, historic and built environment – see design and historic environment.

6.4 With regard to existing housing, policy H6 requires alterations or extensions to existing dwellings to respect the character of the surrounding area.

6.5 The proposal involves the provision of an outbuilding incidental to the enjoyment of the dwellinghouse that located within the established residential curtilage of the property. In this capacity, the proposed car port is considered acceptable in principle – subject to compliance with the above general principles and the other relevant development plan policies (as addressed in the following sub-sections).

- 6.6 The second element of the proposed development is a new access. The provision of a separate access to serve the dwelling, located within the established curtilage of the subject dwelling is acceptable in principle – again subject to compliance with the relevant principles and policies.
- 6.7 It should be noted that this this element of the proposal complies with the provisions of the General Permitted Development Order (GPDO 2015), Schedule 2, Part 1, Class F (hard surfaces incidental to the enjoyment of a dwellinghouse) and Part 2, Class B (means of access to a highway). It is included as part of this application for simplicity.
- 6.8 In summary, the proposed development supports the established residential use with an incidental outbuilding and improved access arrangements and is therefore acceptable in principle. As such, the proposal accords with policies OS2 and H6 of the adopted Local Plan. The wider objectives of policy OS2; flood risk, amenity and the conservation and preservation of the historic environment are discussed in the subsequent sections of this report.

Design

- 6.9 Policy OS2 requires development to comply with the above-identified general principles. Policy OS4 promotes high quality design requires that proposals demonstrate how buildings and areas of historic, architectural or environmental significance have been conserved or enhanced.
- 6.10 Attention is given to the West Oxfordshire Design Guide, particularly chapter 4 (local character). The Design Guide notes that Northmoor lies within the Thames Vale Character Area. This area lies to the south and east of Witney. The flat, predominantly agricultural landscape is made up of floodplain pasture and vale farmland, and overlies heavy clay, river gravels and silts. It is identifiable as a consequence of distinctive features including timber framing, and materials relating to the clay that underlies the northern part of the area, such as brick and clay tiles. The vernacular houses and cottages are typically long and low, with steeply pitched roofs.
- 6.11 With regard to the above, the rationale behind the proposed development at Cherry Tree House is to enhance the functional amenity requirements of the main dwellinghouse while remaining respectful and sympathetic to the character and setting of Northmoor and wider Thames Vale Character Area.
- 6.12 As demonstrated in section 5 (proposed development), the proposed car port is sensitively set back from the dwelling frontage. Its design solution is lightweight, subservient and respects the appearance of the main house with its traditional form, linear simple plan footprint, pitched roof and local and soft timber materials palette.. With regard to the wider site context, the proposed materials are indicative of similar lower order buildings within the Thames Vale Character Area and marry well with the existing built form and more rural setting.
- 6.13 The above design principles collectively achieve a proportionate, functional and light weight appearance that ensures the proposed development reads as a secondary and subservient building incidental to Cherry Tree House.
- 6.14 Furthermore, given its set back siting, separation from Church Road and the presence of mature trees and hedgerows (which filter views from the proximate footpaths) – together with the sympathetic design solution, the proposed development results in a minimal and acceptable visual impact upon the site and its surroundings. The proposed access is equally concealed and of a modest and therefore appropriate nature.

- 6.15 With regard to the above, the proposed development is of a proportionate and appropriate scale and integrates well with the historic, architectural and environmental significance of the surrounding area in accordance with adopted policies OS2 and OS4.

Historic Environment

- 6.16 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 6.17 NPPF section 16 seeks to conserve and enhance the historic environment. Paragraph 189 requires that applications describe the significance of any heritage assets affected, providing a level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 6.18 Policies OS2 and EH9 seek to conserve and, where possible, enhance the historic and built environment and Policy EH10 specifically requires development in a conservation area or affecting the setting of a conservation area to conserve or enhance the special, interest, character, appearance and setting.
- 6.19 The application site is located within the southern portion of the Northmoor Conservation Area which extends to the southern edge/drainage channel of the adjoining field. The site was historically related to grade II listed Church Farm, however this historical connection has been eroded overtime through the introduction of more modern built form – including the built form to the north which physically separates the site from Church Farm. The adjoining former employment site to the east also represents a modern influence in the area.
- 6.20 The Design Guide describes Northmoor as a linear character with dispersed elements in the form of farmsteads. This is characteristic of the immediate site context (notwithstanding the more modern development). Views of the site from public vantage points (specifically the footpaths to the north and west) are notably filtered due to intervening vegetation. In general, the significance of this portion of the conservation area is considered to derive from the rural character of the area and the historic vernacular development (though physically and visually disconnected from the site).
- 6.21 Having regard to the sympathetic design solution, particularly its sensitive siting, simple form and local materials palette, the proposed development actions a low-level change within the residential curtilage of Cherry Tree House.
- 6.22 The proposed building is closely nestled within surrounding development of a larger scale and is located away from the public rights of way. Any views towards the site are filtered by the intervening built form and vegetation. Consequently, the proposed development is screened from public views and has a very limited presence.
- 6.23 Furthermore, the scale of the proposed development and its traditional and lightweight design are appropriate and respect the character of the area. Accordingly, it is considered that the modest proposals conserve the character and appearance of Northmoor Conservation Area. In addition, they will have no impact upon the significance or setting of the listed building and scheduled monument within the proximate vicinity. As such, the proposals accord with policies OS2, EH9 and EH10, in addition to the provisions of NPPF section 16.

Amenity

- 6.24 Policy OS2 requires development to be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants.
- 6.25 The proposed outbuilding is enclosed by the wider curtilage of Cherry Tree House. The nearest residential property lies north of the proposed outbuilding and is screened by the intervening development of Cherry Tree House and Northmoor Park. Given the distance between the proposed development and the next nearest property to the north, the intervening development and the orientation of the outbuilding relative to the property, it is not considered that the proposed alterations will have any impact on the amenity of nearby properties. The proposal thus complies with policy OS2 in this capacity.

Transport

- 6.26 Policy T4 requires the development complies with the residential parking standards of Oxfordshire County Council (OCC). Policy OS2 requires that proposals be provided with safe and convenient access.
- 6.27 The proposal provides a new access which delivers a shorter and more convenient access to Church Road (via the shared private drive). The proposed car port is designed to OCC standards and complies with the required parking space dimensions. The level of covered spaces is also proportionate to the scale of the property. Accordingly, the proposal is considered to comply with policies OS2 and T4.

Flood Risk

- 6.28 Policy EH7 requires that development complies with the relevant tests of the NPPF with a view to avoid flood risk to people and property where possible. On the basis the EA maps indicated the proposal falls within Flood Zone 2, this submission is supported with a Flood Risk Assessment (FRA, prepared by Infrastruct CS Ltd).
- 6.29 The accompanying FRA finds that with regard to the specific site levels and product 4 data, the site actually appears to fall within Flood Zone 3a. However, this is not considered to be a significant issue on the basis the proposal is for minor development (in flood risk terms). Accordingly, there is no requirement to apply the sequential and exception tests.
- 6.30 In addition, the assessment concludes that the proposal does not result in a loss of floodable area, owing to its floodable design and the proposed permeable surfacing and storage. Furthermore, though relating to residential curtilage, the structure itself is water-compatible development.
- 6.31 Having regard to the above, the proposal complies with Policy EH7 and is therefore acceptable in flood risk terms.

7 Summary and Conclusions

- 7.1 This planning statement has been prepared to on behalf of Mr Bull in relation to the erection of a car port at Cherry Tree House, Northmoor.
- 7.2 This report has set out the site and surrounding context, relevant planning history, the proposed development, relevant planning policy and material planning considerations. Within this context the following conclusions have been made:
- The proposed development supports the established residential use with an incidental outbuilding and improved access arrangements and is therefore acceptable in principle. As such, the proposal accords with policies OS2 and H6 of the adopted Local Plan.
 - The proposed development is of a proportionate and appropriate scale and integrates well with the historic, architectural and environmental significance of the surrounding area in accordance with adopted policies OS2 and OS4.
 - The modest proposals conserve the character and appearance of Northmoor Conservation Area. In addition, they will have no impact upon the significance or setting of the listed building and scheduled monument within the proximate vicinity. As such, the proposals accord with policies OS2, EH9 and EH10, in addition to the provisions of NPPF section 16.
 - Given the distance between the proposed development and the next nearest property to the north, the intervening development and the orientation of the outbuilding relative to the property, it is not considered that the proposed alterations will have any impact on the amenity of nearby properties. The proposal thus complies with policy OS2 in this capacity.
 - The proposal provides a new access which delivers a shorter and more convenient access to Church Road (via the shared private drive). The proposed car port is designed to OCC standards and therefore complies with local policies T4 and OS2.
 - The proposal comprises minor development and has been designed as a floodable structure to ensure that it does not increase flood risk elsewhere in accordance with Policy EH7.
- 7.3 Having regard to the above it is concluded the proposed development is in accordance with the Local Development Plan and therefore constitutes sustainable development. In the absence of material considerations to the contrary, and in line with paragraph 11c of the NPPF it is respectfully requested that planning permission are granted without delay.