

BPA Ref: 2011_06

Development Management
Cotswold District Council
Trinity Road
Cirencester
Gloucestershire
GL7 1PX

3rd May 2023

Permission in Principle Application for the erection of a single dwellinghouse on land at Brae Croft, Upper Oddington, Moreton-In-Marsh, GL56 0XJ

Dear Development Management

I write in respect of the above and enclose the following to accompany this submission:

Application form;
Site Location Plan (drg no. 20.012-06-001);
Proposed Block Plan (drg no. 20.012-06-002);
Proposed Site Layout (drg no.20.012-06-003); and
Covering letter (this document).

Background Information

This application is a re-submission of the previously approved scheme on the same site with reference 20/ 01583/ PLP.

No amendments are proposed as this application seeks only to extend the permitted timeframe to allow for the submission of a technical details consent application for the site, which is currently being prepared by ourselves.

The Site

The application site is located to the southern side of the village of Upper Oddington, which is easily accessible by the A436 (to the north) or the B4450 (to the south-west) Oddington is a small-scale settlement with a number of facilities including a pub, post office and village hall. There is also a regular bus service to the towns of Stow-on-the-Wold, Moreton in the Marsh and Chipping Norton.

The site itself is situated directly north of the residential property known as Brae Croft and forms part of its residential curtilage. The site is laid to grass and can be accessed via an established gated entrance. The mature boundary hedging provides a clear distinction between the residential character of the site and the open countryside beyond.

Proposed Development

The applicant is seeking Permission in Principle (PiP) to erect a single dwelling house on the application site, as demonstrated by the submitted plans (drg no. 20.012-06-001, 002 and 003). The application has been submitted in accordance with the provisions of The Town and Country Planning (Permission in Principle) (Amendment) Order 2017.

National Planning Policy Guidance sets out that when considering applications for the first stage of PiP, local planning authorities are limited to consider **only the location, land use and amount of development**. All other matters such as the site layout, design, access etc. are to be considered at technical details stage.

Planning Assessment

Location

Upper Oddington is identified as a non-principal settlement where Local Plan Policy DS3 allows for small-scale residential development within in such locations. An appeal was recently allowed at Brae Croft for the change of use of as ancillary building to an independent dwelling house (ref:3233245). This appeal decision is a significant material consideration, as it confirms the site falls within the scope of Policy DS3. As such, the principle of residential of development on the site is considered to be acceptable; subject to according with the criteria set out.

Criterion (a) of Policy DS3 requires a development to demonstrably support or enhance the vitality of the local community and local services and facilities. Oddington as defined by Policy DS3 has “reasonable access to everyday services, facilities and/ or employment opportunities”. Many of these are available within the settlement itself and so locating small scale development in Oddington would increase the population and by its nature help to support and enhance the vitality of the existing village facilities and the continued availability of local services. Development in this location is also likely to contribute to the vitality of neighbouring areas including the nearby Principal Settlements of Stow-on-the-Wold, Moreton-in-the-Marsh and Chipping Norton which offer a broader range of facilities and services.

Criterion (b) of Policy DS3 requires a development to be of a proportionate scale and to maintain and enhance sustainable patterns of development. The proposal is for two dwellings and is therefore considered to represent small scale residential development. Additionally, the proposed dwellings are located adjacent to existing residential development and are within walking distance of local services/facilities and bus stops. In terms of scale, this is a matter that should be considered at technical details stage.

Criterion (c) of Policy DS3 requires development to complement the form and character of the settlement. The village of Oddington is characterised as having areas of relatively closely clustered linear development with offshoots of back-land development. Towards the outskirts of the village development becomes more sporadic with greater separation distances between dwellings. The mix of densities contributes to the please nature of the village. As such, the layout and scale of the development would not be out of character with the existing settlement pattern.

Criterion (d) of Policy DS3 requires development proposals to not have an *adverse cumulative impact on the settlement having regard to other developments permitted during the Local Plan period*. According to the 2011 census there were 247 dwellings in Oddington (including Lower Oddington and Upper Oddington). The Residential Land Monitoring Statistics (April 2019) recorded 2 net completions in the village since 2011, taking the number of households to 249.

Following a review of the online planning records, A further 5 dwellings have been permitted in the village, 4 of which have not yet been commenced. Overall the village has grown by just 1.2% to-date, and with the extant permissions could grow by a further 1.6% (2.8% in total), The proposed scheme is for just 2 dwellings, and would represent a 0.8% increase in the number of households in the parish from the known number of completed dwellings; a very small proportion of growth.

The proposal would therefore not have an adverse cumulative impact on the settlement having regard to other developments permitted during the Local Plan period.

Land Use

The site is currently used for residential purposes in its entirety and no change in land use will result from this proposal. The site is located within Flood Zone 1 and is therefore at low risk from flooding. The site lies outside of the Oddington Conservation Area, but does fall within the Cotswold Area of Outstanding Natural Beauty (AONB).

While the site has a gentle rising topography, development on the site cannot be considered to have a detrimental impact upon the Cotswolds AONB. The recent appeal decision at Brae Croft (ref::3233245) proves that high quality development can sit well within the landscape and not appear as an incongruous feature. Especially given the size, orientation and detailing of buildings within the village vary; with a mix of ridge heights that adds interest to the street scene, along with traditional Cotswold vernacular and contemporary architecture. It would be unreasonable to state that because the site is within the AONB it is unacceptable in principle to grant planning permission.

Amount of Development

The submitted plan (drg no. 20.012-006) demonstrates the site could easily accommodate a single detached dwelling house, while providing ample space for gardens, landscaping, parking, and turning areas. It is not considered that any overlooking, overshadowing or loss of privacy issues would occur as a result of the development, given the degree of separation distances, and the layout and orientation of the proposed dwelling.

Summary

In light of the points above, in conjunction with the site benefitting from an extant permission for the erection of a single dwellinghouse, the principle of development is considered to be acceptable, subject to securing appropriate details at the technical details stage.

I trust the above and enclosed provides you with sufficient information to validate this application and progress it towards determination. Should you require any further information, please do not hesitate to contact me.



The Stables, Manor Farm Courtyard
Southam Lane, Southam
Cheltenham, Gloucestershire
GL52 3PB

Yours sincerely,



Charlotte Barry | RTPI Licenciate
Planning Consultant