

SUPPORTING INFORMATION
Comprising Design and Access Statement and Planning Statement

Planning Application

**To remove all existing residential development and erect four new dwellings with
associated works
at 5 Shipton Road, Ascott-under-Wychwood, OX7 6AF**

November 2023



1.0 INTRODUCTION

1.1 This application seeks planning permission for the demolition and removal of an existing residential dwelling, along with other associated residential development and the construction of four detached dwellings each with a separate garage at 5 Shipton Road in Ascott-under-Wychwood.

1.2 The application and this statement are accompanied by: -

CIL form.

Biodiversity self-assessment form

A Preliminary Ecological Appraisal

Flood Risk Assessment

Location Plan dwg EX 80

Block Plan – Existing Site Plan dwg 23000 EX 90 A

Existing ground floor plan dwg EX 100 A

Existing roof plan dwg EX 103 A

Existing elevations North and South dwg EX 200 A

Existing elevations East and West dwg EX 201

Proposed Site Plan with outline of demolished buildings dwg PL95 A

Proposed Site Plan dwg PL 96 A

Proposed Site Plan with drainage dwg PL 98 B

Proposed street elevation dwg 23028 PL 310 A

Landscaping Plan dwg WITHEY003 V3

Dwelling 1 – proposed ground floor plan dwg 23000 Dwelling 1 - PL 110 A

Dwelling 1 – proposed first floor plan dwg 23000 Dwelling 1 - PL 111 A

Dwelling 1 – proposed roof plan dwg 23000 Dwelling 1 - PL 113 A

Dwelling 1 – proposed elevations East & West dwg 23000 Dwelling 1 - PL 210 B

Dwelling 1 – proposed elevations North & South dwg 23000 Dwelling 1 - PL 211 B

Dwelling 2 – proposed ground floor plan dwg 23000 Dwelling 2 - PL 110

Dwelling 2 – proposed first floor plan dwg 23028 Dwelling 2 - PL 111

Dwelling 2 – proposed roof plan dwg 23028 Dwelling 2 - PL 113

Dwelling 2 – proposed elevations East & West dwg 23028 Dwelling 2 - PL 211

Dwelling 2 – proposed elevations North & South dwg 23028 Dwelling 2 - PL 210

Dwelling 3 – proposed ground floor plan dwg 23028 Dwelling 3 - PL 110

Dwelling 3 – proposed first floor plan dwg 23028 Dwelling 3 - PL 111

Dwelling 3 – proposed roof plan dwg 23028 Dwelling 3 - PL 113
Dwelling 3 – proposed elevations East & West dwg 23028 Dwelling 3 - PL 211
Dwelling 3 – proposed elevations North & South dwg 23028 Dwelling 3 - PL 210

Dwelling 4 – proposed ground floor plan dwg 23028 Dwelling 4 - PL 110
Dwelling 4 – proposed first floor plan dwg 23028 Dwelling 4 - PL 111
Dwelling 4 – proposed elevations North & South dwg 23028 Dwelling 4 - PL 210
Dwelling 4 - proposed elevations East & West dwg 23028 Dwelling 4 - PL 211

2.0 DESIGN AND ACCESS STATEMENT

2.1 A Design and Access Statement is written in support of an application to illustrate the process that has led to the development proposals. It explains the design in a structured way, to enable a better understanding of the analysis that underpins the proposal, in terms of layout, scale, massing, materials and access. It begins by considering the site context.

2.2 Context

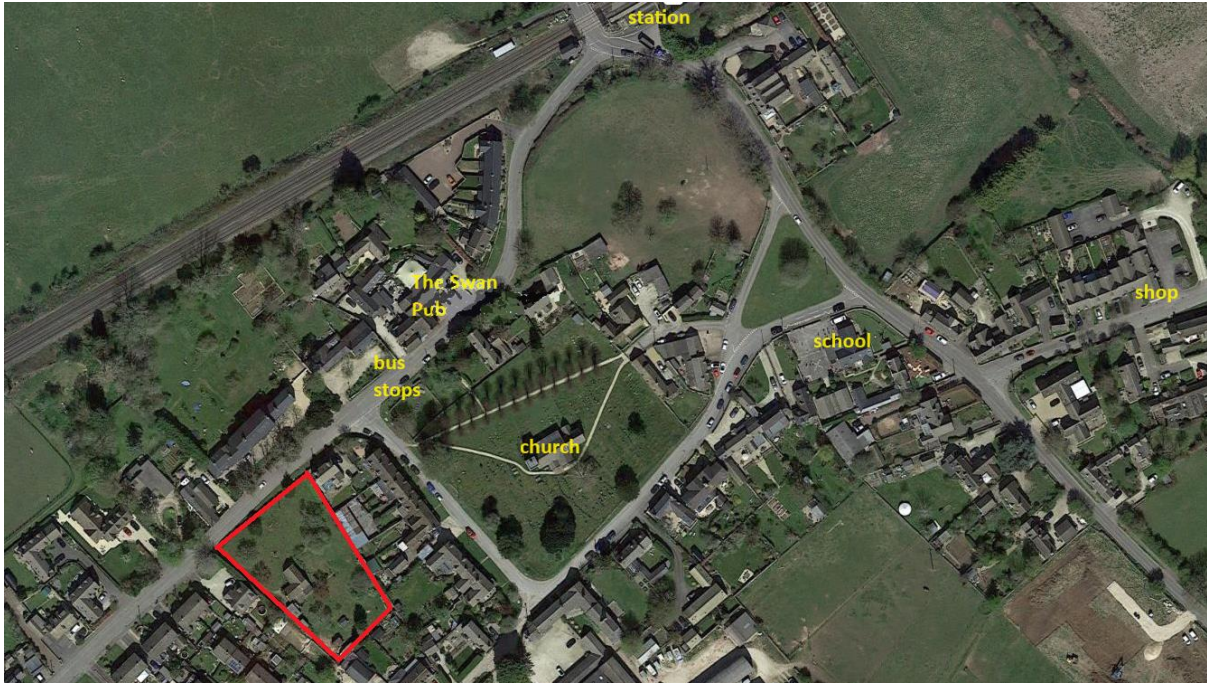
2.2.1 The application site comprises a residential plot with an area of 2867sqm located within the village of Ascott-under-Wychwood. The site is located in Flood Zone 1 except for a small portion that falls within Flood Zone 2; this application is accompanied by a Flood Risk Assessment (FRA).

2.2.2 The village has a range of facilities, including a Church, Primary School, Station, Shop, Green, Recreation Ground and Pub. The aerial (google) image below, figure 1, shows the site in context with the village's main facilities.

2.2.3 The village is in West Oxfordshire in the Cotswolds Area of Outstanding Natural Beauty (AONB), 'Wychwood Uplands'. The village falls within the area labelled 'Limestone Wolds' in the West Oxfordshire District Council Design Guide 2016. The distinctive characteristics of the area includes: -

- Long fronts, narrow gables, and steeply pitched roofs are typical.
- Walling: Oolitic limestone, laid as uncoursed rubble, or squared and laid in courses, in a variety of bed widths and colours Ashlar limestone dressings Cornbrash limestone for field and boundary walling, laid in narrow beds Red 'Oxford' brick chimneys Lime render on rubble stonework.
- Roofing: Natural stone slate, thatch (either long straw or combed wheat reed with a plain flush wrap-over ridge) and Welsh slate.
- Fields are generally bounded by dry stone walling or hedgerows.

Figure 1: Aerial (google) image of central part of the village with the site outlined in red.



2.2.4 On Shipton Road, there is a variety of dwellings, in terms of scale and design, frontage setbacks, plot sizes and boundary treatments. Photos (some courtesy of google) below show the dwellings located adjacent to, and opposite the site.

Photo 1 & 2: Northern neighbour & surrounding development.

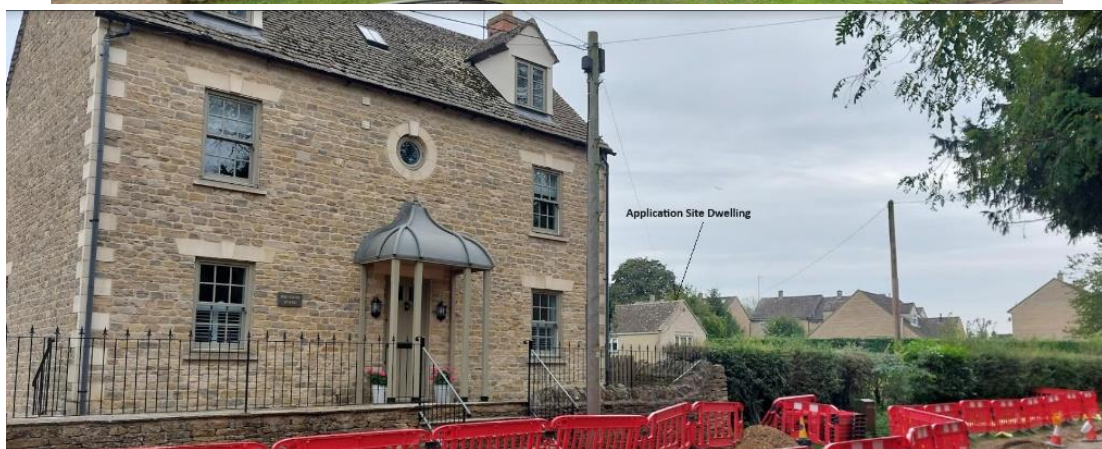


Photo 2: Detached bungalow opposite the site, set back with large shingle driveway and featuring high limestone boundary walls.



Photo 3: On the opposite side of the road from the site, next to the above property – a three and two storey building with rendered walls and a low limestone boundary wall to the front.



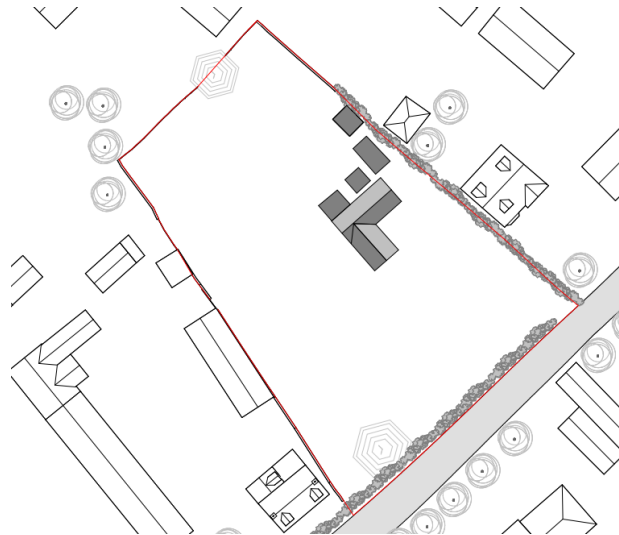
Photo 4: One and a half storey detached dwelling and semi-detached two storey dwellings with dressed stone walls and open frontages, immediately south of the application site.



2.2.5 Dwellings surround the site, comprising three storey, two and a half storey, two storey and single storey buildings. Materials share a common stone colour palette, but vary from what is described above to include dressed stone and render. Similarly, there is a range of detached, semi-detached and terraced properties.

2.2.6 Limestone boundary walls, of variable heights and with variable toppings feature strongly opposite the site. On the south side of the site and sharing the same side of the road, frontages are open with no boundary walls or fences.

2.3 Existing development



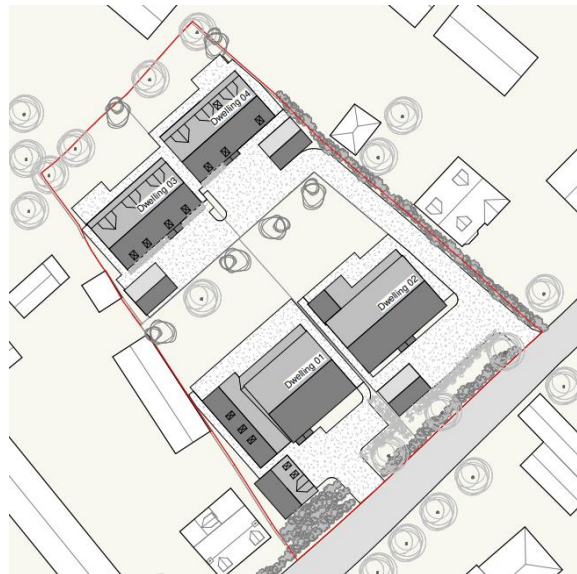
2.3.1 As shown on the existing site plan and in the photo, above, the application site comprises a detached L shaped bungalow set well back from the highway. There are a number of outbuildings behind the bungalow, including a single garage. The development has little architectural merit.

2.3.2 The site has one point of access, to the southern end of its frontage onto Shipton Road. The site varies a little in levels rising from approximately 95 mAOD adjacent the highway to approximately 97.5 mAOD at the back of the site. Topographical survey information is included in the FRA. Similar to neighbouring properties, the plot is at a slightly higher level than the highway. The garden comprises mainly lawns with some flower beds and shrubs. The front and south-west boundaries are defined by species poor hedgerows. The north-east boundary is defined by a stone wall.

2.4 Site evaluation

- 2.4.1 Located within the settlement boundary of a reasonably sustainable village, the plot is large enough to be sub-divided to make more efficient use of the site. This is apparent when considering the site's surrounding development and plot sizes.
- 2.4.2 The site has low ecology value, as the preliminary ecological appraisal has evidenced.
- 2.4.3 The site has no heritage value, nor is it located next to any site with heritage value. However, it is within the Cotswold AONB where there is the potential for development that is designed to enhance the quality and features identified as important to the character of the AONB.
- 2.4.4 The hedgerow to the front of the site is deemed to be a potentially attractive feature, especially if enhanced.
- 2.4.5 New development can include bird and bat boxes and new planting to protect/improve biodiversity levels.
- 2.4.6 Provision of additional dwellings in a sustainable location will help towards the vitality of the village.

2.5 Proposed development



- 2.5.1 The proposal is to remove all existing structures and build four detached dwellings.

Dwelling 1, fronts onto the highway with a new access. It will be a 2 storey 5-bedroom detached house with a single storey kitchen and day room on the eastern side. To the front of the house there will be a detached double garage that has a study space in the roof. The dwellinghouse has an internal floor area of 314sqm and the garage has an internal floor area of 70sqm.

Dwelling 2, fronts onto the highway with its access taken from the existing site access. It will be a 2 storey 4-bedroom detached house. A detached single garage is provided to the front. The dwellinghouse has an internal floor area of 271sqm and the garage has an internal floor area of 22sqm.

Dwelling 3, is located behind dwelling 1 and accessed via the shared access extended from the existing site access. It will be a 1.5 storey 4-bedroom detached house with dormer windows facing towards its rear garden. A detached single garage is provided within its front driveway. The dwellinghouse has an internal floor area of 200sqm and the garage has an internal floor area of 22sqm.

Dwelling 4, is located behind dwelling 2 and accessed via the shared access based on the existing site access. It will be a 1.5 storey 4-bedroom detached house with dormer windows facing towards its rear garden. A detached single garage is provided within its front driveway. The dwellinghouse has an internal floor area of 200sqm and the garage has an internal floor area of 22sqm.

2.6 Amount

- 2.6.1 Located within the settlement boundary, the proposal makes effective and efficient use of a large plot, sub-dividing it into four plots. At a standard density of 30 dwellings per hectare, the site could be deemed suitable for the provision of some 7 to 8 dwellings. However, bearing in mind its location and surrounding development, a provision of 4 dwellings is deemed more compatible.

2.7 Layout

- 2.7.1 A copy of the site plan showing the layout is provided above at point 2.5. This type of layout is not unusual in the village, with similar developments located further down Shipton Road. The layout ensures each dwelling has private amenity space and a semi-public frontage space. The dwellings are sited and designed to avoid overlooking or causing light loss to existing neighbouring properties and to each other.

2.8 Scale

- 2.8.1 The proposed dwellings vary in height and massing and set back. This ensures the same protection for residential amenity levels as mentioned above. The differences in scales also reflects the variety that exists and forms an attractive characteristic in the immediate street scene within which the site falls.

2.9 Landscaping

- 2.9.1 A landscape plan is provided. The intention is to retain boundary features and enhance the frontage hedgerow where it is kept. Where boundary walls are provided these will reflect existing limestone boundary walls that feature in the AONB. The driveways will comprise permeable traditional Cotswold limestone chippings. Ornamental planting will define the fronts of the dwellings. Additional trees will be planted in the front hedgerow and within the rear garden areas of the new dwellings.

2.10 Appearance

- 2.10.1 The vernacular and materials will reflect traditional high quality Cotswold housing, sitting behind a retained and enhanced hedgerow feature.
- 2.10.2 As the street scene image shows, on the cover page, the front houses will form a continuity of built frontage without suppressing individuality.
- 2.10.3 The two dwellings to the rear are deliberately lower in height and retain a sense of discretion more appropriate to their siting.
- 2.10.4 The appearance of the whole development takes into account themes found in the immediate vicinity and as identified in the wider WODC Design Guide 2016, namely:
- Walls: Limestone and render, with stone copings.
 - Roofs: Slate with lead dressings.
 - Windows: Paint finished metal or timber windows.
 - Heritage rooflights.
 - Accessories: Paint finished metal gutters, downpipes and balustrades.

2.11 Access

- 2.11.1 The existing access is retained and lengthened to provide a shared access for three of the dwellings, with a single new access provided for one of the frontage dwellings. The shared access will be a minimum of 4.2m wide.
- 2.11.2 Each garage has a minimal internal floor area of 22sqm, this provides sufficient space for secure bicycle storage in addition to a vehicle. Each plot has sufficient space for day-to-day bin storage.
- 2.11.3 The three properties sharing an access will place bins, on bin collection days, out at the front of the access road where it adjoins the highway. Whilst this will reduce the width of the access, it is only for a temporary time and provides encouragement for the future occupiers to return their bins to their properties once they have been emptied.

3.0 PLANNING STATEMENT

- 3.1 Section 38(6) of the Town and Country Planning Act requires that planning applications are determined in accordance with the provisions of the development plan unless material considerations indicate otherwise. All Development Plan policies should be in accordance with the National Planning Policy Framework (NPPF) and the NPPF is a material consideration.
- 3.2 Currently the Development Plan comprises the West Oxfordshire Local Plan 2031 (LP).

Principle

- 3.3 Ascott under Wychwood is a village and LP Policy OS2 states: *“The villages are suitable for limited development which respects the village character and local distinctiveness and would help to maintain the vitality of these communities.”* The policy sets out a number of general principles and it is considered, that as described in the design and access statement above, the proposal complies with the relevant principles of this policy.
- 3.4 LP Policy OS4 promotes high quality design that will *“respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness and, where possible, enhance the character and quality of the surroundings.”* The design and access statement above discusses the design approach and demonstrates how the proposal respects and enhances the existing character and appearance of the area and complies with design guidance for the AONB.
- 3.5 LP Policy H2 says that new dwellings will be permitted in villages, such as Ascott under Wychwood, subject to certain circumstances. The site is residential land; therefore, it comprises previously developed land within the built-up area of the village and it accords with the general principles of Policy OS2.
- 3.6 The NPPF clarifies that there are three overarching objectives, this proposal contributes to these objectives by: -
- i) Contributing economically through the building works, and the future occupiers will contribute to the economic viability and vitality of the village.
 - ii) Contributing socially through the creation of healthy and secure family living spaces;
 - iii) Contributing to the environment by building in a sustainable location on previously developed land that has little existing ecological value.
- 3.7 In principle, the proposal should be acceptable.

Character and appearance

- 3.8 LP Policy OS2 requires new development to respect the intrinsic character of the area and refers to Policy H2 for residential development. Policy OS4 promotes high quality design and Policy EH1 seeks to conserve the Cotswolds AONB, including the contribution that the settlement makes to the scenic beauty.
- 3.9 The design and access statement demonstrates that the proposal has considered and responded positively to the character of the area. The proposal reflects design guidance and will provide dwellings that echo the intrinsic character of the Cotswolds and responds much more positively to the street scene when compared to the existing development on site.
- 3.10 Located well within the settlement boundary, the proposal conserves the landscape quality of the AONB.
- 3.11 Set slightly back from the road behind an enhanced hedgerow, the proposal will enhance the continuity of built frontage; representing traditional Cotswold vernacular and maintaining a sense of individuality. Thus, the proposal will result in a positive addition to the street scape and the character and appearance of the area.

Ecology and biodiversity

- 3.12 LP Policy EH3 seeks to protect and enhance biodiversity levels and indicates that all development should incorporate biodiversity enhancement features. The Preliminary Ecological Appraisal concludes that the application site has low wildlife interest, including in respect of foraging bats, invertebrate assemblages and Great Crested Newts or reptiles.
- 3.13 The proposal seeks to retain significant amounts of the boundary hedgerow features and where retained to the front it will be enhanced. In addition, the landscape plan shows that a number of trees and shrubs will be planted around the site, improving natural features with wild life value.
- 3.14 A suitably worded planning condition can be included to ensure other wildlife features are incorporated into the new dwellings, such as bird and bat boxes. The details of these provisions can be provided at the same time as the details on building materials.

Flood risk and drainage

- 3.15 The site is in Flood Zone 1, except for a small section that falls within Flood Zone 2, in accordance with the Environment Agency's Flood Maps. See below. Subsequently a Flood Risk Assessment has been carried out and is a part of this application. The FRA shows that there is no surface water flood risk and the proposed development will not lead to flooding elsewhere. The FRA suggests some mitigation measures for the proposal and these have been included for in the designs.



Parking and highway safety

- 3.16 The village is reasonably well catered for by bus services to and from Witney on Mondays through to Fridays. The nearest bus stops are a short walk away, by the Swan Inn on Shipton Road. The most frequent services are provided by the 210 The Wychwoods – Witney community bus service. Other services include the V19 which runs once a day Mondays to Fridays and the V23 which operates on a Thursday. There is also a bus service to the Cotswold Academy at Bourton-on-the Water, Mondays to Fridays. The village has a train station which is on the Cotswold Line. So, whilst public transport services are a little limited, they do exist as an alternative to using the private vehicle. Consequently, the village is considered a sustainable location for new dwellings and complies with the aims of LP Policy T1.
- 3.17 Each dwelling has sufficient space for two vehicles to park on site, not including the garage space. In addition, there is space within each plot and within the garages to store cycles. Subsequently the Oxfordshire County Council parking standards are complied with, as is LP Policy T4.
- 3.18 The proposal will not generate excessive vehicle movements and visibility onto the highway from the access points are good. So, the proposed development will not result in unacceptable impact on highway safety or result in a severe impact on the road network. Therefore, in accordance with NPPF paragraph 111, the proposal should not fail on highway grounds.

Residential amenity

- 3.19 The proposed development has been designed, regarding the layout, heights and positioning of windows to ensure that there will be no adverse impact on the amenity levels of existing neighbours, or on future occupiers.

4.0 CONCLUSION

- 4.1 This application is for the redevelopment of a large plot to provide four new dwellings within a reasonably sustainable settlement.