

Case Officer: Michael Sackey

Recommendation: Approval

Applicant: Mr Adrian Shooter

Proposal: Discharge of Conditions 2 (schedule of materials) and 3 (Landscaping Scheme) of 22/01613/REM

Expiry Date: 26 December 2022

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application relates to land and outbuildings associated with The Beeches, a single dwelling sitting at the edge of Steeple Aston. The Beeches is a large two-and-a-half storey property with brick and painted rendered elevations under a clay tiled roof, sitting within a substantial garden. To the north-east of the main dwelling towards the northern boundary is a single-/two-storey rendered outbuilding providing garage/workshop accommodation with home-office space at first floor level, and a further separate single storey timber-clad garage building. There are several further, low-rise outbuildings within the site associated with a narrow-gauge railway that has been built within the site.
- 1.2. The Beeches sits to the south-west of residential properties fronting onto Heyford Road. A further dwelling (Orchard House) sits immediately to the east of the Beeches. The site is served by an existing access and private driveway which rises up from Heyford Road. Land levels drop across the site from the north-west to the south-east, down to the adjacent highway. The site contains several significant trees and predominantly bounded by mature hedgerows again including mature trees, with paddock and open countryside beyond.
- 1.3. In terms of site constraints, whilst the site is not within the designated Steeple Aston Conservation Area, the boundary of the Rousham Conservation Area lies on the opposite side of Heyford Road. The site is within an area of high archaeological interest and is within a Minerals Consultation Area. A Public Right of Way (ref. Footpath 364/8/10) crosses land west of the site. There are records of protected and notable species (including: Swifts and Eurasian Badgers) as being present within the vicinity of the site. The site sits within an area where the geology is known to contain natural occurring elevated levels of Arsenic, Nickel and Chromium; as seen across much of the district, and further, an area of higher probability (10-30%) of natural occurring Radon Gas being above Action Levels.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks approval for the details required by the conditions named in the description, relating to the schedule of materials and finishes for the external walls and roofs and a landscape scheme.
- 2.2. The application relates to emails and additional information received on (23.12.2022) at 13:13hrs, (23.12.2022) at 14:37hrs and 05.01.2023 at 1111hrs in support of the application. The additional information provides specification details and photos of the proposed materials, the overall height of the post and rail fence and details of the permeable surface.

3. RELEVANT PLANNING HISTORY

3.1. The following planning history is considered relevant to the current proposal:

Application: 19/01206/OUT Not proceeded with

Erection of up to 8 dwellings with all matters reserved except the means of access on to Heyford Road.

Application: 20/02227/OUT Refused 12 November 2020

Erection of up to 10 dwellings with all matters reserved except the means of access on to Heyford Road

Application: 20/02539/SO Screening Opinion 21 October 2020
not requesting EIA

Screening opinion to 20/02227/OUT - Erection of up to 10 dwellings with all matters reserved except the means of access on to Heyford Road

Application: Application 12 October 2021
21/00243/PREAPP Withdrawn

Reduce the length of track used by the railway. Erection of a bungalow. Replace the existing workshops/office with a new 3 bedroom house. Add an infill development of two 3 bedroom houses. Landscape the existing garden. Sustainable Drainage Systems (SuDS) will be used.

Application: 21/02147/OUT Permitted 17 January 2022

Outline:- 1 new dwelling

Application: 22/01613/REM Permitted 26 July 2022

Reserved matters application to 21/02147/OUT – Details of appearance, landscaping and layout

Application: 22/03385/DISC

Discharge of Conditions 5 (specification details), 6 (surface water drainage scheme), 7 (Sustainable Construction Statement), 8 (covered cycle storage), 9 (biodiversity method statement), 10 (Construction Traffic Management Plan) and 12 (water efficiency limit) of 21/02147/OUT

4. RESPONSE TO CONSULTATION

Deddington (Ward Councillors) - Consulted on (31.10.2022); no comments received

Arboriculture - Consulted on (16.01.2022); no comments received

Landscape services - Consulted on (16.01.2022); no comments received

5. APPRAISAL

Condition 2 states "A schedule of materials and finishes to be used in the external walls, roof and external joinery of the dwelling shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be completed in accordance with the approved details and shall be retained as such thereafter"

Details and photographs of the proposed schedule of materials "External walls – Oak beams, Render (Antique white - for the external walls) and Brick (Aldwick Blend – for the base of the external walls)", "Roof – Natural Spanish Slate (Fabero Slate)", "Windows – Timber to match oak beams" and "Doors - Timber to match oak beams. Given the character of the area in which the dwelling would be sited, the submitted details of the schedule of materials and finishes for the external walls and roofs are considered acceptable.

Condition 3 states "A scheme for landscaping the site shall be provided to and approved in writing by the Local Planning Authority which shall include:- (a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc), (b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation, (c) details of existing and proposed boundary treatments Such details shall be provided prior to the development progressing above slab level or such alternative time frame as agreed in writing by the developer and the Local Planning Authority. The approved scheme shall be implemented by the end of the first planting season following occupation of the development. The approved boundary treatments shall be carried out prior to the first occupation of the development and shall be retained thereafter"

The details submitted for the landscaping scheme are shown in drawing reference "appendix 2" and the email received on (23.12.2022) at 13:13hrs from the applicant's agent (John Henry) and drawing ref. "appendix 2" received by email from Mr henry on 05.01.23 at 11:11hrs, which provides details of the permeable surface and email received on (23.12.2022) at 14:37hrs, clarifying the details of the proposed post and rail fence at overall height of 1.2m. The submitted details are considered acceptable.

6. Conclusion

The Local Planning Authority considers that the details submitted pursuant to Conditions 2 and 3 of 22/01613/REM are acceptable, and as such it is recommended that the said Conditions are discharged.

7. RECOMMENDATION

That Planning Conditions 2 and 3 of 22/01613/REM be discharged based upon the following

Condition 2

External walls – Oak beams, Render (Antique white - for the external walls) and Brick (Aldwick Blend – for the base of the external walls)
Roof – Natural Spanish Slate (Fabero Slate)
Windows – Timber to match oak beams, as submitted with this application
Doors - Timber to match oak beams, as submitted with this application

Condition 3

- Drawing titled "appendix 2" (PDF document entitled Landscaping Plan)
- Email received by the local planning authority on 23.12.2022 at 13:13hrs from the applicant's agent (John Henry), which provides details of the permeable surface
- Email received by the local planning authority on 23.12.2022 at 14:37hrs from the applicant's agent (John Henry), clarifying the details of the proposed post and rail fence at overall height of 1.2m.
- Drawing titled "appendix 2" (PDF document entitled Appendix 2 rev 2" received by the local planning authority in an email from John Henry dated 05.01.2023 at 11:11hrs.

Case Officer: Michael Sackey

DATE: 22 December 2022

Checked By: Nathanael Stock

DATE: 05.01.2023
