

**OS Parcel 9100 Adjoining And East Of Last
House Adjoining And North Of Berry Hill Road
Adderbury**

23/00514/DISC

Case Officer: Chris Wentworth **Recommendation:** Approve
Applicant: Hayfield Homes Construction Limited
Proposal: Discharge of Condition 13 (residential privacy) of 22/00959/REM
Expiry Date: 21 April 2023 **Extension of Time:**

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site lies to the south of the village of Adderbury, on the north side of Berry Hill Road, close to the A4095 but separated from it by a field and a public right of way (PROW). The land extends to 4ha in area and is currently agricultural land surrounded by field hedgerows and trees, although it was recently granted consent at appeal (September 2021) to be developed for 40 homes (see planning history below).
- 1.2. To the east edge of the site was a stable and haybarn and a large part of the land (northern and eastern portions) was used for associated equestrian purposes. To the south and east of the site are agricultural fields, to the west is residential development in the form of a ribbon of detached houses set back from Berry Hill Road and to the north is further agricultural land that slopes down to the north, with a sewerage treatment works close to the northern boundary of the site, just beyond another PROW.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. Condition 13 (Residential Privacy) of reserved matters planning permission reference 22/00959/REM.

3. RELEVANT PLANNING HISTORY

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

19/00963/OUT – Outline application for the erection of up to 40 homes, public open space and other infrastructure, with all matters reserved except access – Allowed at appeal (3255419) 1 June 2021.

22/00996/REM – Reserved matters application for Reserved matters approval for 49 dwellings, including appearance, landscaping, layout and scale pursuant to planning permission 19/00963/OUT – Approved 13 February 2023.

4. RESPONSE TO CONSULTATION

- 4.1 None undertaken.

5. APPRAISAL

- 5.1 Revised landscape plans have been approved by the LPA in relation to application 22/03437/DISC, to discharge Condition 17 (Landscape Scheme) attached to the outline planning consent 19/00963/OUT. These same approved details have been submitted as part of this application, to enable the discharge of Condition 13, as attached to the Reserved Matters permission.
- 5.2 As required by Condition 10, additional tree planting is provided between the rear garden boundaries of Plots 8-10 and 17-18; Plots 4-6 and 20-21; and Plots 35 and 36 to enhance privacy and residential amenity. In addition, the following measures have been taken to enhance residential privacy between plots to address the intentions of Condition 13, and to obviate the need for obscure glazing to be provided to first floor bedroom windows of Plots 1 and 33.
- 5.3 Revised roof pitch to the garage with respect to Plot 33, to restrict any overlooking and to address privacy concerns associated with Plot 29 is also proposed. The submission of such detail is considered sufficient to discharge condition 13 of planning ref 22/00959/REM.

6. RECOMMENDATION

That Planning Condition 13 of 22/00959/REM be discharged based upon the following:

Condition 13:

Landscape Proposals – Dwg. No. HAY23648-11E Sheet 1 of 3 Rev E
Landscape Proposals – Dwg. No. HAY23648-11E Sheet 2 of 3 Rev E
Landscape Proposals – Dwg. No. HAY23648-11E Sheet 2 of 3 Rev E

Case Officer: Chris Wentworth

DATE: 18 April 2023

Checked By: Andy Bateson

DATE: 18th April 2023
