

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 7

Tue 3 June 2025

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

E WTC/001/25	Approved	81-83 CORN STREET
E WTC/029/25	Approved	WITNEY LIBRARY, WELCH WAY
C WTC/030/25	Approved with Conditions	8B MARKET SQUARE
District COMMENT The 14 cycle parking spaces hereby approved shall be installed according to plan 445/19/FUL/PL1002 within 6 months of the date of this consent or prior to occupation whichever is the sooner and, shall be retained as installed thereafter.		Local COMMENT While Witney Town Council does not object to this application in terms of material concerns and welcomes the addition of a single dwelling property in the Town Centre, Members expressed concerns that the newly relocated bin store seems to obstruct access to the fire escape and requested that Officers ensure it remains clear.
REASON: To ensure that adequate cycle parking facilities are provided, according to policy T3 of the West Oxfordshire Local Plan 2031.		
The bin storage hereby approved shall be installed according to plan 445/19/FUL/PL1002 within 6 months of the date of this consent or prior to occupation whichever is the sooner, and shall be retained as installed thereafter.		
REASON: To ensure adequate bin storage facilities are provided in the interests of residential amenity and convenience.		
E WTC/033/25	Approved	49 NEWLAND
E WTC/035/25	Approved	12 HARVEST WAY
E WTC/038/25	Approved	30 SCHOFIELD AVENUE
E WTC/039/25	Approved	9 DENE RISE
E WTC/041/25	Approved	116 COLWELL DRIVE
E WTC/043/25	Approved	94 EATON CLOSE
E WTC/045/25	Approved	35 FARMERS CLOSE
C WTC/046/25	Approved	9 MOUNTFIELD ROAD
District COMMENT The proposal includes the conversion of		Local COMMENT Witney Town Council objects to this application. Members consider that the proposed internal layout and floor space do not provide adequate living conditions. The space appears confined and poorly lit, raising concerns about the overall quality of the accommodation. As such, the proposal is not considered to comply with Policy OS4 of the West Oxfordshire District Council Local Plan, which requires development to demonstrate high quality, inclusive and sustainable design, and to contribute to the creation of a safe and pleasant environment.

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 8

Tue 3 June 2025

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 2

GRANTED PLANNING PERMISSIONS

the existing garage and conservatory as well as single storey front and side extensions to create additional living space. The conversion of the existing garage alongside the side extension will see the introduction of ancillary accommodation with both external access to the front and internal access via the host dwelling.

The conservatory conversion proposes for the existing lean-to structure to have sliding door access into the garden including tiled roof with two new rooflights. The front extension will relocate the front door to the property's most southerly elevation as well as reconfiguring the kitchen/living space on the ground floor. The materials proposed will match that of the existing property, being brick with tiled roofs and white uPVC doors and windows. The flat roof of the extension is proposed to be of single ply construction including a new rooflight above the ancillary accommodation's living area.

Witney Town Council has objected to the application as it considers the proposed internal layout and floor space of the garage conversion/side extension do not provide adequate living conditions. These comments are based on the first iteration of drawings which have since been updated to provide internal access to this area via the host dwelling, as previously this area of the proposal was entirely separate from the existing property. Following the update to include internal access, officers are satisfied that the arrangement is acceptable subject to condition that the accommodation remains ancillary to the main property, as officers agree that a separate dwelling of this nature would not be acceptable.

Officers are of the opinion that the scale and design of the proposal complies with Policy OS4 of the West Oxfordshire Local Plan 2031 which states that "new development should 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". Policy H6 of the Local Plan also states that "alterations, extensions or sub-division of existing dwellings will respect the character of the surrounding area and will not unacceptably affect the environment of people living in or visiting that area" which officers consider this proposal complies with.

Members also noted aspects of the design that may require scrutiny from Building Control to ensure full compliance with relevant regulations and standards.

Furthermore, Members request that, if permission is granted, a condition be imposed confirming that the use of the extension remains ancillary to the main property.

In addition, Members raised concerns regarding the potential impact of the development on existing drainage infrastructure, noting the loss of permeable drainage and would ask that mitigating measures are considered to help decrease the possibility of surface water flooding in this area, in accordance with Policy EH7 of the West Oxfordshire Local Plan 2031.

E WTC/048/25	Approved	23 DUCKLINGTON LANE
E WTC/049/25	Approved	32 CORN STREET
E WTC/064/24	Approved with Conditions	UNIT 4-5