

PLANNING

ELECTRONIC
VERSION

Planning Decision

P22/S1846/FUL

Mr Romahi
c/o JPPC- Chartered Town Planners
Bagley Croft
Hinksey Hill
OXFORD
OX1 5BD

PLANNING PERMISSION

Application No : **P22/S1846/FUL**

Application proposal, including any amendments :

Change of use from existing ancillary use treehouse to dual use as ancillary use treehouse and part-time holiday accommodation use.

Site Location : **The Oaks Old Road Shotover OX3 8TA**

South Oxfordshire District Council hereby gives notice that **planning permission is GRANTED** for the carrying out of the development referred to above strictly in accordance with the description, plans and specifications contained in the application (as varied by any amendments as referred to above) subject to the following condition(s) :

1. That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, 7824 B1, P01 and P03, except as controlled or modified by conditions of this permission.

Reason: To secure the proper planning of the area in accordance with Development Plan policies.

2. The additional residential accommodation hereby permitted shall be occupied only as either accommodation ancillary to the existing dwelling or for holiday accommodation.

Reason: To ensure that the building is used for temporary holiday accommodation and does not become used for more permanent accommodation which would be contrary to local plan policy (Policies DES1,



EMP10, EMP11, ENV1 and START6 of the South Oxfordshire Local Plan 2035).

3. As holiday accommodation, no part of the accommodation shall be occupied by the same person(s) for a period exceeding 7 days in any 90-day period. Records of the length of stay of each holiday guest (dates of arrival and departure) using the building shall be maintained at all times and shall be made available for inspection by the council upon request.

Reason: To ensure that the building is used for temporary holiday accommodation and does not become used for more permanent accommodation which would be contrary to local plan policy (Policies DES1, EMP10, EMP11, ENV1 and START6 of the South Oxfordshire Local Plan 2035).

NB: The above permission/consent may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development/works cannot be made until the particular requirements of the pre-condition(s) have been met.

NB: This approval is specific to the details of the development as shown on the approved plans and other associated documentation. Unless otherwise agreed by the Council any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. As such the Council must be advised in writing of any proposed variations from the approved plans and other associated documentation at the earliest stage possible. A decision will then be made as to whether the changes can be dealt with as a minor revision to the approved details or whether a revised application is required.

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Reason for Decision

Planning permission for the proposed change of use is granted. The proposal in principle is acceptable as it would promote tourism and contribute to the rural economy. Furthermore, the proposed dual use would not materially harm the amenity properties nor cause any harm to the highway network or character of the area. In conjunction with the attached conditions, the proposal accords with relevant planning policy.

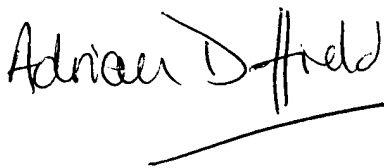
In accordance with paragraph 38 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents of issues that arise during the processing of their application and where possible suggesting solutions to problems.

Note : A more detailed explanation is available in the officer's report, available in the application case file.

Key Policies

DES1	Delivering High Quality Development
DES2	Enhancing Local Character
DES6	Residential Amenity
EMP10	Development in Rural Areas
EMP11	Tourism
ENV1	Landscape and Countryside
STRAT6	Green Belt
TRANS5	Consideration of Development Proposals

Note : The full wording of the above policies are available on our website or in the local plan documents, at our offices.



Head of Planning
6th July 2022

STATUTORY INFORMATIVE

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under sections 78 and 79 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from :

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN
Telephone : 0303 444 5000
www.planningportal.gov.uk
email: enquiries@pins.gsi.gov.uk.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council

(District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

OTHER INFORMATION

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website (www.planningportal.gov.uk).

BUILDING OVER GAS MAINS AND SERVICES

Please note before you plan to dig, or carry out building work within the SGN gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development **and**
2. Contact the SGN Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone SGN with general plant protection queries. See SGN details below: Phone 0800 912 1722 or email plantlocation@sgn.co.uk

For further information please refer to:

<https://www.sgn.co.uk/damage-prevention>

<https://www.sgn.co.uk/help-and-advice/digging-safely>