

Mr Martin Leay
Phoenix House
Phoenix Way
Cirencester
GL7 1QG

Our Ref: 24/01861/FUL
Date Received: 16th July 2024
Parish: Little Tew

The Town and Country Planning Act

NOTICE OF DECISION

West Oxfordshire District Council, as Local Planning Authority, hereby **refuses** the application, as outlined below.

Proposed: Erection of a country house and gardens, stables courtyard, new highway accesses, solar array, drainage works and landscape proposals, including a new lake (Additional information submitted).

At: Land At E 437424 N 228877 Chipping Norton Road Little Tew
Oxfordshire

For: Mr R Burkle

REFUSAL REASON:

- I The proposed development, by reason of its nature, siting, scale, massing, design and form, would fail to represent a development which would help to raise standards of design more generally in rural areas, and would be adversely urbanising and transformative in the landscape, failing to significantly enhance its immediate setting, or be sensitive to the defining characteristics of the local area. The development would also result in a high level of less than substantial harm to the setting of the Little Tew Conservation Area. The public benefits are not considered to outweigh this harm identified. Assessing the scheme in the wider planning balance, the benefits of the proposal, which include the provision of a single private dwellinghouse towards the Council's housing land supply shortfall, the provision of BNG, the introduction of a new public access, and short-term benefits to the local economy and trade/skills opportunities through the construction period would not outweigh the identified harm to the heritage assets, the landscape character and setting of the village. As such, the proposal is contrary to policies OS2, OS4, H2, EH2, EH9, EH10, EH11, EH13, EH14 and EH16 of the West Oxfordshire Local Plan 2031, the relevant provisions of the National Planning Policy Framework; in particular paragraphs 11(d), 84(e) and 215, the West Oxfordshire Design Guide and the Little Tew Conservation Area Appraisal.

Chris Hargraves

Head of Planning

Dated 17th October 2025

IT IS IMPORTANT THAT YOU READ THE NOTES ACCOMPANYING THIS NOTICE. THESE CAN BE FOUND AT www.westoxon.gov.uk/decisionnotes. If you require a hard copy or do not have access to the internet please contact us on 01993 861420 and we will provide you with a paper copy.