

PLANNING

ELECTRONIC
VERSION

Planning Decision

P24/S2700/S73

Zephyr X Developments Ltd
c/o Westbourne Planning Ltd
The Bloomsbury Building
10 New Oxford Street
London
WC1A 2SL

PLANNING PERMISSION

Application No : **P24/S2700/S73**

Application proposal, including any amendments :

Section 73A application to vary conditions 3 (Landscaping compliance), 11 (Windows obscure glazed and fixed shut) and 14 (Approved plans) on application P23/S4055/S73 to allow internal and external changes to the approved building and changes to landscaping. (Amended plans received 1 November 2024 and 08 April 2025 and amplified by additional information received 29 January 2025 and 08 April 2025)

(Variation of conditions 2, 3, 4, 5, 6, 13 and 14 of planning permission P11/S0126 to allow changes to tree protection measures and landscaping details.

(Partial demolition of existing care home, Eastfield House, construction of extensions and associated works and change of use of land at the rear of the home from C3 to C2 to provide additional external amenity space)

Site Location : **Cedar Lodge Care Home Eastfield Lane Whitchurch On Thames RG8 7EJ**

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. Blank - condition no longer necessary as development has commenced.
2. The exterior of the development hereby permitted shall only be constructed in the materials approved by application P16/S1919/DIS on 8 September 2021, which are:

Walls - Wienerberger Autumn Russet Sovereign Stock brick
Roof - Marelly Eternit Acme Double Camber Clay Plain tile in Smooth Brindle
Cills, Heads and Quoins - Cast Stone by Grecon UK - Old Bath
String Course - Cast Stone by Grecon UK - Old Bath
Door Surround - Cast Stone by Grecon UK - Old Bath
Rainwater Goods - Black uPVC
Windows - White uPVC
Doors - White colour coated aluminium

Reason: In the interests of the visual appearance of the development in accordance with Policies DES1 and DES2 of the South Oxfordshire Local Plan 2035.

3. All hard and soft landscape works shall be carried out in accordance with the details shown on the following plans:

General arrangement plan drwgn CLW-SRLA-ZZ-GF-PL-L-0001 Rev C03
Planting Plan (centre) drwgn CLW-SRLA-ZZ-GF-PL-L-0072.3 Rev C03
Planting plan (north) drwgn CLW-SRLA-ZZ-GF-PL-L-0072.1 Rev C03
Planting plan (south) drwgn CLW-SRLA-ZZ-GF-PL-L-0072.4 Rev C03
Tree planting plan drwgn CLW-SRLA-ZZ-GF-PL-L-0081 Rev C03

Reason: To help to assimilate the development into its surroundings in accordance with Policies ENV1, DES1 and DES2 of the South Oxfordshire Local Plan 2035.

4. The approved hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development, or in accordance with a programme to be agreed with the Local Planning Authority. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written approval to any variation.

Reason: To help to assimilate the development into its surroundings in accordance with Policies ENV1, DES1 and DES2 of the South Oxfordshire Local Plan 2035.

5. Tree protection measures shall be undertaken in accordance with the details contained in the AA Arboricultural Method Statement 11785_AMS.001 Rev A

(dated January 2024) and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written approval of the Local Planning Authority.

Reason: To safeguard trees which are visually important in accordance with Policies ENV1, DES1, and DES2 of the South Oxfordshire Local Plan 2035.

6. The development shall be carried out in accordance with the arrangements for the disposal of surface water approved by application P16/S1956/DIS agreed on 17 August 2021, which are:

Proposed Stormwater Drainage Layout EAS-PAS-XX-XX-DR-C-3000 Rev P04
Proposed Stormwater Drainage Details EAS-PAS-XX-XX-DR-C-3200 Rev P01
SUDS Calculation (11 June 2021)
SUDS Operation & Maintenance Manual (19 July 2021)
REC Ltd - Soil Infiltration Testing (15 August 2016)
Proposed Drainage Layout drwgn 01A
44051 - Soakaway Design 1-100 + 30% CC Volume Rev A
Flood Risk Assessment (31 May 2018)
Groundwater Impact Assessment (December 2018)

Reason: To ensure the proper provision of surface water drainage and to ensure flooding is not exacerbated in the locality in accordance with Policy EP4 of the South Oxfordshire Local Plan 2035.

7. No external lighting shall be installed at the development hereby permitted other than in accordance with the lighting details approved by application P25/S0284/DIS, which are:

General arrangement - ornamental lighting plan drwgn CLW-SRLA-ZZ-GF-PL-L-0091 Rev C01

or in accordance with alternative details which have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect neighbouring residential amenity in accordance with Policy DES6 of the South Oxfordshire Local Plan 2035.

8. Within one month of the date of this permission, a bat enhancement strategy informed by up to date bat surveys and which details bat roosting features (internal, integral, external and tree mounted) to be installed on the building, shall be submitted to and approved in writing by the Local Planning Authority. Within three months of the approval of the submitted details, all approved enhancement features shall be implemented in full and retained as such

thereafter.

Reason: to compensate for impacts on protected species and enhance biodiversity in accordance with Policies ENV2 and ENV3 of the South Oxfordshire Local Plan 2035 and paragraph 187 of the NPPF.

9. No part of the development hereby permitted shall be occupied until space has been laid out within the site in accordance with Drawing nos. 344/010 Rev D and 344/011 Rev A for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The vehicle parking and turning areas so provided shall thereafter be permanently retained for their designated purpose.

Reason: In the interests of highway safety and to ensure the provision of off-street car parking in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.

10. Demolition or construction works shall not take place outside the following hours: 0800 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays, nor at any time on Sundays or Bank Holidays.

Reason: To ensure that the development is not unneighbourly in accordance with Policy DES6 of the South Oxfordshire Local Plan 2035.

11. Prior to first occupation of the development hereby permitted the windows at first and second floor levels in the west side elevation, and the eastern-most north facing dormer, shall be obscure glazed and fixed shut and thereafter permanently retained in that condition.

Reason: To ensure that the development is not unneighbourly in accordance with Policy DES6 of the South Oxfordshire Local Plan 2035.

12. The development hereby permitted shall not be used for any purpose other than as a care home under Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: To prevent unlawful use of the development.

13. The Full Travel Plan (dated April 2021) approved by application P16/S1919/DIS on 8 September 2021, shall be implemented upon first occupation of the development hereby permitted, and therefore adhered to throughout the continuation of the use of Eastfield House as a care home.

Reason: To promote the use of non car modes of transport in accordance with Policy TRANS4 of the South Oxfordshire Local Plan 2035.

14. The development hereby permitted shall be carried out in accordance with the

following approved plans:

Location Plan drwgn LOC-001
Floor plan lower ground proposed drwgn 23/13618/103 Rev B
Floor plan ground proposed drwgn 23/13618/102 Rev C
Floor plan first proposed drwgn 23/13618/103 Rev A
Floor plan second proposed drwgn 23/13618/104 Rev A
Roof plan proposed drwgn drwgn 23/13618/105 Rev C
Elevations proposed drwgn 23/13618/110 Rev F
Elevations proposed drwgn 23/13618/111 Rev F
Topographical Survey drwgn 9658 Rev A
Comparative Parking Plan drwgn 344/010 Rev D
Proposed Vehicle Turning Site Plan drwgn 344/011 Rev A

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

15. The external terrace hereby permitted shall not be used as a balcony, garden area, area for sitting out, or similar amenity area, and no seating or other furniture shall be placed on the terrace.

Reason: To protect neighbouring residential amenity in accordance with Policy DES6 of the South Oxfordshire Local Plan 2035.

16. Notwithstanding the submitted details, the rating noise level from the internal plant hereby permitted shall be at least 5 dB below the pre-existing background noise level (L90) when measured at the nearest noise sensitive premises. Measurements and rating of noise for the purpose of this conditions shall be in accordance with BS4142:2014 -Method of rating industrial and commercial sound.

In the event of noise levels exceeding these limits, a scheme of noise mitigation designed so as to achieve compliance with these maximum levels shall be submitted to and approved in writing prior to the occupation of the development. The approved mitigation shall then be installed in complete accordance with the approved details prior to the occupation of the development and retained in perpetuity thereafter.

Reason: To safeguard the amenities of residents of nearby properties in accordance with Policy ENV12 of the South Oxfordshire Local Plan 2035.

17. No external plant or mechanical services (flues, kitchen extract, refrigeration, air conditioning plant etc) shall be installed at the development unless details of the plant or services to be installed have been submitted to and approved in writing by the Local Planning Authority.

The details shall include an acoustic report, prepared in accordance with BS4142 (2014) 'Method for rating industrial noise affecting mixed residential and industrial areas'. The rating noise level from the external plant proposed shall be at least 5 dB below the pre-existing background noise level (L90) when measured at the nearest noise sensitive premises. The report shall include any mitigation measures necessary to ensure that levels of noise arising from the proposed mechanical services do not adversely affect surrounding properties. Thereafter the development shall be implemented and maintained in accordance with the approved details.

Note - It is recommended that an acoustic consultant qualified (as a minimum) to be an associate member of the Institute of Acoustics carry out this work. A list of accredited consultants can be found on the Institute of Acoustics website www.ioa.org.uk or by telephoning 01727 848195.

Reason: To protect the occupants of nearby residential properties from loss of amenity due to noise disturbance and in accordance with Policy ENV12 of the South Oxfordshire Local Plan 2035.

18. Prior to occupation of the development hereby approved, any external plant which has not been approved by this permission (including but not limited to air conditioning units, kitchen extract equipment, and flues) shall be removed unless satisfactory details pursuant to condition 17 have been submitted to and agreed in writing by the local planning authority.

Reason: To protect the occupants of nearby residential properties from loss of amenity due to noise disturbance and in accordance with Policy ENV12 of the South Oxfordshire Local Plan 2035.

NB: For the avoidance of doubt, those elements of the development not shown on the submitted plans, including but not limited to external plant comprising air conditioning unit(s) and external flue(s), do not benefit from permission as a result of this decision.

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

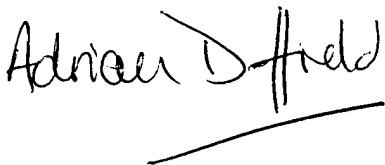
with as a minor revision to the approved details or whether a revised application is required.

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.

Key Policies

DES1	Delivering High Quality Development
DES2	Enhancing Local Character
DES3	Design and Access Statements
DES6	Residential Amenity
ENV1	Landscape and Countryside
ENV2	Biodiversity - Designated sites, Priority Habitats and Species
ENV3	Biodiversity
ENV5	Green Infrastructure in New Developments
ENV6	Historic Environment
ENV7	Listed Buildings
ENV8	Conservation Areas
STRAT1	The Overall Strategy
ENV12	Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution)

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
22nd May 2025

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>