

APPLICATION NO.	P06/W1092
APPLICATION TYPE	FULL
REGISTERED	26.10.06
PARISH	WHEATLEY
WARD MEMBER(S)	Roger Bell, Sarah Gray
APPLICANT	Mr John Coombes
SITE	33 Park Hill, Wheatley
PROPOSAL	Demolition of existing chalet bungalow and erection of new dwelling with double carport (as amended by plans accompanying agent's letter dated 28 November 2006).
AMENDMENTS	Amended plans accompanying agent's letter dated 28 November, showing deletion of balcony on west elevation and revised building alignment.
GRID REFERENCE	459372/206106
OFFICER	Miss N Bedggood

1.0 INTRODUCTION

- 1.1 This application is before the Planning Committee as the Officer's recommendation conflicts with the views of the Parish Council.
- 1.2 The site lies within the built up area of Wheatley towards the northern edge of the village. The property is accessed via Park Hill, a narrow, single track access. The existing dwelling is a brick chalet bungalow located near the eastern end of the rectangular site. The property slopes down steeply to the west from approximately halfway along the east-west axis. There are a number of mature trees on the property, primarily to the rear (west) of the dwelling and also along the northern boundary. The property to the north, Kilmani, is elevated several metres above the subject site, although the properties directly south are at a similar level. The site is identified on the Ordnance Survey extract **attached** at Appendix 1.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for the demolition of the existing chalet bungalow and the erection of a new dwelling with double carport.

The dwelling has been designed around an internal courtyard. A double carport is proposed at the front (east) of the property, linked to the dwelling by a covered walkway. The main living areas are located on the ground floor, with the 4 bedrooms situated on the first floor.

- During the processing of the application, the applicant was advised of officer
- 2.3 concerns regarding the potential loss of privacy to neighbouring properties, in particular no. 28 Westfield Road, resulting from the proposed balcony on the west elevation. This element of the proposal has now been deleted. In addition, the alignment of the proposed dwelling has been slightly altered so that the rear (west) elevation is in line with the back wall of the existing bungalow as stated in the Design Statement submitted with the application. Amended plans were received on 1 December 2006.
- 2.4 A copy of the amended plans and the applicant's Design Statement are **attached** at Appendix 2.

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 Parish Council
unneighbourly.

with

the

Neighbours
from

Westfield

Refuse. Several features are

Out of keeping in scale and style

existing properties.

Concerns of overlooking balcony.

Potential overlooking if extra windows

Installed in south elevation.

Loss of light to bungalow to south due to

higher and bulkier south elevation.

The design statement is incorrect - the

proposed building is further west than

existing

Four letters of objection were received

neighbours at 26, 28, 38 and 40

Road.

Their concerns included;

- large size of the proposed dwelling, including increase in height
- overlooking of properties to the south and west, due to window position and increased height of dwelling
- dwelling to be built much further west than existing bungalow and will intensify view into bedroom windows of properties to the south.
- view of the proposed dwelling will be greater due to increased size and height
- little screening afforded by trees along southern boundary on neighbouring properties
- the demolition of the existing garage and position of proposed dwelling will increase level of noise from A40
- noise and disruption during construction phase
- distinction between 'urban and rural' should be maintained
- access should only be from Park Hill and not Westfield Road.

Monson

No observations

Environmental Health

No objection, subject to condition requiring a contaminated land investigation to be carried out.

Building Control

No objection

Forestry Officer No objection, subject to a condition requiring

the provision of a tree protection scheme

4.0 RELEVANT PLANNING HISTORY

4.1 P05/W0116/O – Demolition of one chalet style detached dwelling and erection of two detached dwellings. (As amended by letter and drawing number 04136-P01 received from agent on 9 March 2005). Refusal of Outline Planning Permission on 04 April 2005

5.0 POLICY & GUIDANCE

5.1 Adopted South Oxfordshire Local Plan Policies (SOLP 2011):

H4 – Towns and larger villages outside the Green Belt

D1 – Good design local distinctiveness

D2 – Vehicle and bicycle parking

D3 – Plot coverage and garden areas

D4 – Privacy and daylight

D7 – Access for all

D8 – Energy, water and materials efficient design

D10 – Waste management

PPG3 Housing, PPS 3 Draft

South Oxfordshire Design Guide.

6.0 PLANNING CONSIDERATIONS

6.1 Within the larger villages outside the Green Belt, permission will normally be granted for replacement dwellings, subject to amenity, environmental and traffic considerations as set out in Policy H4 of the Local Plan. Wheatley is considered as a larger village outside the Green Belt and therefore the principle of a replacement dwelling on the subject property is supported by Local Planning policy.

6.2 The main issues to consider with this application are:

- Whether an important open space of public, environmental or ecological value is lost, or an important public view spoilt;
- Whether the design, height, scale and materials of the proposed

- development are in keeping with its surroundings;
- Whether the character of the area is adversely affected;
 - Whether there are any overriding amenity, environmental or highway objections
 - Whether the proposal is unneighbourly.

6.3 Whether an important open space of public, environmental or ecological value is lost, or an important public view spoilt;

The proposal is for a replacement dwelling on a previously developed site. The proposed dwelling is located in a similar position to the existing dwelling and therefore no important open space or public view is spoilt by the proposal.

6.4 Whether the design, height, scale and materials of the proposed development are in keeping with its surroundings;

The footprint of the replacement dwelling is approximately 110 square metres larger than the existing bungalow (268m² compared to 158m²). Much of the increase of the footprint is to be accommodated at the front (eastern end) of the site, away from neighbours. The size of the dwelling needs to be considered in context with the size of the plot. The plot size is 1488 square metres and can easily accommodate a dwelling of the size proposed while still maintaining adequate amenity space. Plot coverage equates to approximately 18 per cent. This is below the 30 per cent figure stated in the Design Guide as an overdevelopment indicator for detached housing.

The proposed dwelling is to be 300mm higher than the existing chalet bungalow, as confirmed in the letter from the applicant's agent, dated 28 November. This increase in height is minor and will largely be located towards the eastern and northern site boundaries. The topography of the site screens much of the dwelling from the north as it is set in to the base of the slope and the neighbouring dwelling to the north is considerably elevated above the subject site. The increased bulk of the dwelling is located away from neighbours to the south and west.

Sustainable Features

The applicant proposes several environmentally sustainable features in the construction of the new dwelling in accordance with Policy D8 of the SOLP. The proposed new dwelling has some quite large glass areas. Compliance with current Building regulations for thermal insulation will necessitate the use of Pilkington K glass (or better) and a higher than minimum standard of insulation for the solid walls and roof of the building. They intend to incorporate building materials

obtained from Natural Building Technologies (or similar) in the construction of the house. This Company specialises in natural materials with low CO2 emissions during manufacture, and therefore low embodied energy. They also propose use of natural sustainable materials wherever possible because they are easily reused and recycled, and they can be disposed of without any hazard. They also provide a healthier environment within the building. Timber framing sourced from renewable resources will be used for parts of the structure. The applicant proposes to reduce the total energy requirement for the new dwelling further by using ground-source heat-pump to extract heat from the ground. These installations typically convert one unit of energy into four, resulting in lower CO2 emissions, even when the electricity used by the pump is produced by a coal fired power station.

Overall, it is considered that the proposal is appropriate in terms of the design and scale.

6.5 Whether the character of the area is adversely affected;

The proposed dwelling differs somewhat from development on immediately adjoining sites to the north and south. However, the character of the immediate area is relatively varied. The two dwellings to the south are modest bungalows, while the dwelling to the north is two storey. Three recently constructed detached two storey dwellings are located to the east/south east of the site and development to the west is also of varying design. There is a mixture of styles and materials used in the area and the proposal will not be at odds with that varied character.

6.6 Whether there are any overriding amenity, environmental or highway objections

The proposal is a replacement dwelling in a developed residential area. There are no adverse effects on the amenity of the site or on the amenity of neighbouring properties. Environmental Health have assessed the proposal and recommend a condition requiring that a contaminated land investigation be carried out as the site was previously a quarry and has been infilled with unknown material. Access to the site is existing and there are no changes proposed to the access as part of this application. There are therefore no highway issues.

6.7 Whether the proposal is unneighbourly.

The design, scale and siting of the existing bungalow is a material planning consideration and therefore one has to consider whether there is a significant difference between the existing bungalow and the proposed replacement dwelling in terms of neighbour impact.

The proposal has a rather complex design, with four varied elevations. It is largely the southern and western elevations that will be visible from neighbouring

properties, namely no's 26, 28, 38, and 40 Westfield Road. The western elevation can not be viewed in its entirety from any one property. Existing vegetation on neighbouring properties, even in winter, interrupts the view of this elevation and the proposal has been designed so that there are no primary windows located along this elevation. The southern elevation will be viewed from an angle or from properties located some distance below the building level. Only one window has been incorporated on this elevation at first floor level, which is in keeping with the design of the existing bungalow.

There would not be any significant increase in overshadowing of the neighbouring properties to the south. The proposed dwelling would be 300mm higher than the existing chalet bungalow and while the front gable of the dwelling introduces a two storey element in closer proximity to the southern boundary, the building line has been set back 1 metre further from the neighbouring dwellings to the south. Further, the proposed dwelling is to the north of the neighbouring bungalows and will have little effect on the amount of light entering the rear gardens of these properties.

The windows proposed along the southern elevation at first floor level are located some 13 metres from the rear gardens of the properties to the south and some 25 metres from the back walls of the neighbouring dwellings. These windows are to light a hallway and shall be obscure glazed to maintain privacy for both the applicant and the neighbours. There is existing close-board fencing along the southern boundary of the property and it is not considered that the proposal will increase overlooking at ground level or result in any additional loss of privacy.

There is a dormer window in the west elevation of the existing bungalow on the first floor. This window looks out over the rear garden of the property and the proposed window in the western wall of the master bedroom of the replacement dwelling will not increase any overlooking or have a greater impact on the privacy of neighbouring properties to the south and west. The balcony that was proposed leading out from this window has been deleted from the proposal.

With regards to the remaining neighbour objections, it should be noted that it is recommended that a landscaping scheme be submitted as a condition to particularly address the boundary treatment along the southern boundary and provide some additional screening of the dwelling. The garage could be demolished without requiring planning permission and the objection relating to increased noise from the A40 is not relevant to determining the application. The applicant will be informed of expected working hours and construction noise is to be expected with any form of new development.

Overall, it is therefore considered that the proposal will not adversely impact upon neighbouring properties to a greater extent than the existing bungalow.

7.0 CONCLUSION

7.1 Your officers consider that the design and scale of the proposed replacement dwelling is acceptable. The proposal does not adversely affect the character or appearance of the area and is not un-neighbourly to adjacent properties. There are no adverse highways or environmental issues.

8.0 RECOMMENDATION

8.1 That planning permission be granted subject to the following conditions:

- 1. Commencement 3 years**
- 2. Samples of all materials**
- 3. Windows on south elevation at first floor level shall be obscure glazed.**
- 4. No additional windows shall be constructed in south or west elevations of the
dwelling**
- 5. Landscaping scheme for boundary screening**
- 6. Tree protection scheme**
- 7. Slab levels to be agreed**
- 8. Contaminated land investigation**

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