

SUBJECT **DEVELOPMENT APPLICATION REPORTS** **ITEM 8**
REPORT OF Head of Planning & Building Control

APPLICATION NO. P06/W1210
APPLICATION TYPE FULL
REGISTERED 27.11.2006
PARISH WHEATLEY
WARD Mr Roger Bell
MEMBER(S) Ms Sarah Gray
APPLICANT Mrs P Martin-Smith
SITE 3 The Croft, Farm Close Lane Wheatley
PROPOSAL Erection of two storey dwelling house with new vehicular access as clarified by agent's letter of 30 January 2007 and plan received 1 Feb 2007.
AMENDMENTS
GRID REFERENCE 459793/205608
OFFICER Mrs K Gould (W)

1.0 INTRODUCTION

- 1.1 The application is referred to Committee because the recommendation conflicts with the views of the Parish Council.
- 1.2 The site is located within the built up limits of Wheatley and is adjacent to the Wheatley Conservation Area in an elevated position overlooking High Street and Church Road. The site occupies a prominent corner location and currently has a large, dilapidated building on it and is used for parking of vehicles. Part of the site is overgrown and there are distinct changes of levels within the site. The site is identified on the Ordnance Survey Extract **attached** at Appendix 1.
- 1.3 Two previous proposals to develop this site have been submitted. Planning ref P06/W0448 for a single dwelling was withdrawn prior to determination and planning ref P06/W1210 for a single two storey dwelling which was refused due to the lack of detail submitted regarding levels and the excessive number of dormer windows. This current planning application has been submitted following discussions with your officers and the OCC highways liaison officers.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for the erection of a two storey, two bedroom dwelling and the construction of a new vehicular access off Mulberry Drive. The new dwelling would turn a corner to face Farm Close Lane and Mulberry Drive. A pedestrian access would be from Farm Close Lane.
- 2.2 The building would be clad in natural with a clay tiled roof and timber windows. The elevation onto Mulberry Drive would be stepped to accommodate the slope of the land. The planning application has been advertised as affecting the character and appearance of the Conservation Area.
- 2.3 Reduced copies of the plans accompanying the application together with the design and access statement and the agent's letter of 30 January, 2007 are **attached** at Appendix 2.

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 Monson – No Objection

Neighbours Objectors (3) – New dwelling will overlook 2 Farm Close and 1 Crown Square, will reduce no of a car parking spaces for The Croft, out of character, should be left for parking. Mulberry Drive is a busy road with limited visibility.

OCC (Highways) – No objection subject to conditions. A full copy of the consultation response is **attached**.

Wheatley Parish Council – Objection – removes parking from the cottages resulting in street parking on Mulberry Drive, new vehicular access on to Mulberry Drive, on a hill and on a bend which already has parked cars on it. A full copy of the consultation response is **attached**.

Conservation Officer – No Objection subject to conditions re materials and fenestration details. I think the proposals could enhance the character of the adjacent conservation area provided the details are an accurate reflection of the local vernacular and the standard of materials and workmanship are of high quality.

Environmental Health – No objection subject to standard conditions.

4.0 RELEVANT PLANNING HISTORY

4.1 P06/W0837 – Erection of dwelling house and construction of a new vehicular access – refused

P06/W0448 – Erection of a single dwelling – withdrawn prior to determination.

P73/M0413 – Erection of two storey dwelling with garage – Refused

P72/M0416 – Erection of two storey dwelling with garage and access – Refused.

5.0 POLICY & GUIDANCE

5.1 Adopted South Oxfordshire Local Plan Policies:

G2 – Protection of District's resources

G6 – Quality of design and local distinctiveness

EP8 – Contaminated land

D1 – Principles of good design

D2 – Parking for vehicles and cycles

D3 – Provision of private amenity areas

D4 – Privacy for new dwellings

D8 – Conservation and efficient design

H4 – Larger villages within the Green Belt

H7 – Mix of units

H8 – Density

H9 – Affordable housing

CON 7 – Proposals affecting a conservation area.

South Oxfordshire Design Guide

PPS1 – Delivering sustainable development.

PPS3 – Housing

6.0 PLANNING CONSIDERATIONS

6.1 The main issues in this case are:

- Whether the principle of development is acceptable
- H4 criteria
- Plot coverage, density and provision of gardens

6.2 The site lies within the built up confines of Wheatley which is one of the larger villages within South Oxfordshire. As such the principle of a dwelling on this site is acceptable.

H4 criteria issues. Policy H4 of the South Oxfordshire Local Plan indicates that proposals for housing on sites such as this are acceptable subject to the following criteria:

i. That an important open space of public, environmental or ecological value is not lost.

The site occupies a corner location adjacent to the Wheatley conservation area and is currently untidy in appearance. Part of the site has a concrete surface and is occupied by two brick and reconstituted stone garages without roofs. The site is currently used for the parking of vehicles. As such the site is not open or of environmental or ecological value.

ii Design, height and bulk in keeping with the surroundings.

The new dwelling has been designed to be in keeping with its surroundings in so far as the building will be one and a half storeys high with dormer windows and being clad in stone with clay tiled roof and timber windows, it would match the existing buildings of Farm Close Lane. There is a variety of house types and styles in this part of Wheatley. The majority are two storey in the immediate vicinity of the site although there is a distinct difference in levels between those properties on the north side of Farm Close Lane and those on the south side. The modest ridge height of the proposed dwelling together with its 5.5m depth would ensure that the height, bulk and design of the new dwelling would be in keeping with the surroundings.

iii That the character of the area is not adversely affected.

The area is predominantly residential. The site, as existing, is out of character since it is undeveloped except for the two unsightly garages and is untidy in appearance. Given that it occupies a prominent corner position, it appears out of character. The proposed new dwelling would be in keeping with the surrounding development in terms of its materials, style and scale. The site lies adjacent to the Wheatley conservation area and occupies a prominent corner position which is visible from within the conservation area. Your officers are of the opinion that this proposal offers an opportunity to enhance the character and appearance of the area.

iv Amenity, environmental or highway objections.

Highway issues – The Parish Council's objection to this proposal are related to highway and parking issues and are attached in full to this report. The proposal involves the creation of a new vehicular access off Mulberry Drive. OCC (highways) have raised no objection to this new access subject to the imposition of standard conditions relating to access to specification and parking as per the submitted plan ref 0405/13. The existing access that currently serves the two existing garages is substandard in terms of visibility and is located in close vicinity to the junction of Farm Close Lane and Mulberry Drive. OCC (Highways) consider the loss of the existing garages and the closure of the access to be a benefit to highway safety. The creation of a new access off Farm Close Drive rather than Mulberry Drive has been considered informally by OCC (highways) but dismissed due to poor visibility and proximity to the junction with Mulberry drive. As such, the proposal is acceptable in highway terms.

Parking provision – The site is currently used for the parking of vehicles which would be displaced as a result of this development. The site is owned by the applicant and any parking which takes place on the site is indiscriminate and happens by default. The new dwelling would have off street parking available. The minimum requirement for a 2 bed dwelling would be 2 spaces. The submitted plan ref 0405/13 shows an area for parking which would satisfy this requirement. No objection has been raised by OCC (highways) regarding parking and a condition is recommended which would ensure that sufficient off street parking is provided for this development. There is unrestricted parking on Mulberry Drive. Farm Close Lane too has unrestricted parking although on street parking is unlikely since the lane is only 2.9m in width (not wide enough for two vehicles to pass each other) has no turning head and there are no footways. No objection was raised on the previous application from the Parish Council.

Neighbour impact – The new dwelling has been designed to minimise the impact of the development on neighbouring properties. The west elevation which faces no 5 Farm Close Lane has no first floor windows. The neighbouring properties to the south – nos 1 and 3 The Croft would have a first floor bedroom and first floor dressing windows facing towards their rear gardens. The dressing room window would be some 16.5m away from the joint boundary and some 28m from the rear elevation of these neighbouring properties. The first floor bedroom window would be some 10 m from the joint boundary and some 22m from the rear elevation of 1 The Croft. As such these windows would not be unneighbourly.

6.3 Plot coverage, density and provision of gardens. Minimum standards for new residential development are recommended in the South Oxfordshire Design Guide and in policies D3, H7 and H8 of the Local Plan.

- **Provision of garden areas.** The Design Guide seeks to provide a minimum garden area of 50sqm for a 2 bed dwelling. This property would have a rear garden area of some 40sqm with additional areas of garden area exceeding 85sqm. As such the provision of garden area for this dwelling well exceeds the minimum requirements and would provide adequate amenity area.
- **Plot Coverage.** The Design Guide specifies a standard for plot coverage for a detached dwelling of 30%. This proposal has a plot coverage of 32% which complies with the Design Guide advice.
- **Density.** PPS3 seeks to ensure that proposals for housing are provided at a density of 30 dwellings or more per hectare. (dph) within villages and this is reflected in policy H8 of the local plan. The site area is some 0.08 hectares which is equivalent to 36 dwellings per hectare. As such the density is acceptable in this village location.

7.0 CONCLUSION

7.1 The principle of a single dwelling is acceptable on this site and the proposal complies with the criteria set out in the relevant local plan policies, the South Oxfordshire Design Guide and Government advice.

8.0 RECOMMENDATION

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

- 1. Commencement 3 years**
- 2. Samples of hand made clay tiles and natural stone shall be submitted**
- 3. The design and materials for the chimney stacks and pots to be approved**
- 4. That the rainwater goods shall be cast iron**
- 5. Windows and external doors to specification**
- 6. Lime mortar shall be used**
- 7. Details of external ventilation and flue outlets to be approved**
- 8. A scheme for the hard and soft landscaping of the site to be approved**
 - 9. The approved landscaping scheme shall be implemented within 12 months of the commencement of the development**
- 10. Access to specification**
 - 11. Parking and manoeuvring areas shall be provided in accordance with the plan (0405/13)**
 - 12 . That no surface water from the development shall be discharged onto the adjoining highway**
 - 13. That prior to the first use of the new access onto Mulberry Drive, the existing means of access onto Farm Close Lane shall be improved, laid out and constructed to the approval of the Highway Authority strictly in accordance with the highway authority's specifications and that all ancillary works specified shall be undertaken.**
 - 14 Contaminated land survey to be undertaken**
 - 15. No demolition and construction works shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 8am to 1pm on Saturdays**
 - 16. Upon completion of the development, any external lighting shall be designed and installed so the main beam angle is not directed towards any potential observer and is not at an angle greater than 70 degrees from the vertical**

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