

REPORT 7

APPLICATION NO.	P06/W1090
APPLICATION TYPE	FULL
REGISTERED	05.10.2006
PARISH	GORING
WARD MEMBER(S)	Mrs Ann Ducker Mrs Pearl Slatter
APPLICANT	Mr & Mrs D Bridges & Mr L Bridges
SITE	'Lundie', 10 Elvendon Road Goring-on-Thames
PROPOSAL	Proposed replacement house.
AMENDMENTS	As amended by drawing numbers 11D,12D and 13D received 20 November 2006 and as amplified by agent's statement received 26 January 2007.
GRID REFERENCE	460374/181444
OFFICER	Mr A Hales

1.0 INTRODUCTION

- 1.1 The application has been referred to the Committee because a member of staff lives adjacent to the application site.
- 1.2 The application site lies to the southern side of Elvendon Road in Goring-on-Thames outside the Conservation Area, but within the Chilterns Area of Outstanding Natural Beauty. The site is occupied by a detached bungalow, which is the first of a row of bungalows running from the application site to the east along the southern side of Elvendon Road. There are four properties to the west of the application site and these are two-storey dwelling houses.
- There is no strong architectural character along Elvendon Road, and a mix of
- 1.3 single and two-storey, detached, semi-detached and terraced dwellings is evident. The dwellings in the immediate locality surrounding the application site front the road in a linear fashion and are located on substantial rectangular plots of land.
- 1.4 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 replacement of the existing bungalow with a two-storey four bedroom dwelling. The eastern half of the dwelling would have a chalet bungalow type appearance, with the first floor windows being provided in the form of rolled-lead roof dormer windows. The western side of the

dwelling would have a conventional two-storey appearance. The plans have been amended following discussion with the agent to address concerns raised by the Parish Council and a neighbouring occupier regarding the proposed alterations to the access. The amended plans show that no alterations to the proposed access will take place outside the application site. Reduced copies of the plans accompanying the application (drawing numbers: 590.06.1 11 Revision D; 12 Revision D; 13 revision D; 590/L/01; 590/B/01; 590.06.1 01; 590/B/11; 590.06.1 15 Revision C; 590.06.1 51) together with the design and access statement, and a sustainability statement are **attached** at Appendix 2.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Parish Council Approve. Walls should be plain brick-work or all rendered.
- Neighbour Objectors (1) Overlooking; loss of privacy; overbearing effect; site not adequately appraised; building appears squeezed onto site; inadequate car-parking; AONB; other properties are well spaced; statement fails to mention impact on number 12; intention to render first floor and leave brick exposed at ground floor level is at odds with other properties
- Neighbour Supporters (2) Will enhance the road and provide proper off-road parking; No objection in principle, however concerned about removal of asbestos.

4.0 RELEVANT PLANNING HISTORY

- 4.1 There is no relevant planning history for this site.

5.0 POLICY & GUIDANCE

5.1 Adopted South Oxfordshire Local Plan Policies:

C2 – Areas of Outstanding Natural Beauty, G2 – Protection of District’s resources, G6 – Quality of design and local distinctiveness, 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, D9 – Renewable energy, H4 – New housing within larger villages, T2 – Parking provision.

Oxfordshire Structure Plan Policies: G1, G2, T1, EN1, EN6, H1, H3, H4

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, and provision of gardens
- Sustainability issues

6.2 **Principle.** The principle of providing a replacement dwelling on the site, which falls within the built limits of Goring-on-Thames is acceptable. The existing dwelling is not listed, and the site does not fall within a Conservation Area. The existing bungalow has a simple appearance, and is not of an exceptional architectural design and, as such, there is not any policy objection to its removal. The principle of providing a replacement dwelling is acceptable but the scheme must also satisfy the criteria of Policy H4 of the South Oxfordshire Local Plan.

6.3 H4 Criteria Issues.

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

The site is currently occupied by a single detached residential dwelling house and the proposal is for a replacement dwelling in the same location. The proposal will not result in the loss of an important open space of public, environmental or ecological value.

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

The height and bulk of the proposed dwelling would be similar to that of the adjacent two-storey houses. The replacement dwelling would be wider than the existing bungalow, and would fill more of the plot width with two storey development than is typical of the locality. The dwellings along Elvendon Road are generally well contained in their respective plots, and the main bulk of the dwellings is generally located away from the plot boundaries (a distance of approximately 2m between a

flank wall and a site boundary is common in the locality). Where houses in Elvendon Road do abut, or come close to, the site boundary, this is generally in the form of a single storey element or extension. The proposed dwelling would be contained within the plot and a gap, in excess of 1m, would be retained between the flank walls of the dwelling and the site boundaries. This is consistent with the requirements of the South Oxfordshire Design Guide. The subordinate nature of the eastern half of the proposed dwelling would reduce the visual impact of the proposed dwelling and contribute to a feeling of separation from the adjacent bungalow (number 12). Given the separation between the flank walls of the replacement dwelling and the site boundaries, and the further separation between the replacement dwelling and the main bulk of the adjacent dwellings, provided by virtue of the existing single storey extensions (up to the site boundaries) to those adjacent dwellings, officers do not consider that an objection to the scheme on the above grounds would be reasonable or sustainable.

The details of the design are deemed by officers to be acceptable, and while the proposal includes flat roofed dormer windows, which are generally discouraged in the Design Guide, officers do not consider that an objection on these grounds would be sustainable. The dormers have been well designed and would have rolled lead flat roofs. Similar examples can be found in the locality.

The precise details of the proposed boundary treatments and landscaping are not clear from the submitted plans and for this reason officer recommend that such details be required by planning condition and approved prior to the commencement of the works on site.

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

The act of replacing the existing bungalow with a two storey dwelling would not, in this particular location, be harmful to the established character of the locality. The proposed replacement dwelling would represent the continuation of an existing row of four detached two-storey houses to form a row of five detached houses, and would not result in the creation of an incongruous two storey building the middle of a row of bungalows.

iv. Amenity, environmental or highway objections

Highway Issues.

The County Highway officer has been approached informally about this application and as the scheme is for a replacement dwelling, and because there is an existing vehicular access, no objection is raised to the scheme.

Parking Provision.

Off-road parking facilities for two vehicles would be provided. This is consistent with the relevant standards required by the South Oxfordshire Local Plan and Policy T2 of the South Oxfordshire Local Plan. Furthermore, this represents a significant improvement to the current situation where no practical provision for off-road car parking exists.

Neighbour Impact.

Officers consider that the proposal has been well designed to protect the established residential amenities of the adjacent occupiers. The main two storey element of the replacement house would be aligned adjacent to the neighbouring two storey dwelling, and the 'chalet' style element would be adjacent to the neighbouring bungalow. The proposal would not appear unduly bulky or obtrusive when viewed from either of the adjacent dwellings.

The locations of the new windows and doors have been carefully considered to prevent any unreasonable overlooking opportunities. Five windows are proposed for the western flank wall (facing the adjacent two storey dwelling), four of these windows, two at first floor and two at ground floor level, would serve bathrooms, WCs and a utility room. These windows would directly face the flank wall of the adjacent dwelling and, having regard to the proposed use of the rooms served by these windows, officers do not consider that they would give rise to significant overlooking opportunities. In addition to these windows, a secondary kitchen window is proposed on this elevation. This would face the flank wall of the neighbouring extension and would not give rise to any significant overlooking

opportunities. The proposed replacement dwelling would not give rise to any overlooking opportunities above and beyond those which might reasonably be expected in a residential location such as this.

6.4 Plot Coverage, and Provision of Gardens. Minimum standards for new residential development are recommended in the South Oxfordshire Design Guide.

- **Provision of garden areas.** The Design Guide seeks to provide a minimum of 100m² garden area for three bedroom dwellings and above. The replacement dwelling will be provided with a substantial rear garden area of approximately 450m².
- **Plot coverage.** The Design Guide specifies a standard for plot coverage for detached housing of 30%. The site area measures approximately 660m² and the footprint of the replacement dwelling would be approximately 98m². This equates to a plot coverage of 15%. This is considerably less than the maximum suggested by the Design Guide, but is typical of the pattern of development in the locality.

6.5 Sustainable Design Issues. Policy D8 of the adopted Local Plan seeks to encourage the use of sustainable materials and forms of buildings that incorporate design solutions to increase water and energy efficiency. The applicant has submitted a sustainability statement with the application, as an indication of intent. Although many of the points raised result from the location of the application site in a sustainable location, or are a direct function of the current building regulations, the sentiment of the statement is to be encouraged and the proposed provision of solar panels on the southern (rear) elevation would be a positive step.

7.0 CONCLUSION

7.1 Officers recommend that planning permission should be granted, subject to the conditions suggested below, as the proposal will not harm the amenities of the adjacent occupiers or the character of the locality or the Chilterns Area of Outstanding Natural Beauty, and will, in all other respect accord with the Policies of the adopted South Oxfordshire Local Plan.

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. Details of slab levels**
- 4. Landscaping**

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