

REPORT 2

APPLICATION NO. P07/E0065
APPLICATION TYPE FULL
REGISTERED 29.01.2007
PARISH CHINNOR
WARD MEMBER(S) Mrs Linda Cameron

Mrs Patricia Haywood
APPLICANT Try Homes limited
SITE Land r/o 7,9 & 11 Oakley Road, Chinnor
PROPOSAL Erection of 8 dwellings & associated garages, car parking & access.
AMENDMENTS None
GRID REFERENCE 475520/200735
OFFICER Mrs A.M. Fettiplace

1.0 INTRODUCTION

- 1.1 This application is referred to Planning Committee because the officer recommendation conflicts with the view of Chinnor Parish Council.
- 1.2 The site, shown on the **attached** OS extract, extends to approximately 0.2 ha and comprises part of the rear gardens of numbers 7, 9 and 11 Oakley Road. The site would be accessed by way of the existing estate road serving 22 dwellings that are currently under construction (P06/E0065). The site is surrounded by residential development on all four sides.
- 1.3 The site lies within the main built up part of Chinnor and is not protected by any landscape designation.

2.0 THE PROPOSAL

- 2.1 The application seeks full planning permission for the erection of 8 two bedroom dwellings together with garages and parking. Three of the new dwellings are intended to be affordable units.
- 2.2 The new dwellings would be erected using bricks, roof tiles and tile hanging to be agreed and would be of a form and appearance that would be similar to the three 2 bedroom terrace blocks that are nearing completion at the southern end of the main site.
- 2.3 The proposed development would take the form of two separate blocks, one accommodating three dwellings and the other accommodating five dwellings. In terms of parking, a four bay garage block is proposed together with a further four spaces in front of it. Five further spaces are proposed in front of the new dwellings. This parking arrangement has been agreed with the County Council Highways Liaison Officer. The new dwellings would all have private garden areas that exceed 50 sq metres in accordance with this Council's minimum standards.

2.4 A supporting letter from the applicant together with a Design and Access Statement are **attached** to the report. Also **attached** are floor plans, site layouts and elevational drawings.

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 Chinnor Parish - Objection –
Council

- overdevelopment
- inadequate parking
- dislike of rear access
- too many trees to be felled
- going against Try Homes design statement

Forestry Officer - Recommend conditions regarding tree protection and replacement planting

Monson - No objection subject to conditions

OCC (Contributions) - Contribution of £3,160 requested towards library facilities, museum resource centre, social and health care and public transport.

OCC (Highways) - No objection subject to conditions.

Public Amenities - Refuse and recycling provision is provided.

Neighbour letters - Objection. The main points raised are as follows:
(10)

- Car parking issues. Contractors vehicles working on Phase I have been parking on residential roads and causing extreme difficulties.
- Car parking will get worse with more development.
- Concerns over a back alleyway at the rear of the gardens in Glynswood and the security threat.
- Overdevelopment of the site.
- Overbearing and unneighbourly.
- Increase in noise and pollution.
- Insufficient infrastructure.
- Chinnor Cement Works site will provide plenty of additional houses.
- Developer funding contributions are low.
- Dangerous access.
- Devaluation of properties at Glynswood.

4.0 RELEVANT PLANNING HISTORY

4.1 P90/N0461/O Demolition of all existing buildings. Erection of new single and two storey buildings for B1 office use. Approved April 1992.

P93/N0500 Demolition of all existing buildings. Erection of 4856 sq m of light industrial and office floor space. Approved June 1994.

P96/N0226/O Residential development – 8 houses and an estate road. Approved October 1996.

P99/N0176/R Demolition of all existing buildings. Erection of 4856 sq m of light industrial and office floorspace. Approved October 1999.

P00/N0091/O 7 dwellings and 6 affordable houses. Approved January 2001.

P03/N0195/O 10 houses and access. Approved April 2003.

P05/E1042/OR 10 dwellings and access. Approved November 2005.

P06/E1201 Erection of 8 dwellings, access, garages and car parking. Withdrawn January 2007.

P06/E0530 Erection of 22 dwellings and 9 social housing units. New access. Approved August 2006.

5.0 **POLICY & GUIDANCE**

5.1 Oxfordshire Structure Plan 2016 Policies:-

G1 – Sustainable development

G2 – Design and scale

G3 – Infrastructure and service provision

G6 – Energy and resource conservation

T1 – Sustainable travel

T2 – Car parking

H1 – Housing

H3 – Design, quality and density of housing development

H4 – Affordable housing

5.2 The South Oxfordshire Local Plan 2011 Policies:-

G2 – Protection of the environment

G3 – Sustainable sites

G5 – Best use of land and buildings

G6 – Design and scale

C9 – Landscape features

D1 – Good design

D2 – Parking

D3 – Private garden areas

D4 – Privacy

D6 – Designing out crime

D8 – Energy efficiency

D11 – On and off site infrastructure

H4 – New housing in the larger villages

H7 – Housing mix

H8 – Housing density

H9 – Affordable housing

6.0 PLANNING ISSUES

6.1 The main issues to consider in the determination of this application are as follows:-

- i) Whether the principle of the proposal is acceptable in terms of planning policy.
- ii) Whether the form and appearance of the new dwellings is acceptable and in accordance with the South Oxfordshire Design Guide.
- iii) Whether the provision of affordable housing is acceptable.
- iv) Whether the housing mix and density is appropriate.
- v) Highway issues.
- vi) Trees issues.
- vii) Whether the proposals would be unneighbourly

Whether the principle of the proposal is acceptable in terms of planning policy

6.2 The site lies within the built up limits of Chinnor where Policy H4 of the South Oxfordshire Local Plan supports the erection of new dwellings subject to a number of criteria that seek to protect the character of the area. Officers therefore consider that there is no in principle objection to the proposal.

Whether the form and appearance of the new dwellings is acceptable and in accordance with the South Oxfordshire Design Guide

6.3 The plans now before Members are the result of meetings and discussions with the applicants in order to secure an acceptable scheme. A previous planning application (P06/E1201) for the erection of four 3 bedroom dwellings and four 2 bedroom dwellings in the form of two building blocks with a height of some 9.5 metres was withdrawn. The current application proposes lower buildings (some 8.7 – 9 metres) with no accommodation in the roofspace. The form and appearance of the proposed dwellings are simple and traditional and broadly in line with advice contained in the South Oxfordshire Design Guide.

Whether the provision of affordable housing is acceptable

6.4 The application includes the provision of 3 affordable houses which represents 40% of the development. Whilst this application is for the erection of only 8 dwellings, which falls below the level of development requiring the provision of affordable houses, officers have taken the view that the proposal needs to be viewed in conjunction with the much larger approved scheme on the adjacent site, particularly given that the current application is accessed off the main estate

road. The three affordable units will be secured by means of a Section 106 Planning Obligation.

Whether the housing mix and density is appropriate

- 6.5 The scheme is for the erection of 8 two bedroom dwellings and is therefore providing the size of dwelling that is most needed in the District. This is in accordance with Policy H7 of the South Oxfordshire Local Plan.
- 6.6 In terms of density, Policy H8 of the South Oxfordshire Local Plan suggests that 30 dph is an appropriate density on sites where housing development is acceptable in principle with this figure rising to 40 dph in town centre locations. The current proposal has a density of some 40 dph which is considered acceptable in this location and therefore accords with planning policy.

Highway issues

- 6.7 OCC as Highway Authority are not raising a formal objection to the application and a copy of their consultation response is **attached** to the report. They are however suggesting a total of 7 conditions.

Tree issues

- 6.8 There are no protected trees on the application site area. However one of the protected trees on the adjacent site overhangs the current application site and the proposed garage block would encroach under the canopy of this tree. For this reason amended plans have now been submitted that moves the garage block one metre further away from the protected tree. It is proposed to retain all the existing trees on the site which provide some screening along the boundary of the site with the properties in Glynswood.

Whether the proposals would be unneighbourly

- 6.9 Officers take the view that the properties most directly affected by this proposal are numbers 10 – 19 Glynswood although the site actually backs onto the rear gardens of numbers 7 – 11 Glynswood. These properties all currently enjoy a relatively open outlook over the long rear gardens of numbers 7, 9 and 11 Oakley Road.
- 6.10 There is no doubt that the occupiers of all these properties will be able to see the new development and in this way it will detract from the open aspect they currently enjoy. However, in planning terms, there is no right to a view instead it is important to consider whether the development would be unacceptably unneighbourly by virtue of being overbearing due to its proximity or resulting in overlooking at close range.
- 6.11 Policy H4 of the adopted South Oxfordshire Local Plan and advice set out in the South Oxfordshire Design Guide seek to ensure that new development does not unduly impact upon the amenities enjoyed by neighbouring residents. A minimum window to window distance of some 25 metres is recommended. The current application proposal has a 'back to back' distance from the new dwellings to numbers 7, 9, 11 and 13 Glynswood of some 26 – 30 metres and therefore exceeds the minimum distance. Officers therefore take the view that within the built-up area of a settlement a refusal of this application on the grounds of unneighbourliness would be difficult to justify.
- 6.12 A number of local residents have expressed concerns regarding the security implications of the proposed alleyway between the two blocks of dwellings and allowing access to the rear gardens. This feature has now been deleted from the

amended plans.

- 6.13 Officers take the view that there would be limited impact upon the amenities enjoyed by the occupiers of properties in Oakley Road and Ravensmead due to the distances involved and the lack of any main windows in the flank walls of the new dwellings.

7.0 CONTRIBUTIONS

- 7.1 The County Council have requested a total contribution of £3,160 for purposes set out in their letter dated 15 February 2007. The applicants have now paid this sum to the County Council.
- 7.2 The applicants have also offered a further sum of £1,500 towards either the refurbishment of Chinnor Village Hall or the construction of a sports building in the village. This contribution follows a previous contribution of £5000 in respect of the development of the main site and is included within the terms of the Unilateral Undertaking submitted by the applicants.

8.0 CONCLUSIONS

- 8.1 This application seeks full planning permission for the erection of 8 two bedroom dwellings together with garaging and parking. Three affordable houses are proposed and the form and appearance of the dwellings is acceptable and accords with advice contained in the South Oxfordshire Design Guide.

9.0 RECOMMENDATION

- 9.1 **It is recommended that the grant of planning permission be delegated to the Head of Planning, subject to the prior completion of Section 106 Planning Obligations with i) Oxfordshire County Council to secure contributions towards:**

- **Public transport**
- **Library provision**
- **Waste management**
- **Museum services**
- **Social and healthcare provision**

and ii) with this Council to ensure that 40% of the development is affordable housing and that a contribution of £1,500 is paid to Chinnor Parish Council towards either the refurbishment of Chinnor Village Hall or towards the construction of a sports building in the village, and the following conditions:-

- 1) Commencement 3 years**

- 2) Samples of all materials
- 3) Retain garage accommodation
- 4) Exclude permitted development
- 5) Tree protection
- 6) Landscaping scheme – trees, shrubs, boundary fencing, screen walling
- 7) Details of surface water drainage to be approved
- 8) No development to begin until drainage details approved
- 9) Parking provision to be as shown on drawing reference 061-198-P01
- 10) That the first floor bathroom windows in the side elevations shall be obscure glazed and so retained
- 11) Details of cycle parking to be submitted
- 12) Preserve trees, shrubs and hedges
- 13) Visibility splays
- 14) Estate road specification
- 15) No occupation until estate road completed
- 16) No occupation until site access junctions constructed
- 17) Refuse/recycling details to be agreed

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