

REPORT 4

APPLICATION NO. P06/W1365
APPLICATION TYPE FULL
REGISTERED 02.01.2007
PARISH EAST HAGBOURNE
WARD MEMBER(S) Mr Patrick Greene
APPLICANT Mr M Janes
SITE 49 New Road, East Hagbourne
PROPOSAL Erection of dwelling.
AMENDMENTS As amended by Drawing Nos. 06060-P04 Rev B and 06060-P05 Rev B and access and design statement accompanying letter from Agent on 1 March 2007.
GRID REFERENCE 453080/188988
OFFICER Mr A.J.Coggins

1.0 INTRODUCTION

- 1.1 This application is referred to Planning Committee due to the difference in view between East Hagbourne Parish Council and the officer recommendation.
- 1.2 The site is shown on the **attached** OS extract at Appendix 1 and is currently occupied by a detached 1950's bungalow. The existing bungalow has been extended in the past with flat roofed appendages on both flanks. The site lies with a line of mixed housing comprising principally detached bungalows, chalet bungalows and houses, the majority of which have been extended. No 49 occupies a site 16 metres in width by 78 metres in length.

2.0 THE PROPOSAL

- 2.1 The application seeks full planning permission for the demolition of the existing bungalow and the erection of a replacement two storey chalet style dwellinghouse providing four bedrooms.
- 2.2 During the processing of the application, the applicants agent was advised of officers concerns regarding overlooking of neighbours on either side, the establishment of the boundary line with No 47 and boundary treatments with Nos 47 and 51. The neighbour at No 47 raised concerns at the accuracy of statements made in the original design and access statement accompanying the application. Amended plans and revised design and access statement has been received which addresses the concerns raised.
- 2.3 The new dwelling would be constructed in facing bricks and plain tiles and would be sited on most of the footprint to the existing bungalow. The existing vehicular access and parking areas would be retained. Existing hedging on the frontage and

side boundaries would be retained. New fencing would be erected on the boundaries with No 47 (2.4 metres (7.8 feet) high) and No 51 (2.1 metres (6.8 feet) high) in the proximity of these two adjacent dwellinghouses. Reduced copies of the plans accompanying the application including a street elevation together with the design and access statement are **attached** at appendix 2.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 East Hagbourne Parish Council - Refuse original plans and comment the proposed building is much larger than the existing bungalow and both properties on either side. It is close to the boundaries and the overall size results in the site being overdevelopment. It will overlook adjoining properties and will impose on the neighbours with a loss of light to No 47. Refuse amended plans and comment that the proposed building is too large for the site, much larger than the adjoining buildings and not in keeping with other dwellings. The neighbours are also unhappy with the addition of an 8 foot fence.
- Monson - No observations.
- Neighbours (2) - Objection to original plans on grounds of overlooking, overbearing and overshadowing.

4.0 RELEVANT PLANNING HISTORY

- 4.1 P06/W0811 Demolition of existing dwelling and erection of new dwelling with integral garage – Withdrawn prior to determination.

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Local Plan Policies:

G2 – Protection and enhancement of the environment

H5 – Larger villages within the Green Belt and smaller villages throughout the district

H12 – Replacement dwellings

D1 – Good design, local distinctiveness

D4 – Privacy and daylight

D8 – Energy water and materials efficient design

PPG3 – Housing PPS 3 Draft

6.0 PLANNING CONSIDERATIONS

6.1 In the smaller villages inside the Green Belt and elsewhere planning permission will normally be granted for replacement dwellings subject to amenity, environmental and traffic considerations as set out in Policy H5 and the criteria set out in Policy H4 of the Local Plan. East Hagbourne is one of the identified smaller villages and therefore the principle of a replacement dwelling on the site at 49 New Road would be in line with planning policy.

6.2 The main issues to consider in the determination of the application are as follows:

i) Whether the principle of a replacement dwelling on the site is acceptable in policy terms

ii) Whether the proposal would be unneighbourly

i) Whether the principle of a replacement dwelling on the site is acceptable in policy terms

6.3 East Hagbourne is one of the settlements identified in the hierarchy of settlements set out in paragraph 5.17 (iv) of the South Oxfordshire Local Plan. The principle of development in the case of No 49 New Road is established by the existing dwellinghouse on the site. Planning permission will normally be granted in these circumstances subject to amenity, environmental and traffic considerations.

ii) Whether the proposal would conform with the specific criteria set out in Policy H4 of the South Oxfordshire Local Plan

6.4 To be acceptable the development proposal would be subject to the criteria set out in Policy H4 I to iv. These seek to:

i) protect important open spaces of public environmental or ecological value and important public views

ii) to ensure that the design, height, scale and materials are in keeping with its surroundings

iii) to ensure that the character of the area is not adversely affected

iv) there are no overriding amenity, environmental or highway objections; and

v) to ensure the development is not unneighbourly

6.5 The site has mature planting on the front and side boundaries. The proposal is for a replacement dwelling on a previously developed site and is located in a similar position to the existing dwelling and therefore no important open space or public view is spoilt by the proposal.

6.6 The proposal is for a two storey dwellinghouse with bedroom and bathroom

incorporated into the roof spaces. The proposed dwellinghouse would have an equivalent footprint to the existing dwellinghouse. In terms of plot coverage this equates to approximately 25% which is below 30% specified in the South Oxfordshire Design Guide as an indicator for detached housing. The proposal is certainly in line with and commensurate with the plot coverage of other detached dwellings in this line of the development.

- 6.7 The proposed replacement dwellinghouse will have a higher ridge height by 2 metres than the existing bungalow. However as the street elevation shown on the submitted plans demonstrates that even at this increased height the proposal is not materially out of proportion with adjoining or adjacent dwellinghouses. The dwellinghouse is proposed to be constructed in brick and tile which are materials used on adjoining and adjacent properties. All materials will be sourced as far as possible from the local area. The building has been designed so as to provide larger openings on the south and eastern elevations to take advantage of solar heat.
- 6.8 The character of the built form in the area is varied and whilst there remains a modest bungalow immediately to the south the proposal would not be at odds with the form, style and material finish of other dwellings in the immediate vicinity.
- 6.9 The proposal is for a replacement dwelling in a developed residential area. There are no adverse effects on the amenity of the site. Access to the site as existing and there are no changes proposed. There are no highway issues.
- 6.10 The proposed dwelling in terms of its design and scale is different from the existing dwellinghouse it is replacing. The front and rear elevations are of a scale and form which would not be intrusive in the street scene or detract from the visual amenity of the area. The amended plans and design and access statement have addressed the concerns of adjoining neighbours albeit the neighbour to the north at No 47 maintains concerns at the potential overbearing and overshadowing impact on his property. The issue of overlooking has been addressed in the amended plans with the removal of a side dormer and roof light. The proposed new dwelling is set back from the front line of the dwellinghouse to the north and given the gap of 7 metres between the two properties the issue of overbearing and overshadowing effects are not such that the amenity of this neighbour is materially affected. New fencing at 2.4 metres and 2.1 metres respectively will assist in the preservation of privacy.

7.0 CONCLUSION

- 7.1 The application proposes a replacement dwelling in an area of established residential development and is of a design and scale which is such that the visual amenity of the area would not be detracted from and the amenity of the neighbours would not be materially diminished.

8.0 RECOMMENDATION

- 8.1 **That planning permission be granted subject to the following conditions:**
- 1. Commencement 3 years**

2. Sample materials - walls and roofs

3. Exclude permitted development – Classes A, B and C (1995 Order)

4. No additional windows in north and south elevations

5. Boundary fencing to be erected in accordance with submitted plans before first occupation and use of the building and thereafter retained

6 . Slab levels to be agreed for reconstruction

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