

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

**APPLICATION NO.**    P06/E1361  
**APPLICATION TYPE**   FULL  
**REGISTERED**         16 JANUARY 2007  
**PARISH**                WOODCOTE  
  
**WARD MEMBER(S)**   Christopher Quentin  
**APPLICANT**           Mr S Lidbetter  
**SITE**                    Hedges, South Stoke Road, Woodcote  
**PROPOSAL**            Erection of dwelling and detached garage to serve hedges  
**AMENDMENTS**        Tree Report  
  
**GRID REFERENCE**    463932/182317  
  
**OFFICER**                PAUL LUCAS

## 1.0 INTRODUCTION

- 1.1 This application is reported to the Planning Committee as a result of a conflict between the Planning Manager's recommendation and the views of Woodcote Parish Council.
- 1.2 The application site is shown on the OS extract attached as **Appendix 1**. Hedges is a two storey detached house situated at the western edge of Woodcote, in a semi-rural location on the road to South Stoke. The house has been previously extended in the form of a flat-roofed two storey rear extension. On the west side of the house is a timber clad and plain clay tile roofed garage. To the east of the site is a residential property, Beechwood and to the west is an access to a residential property at the rear. To the south, on the opposite side of the road are open fields. The house belongs to a ribbon of development on the northern side of the road. The dwelling and garage are fairly well screened from the road by existing vegetation. The site lies in the Chilterns Area of Outstanding Natural Beauty that washes over the settlement.

2.0

## 2.1

### THE PROPOSAL

The application seeks planning permission for the demolition of the existing garage and its replacement with a three bedroom one and a half storey dwelling. The ground floor footprint of the house would be 11.8 metres by a maximum of 12.7 metres deep. The roof would have gable ends parallel to the road and would have a ridge height of 7.2 metres. The first floor accommodation would be provided by four dormer windows, three on the front roof slope (with one rooflight) and one on the rear roof slope (with two rooflights). There would be a single storey projection at the rear with a depth of 2 metres, width of 4.2 metres and height of 4.7 metres. The dwelling would also have a front porch. It is proposed to retain the existing access points. The access point from the adjacent track leading to the dwelling at the rear of the site would serve the proposed dwelling. The new dwelling would have two car parking spaces on the existing hardstanding with a turning area also provided. The existing house would continue to use the vehicular access into Stoke Row Road; however the driveway would be extended to a proposed detached double garage to the east of Hedges. This garage would measure 7.2 metres wide by 6.2 metres deep and 5.7 metres high to the top of the half-hipped roof. A detailed tree survey was requested by Officers and has been submitted.

## 2.2

The applicant's supporting letter is attached as **Appendix 2**. The plans of the proposed development are attached as **Appendix 3**.

### 3.0 CONSULTATIONS AND REPRESENTATIONS

3.1 **Woodcote Parish Council** – The application should be refused due to the plot being too narrow to accommodate a building of this size. The proposed development should be subservient to Hedges. Overdevelopment of the site.

**OCC Highways** – No objection subject to condition to ensure that parking and turning provided prior to occupation.

**Forestry Officer** – No objection following submission of tree survey subject to standard tree protection condition.

**Public Amenities** – A condition requiring refuse, recycling and composting provision is required.

**Neighbours** – No representations received.

### 4.0 RELEVANT PLANNING HISTORY

4.1 P04/E0033 – Planning permission was refused by the Planning Committee in

March 2004 for the erection of a bungalow and detached garage for the following reason:

*“That the site lies in a ribbon of development on the edge of the village of Woodcote and the erection of an additional dwelling in this area would result in an undesirable consolidation of residential development, which would be detrimental to the rural character and appearance of the area and would detract from the character and visual amenity of the Chilterns Area of Outstanding Natural Beauty. Therefore the development would be contrary to the provisions of the Council’s Adopted South Oxfordshire Local Plan, particularly policies G1, G5, C2 and H6 and the South Oxfordshire Local Plan 2011 (Second Deposit Draft), particularly policies G1, G2, G4, C2, C4 and H6.”*

#### 4.2

This decision was challenged at appeal, where the Inspector found that the proposed dwelling would be located within the built-up limits of Woodcote and would not harm the immediate surroundings or the Chilterns AONB. The appeal was allowed in January 2005. A copy of the appeal decision is attached as **Appendix 4**.

A comparison of the measurements of the approved dwelling with the current proposal is set out in the table below:

#### 4.3

<b>Approved</b>		<b>Proposed</b>	
<b>Dwelling</b>		<b>Dwelling</b>	
Depth	9.4m - 11.6m	Depth	10.5m – 12.7m
Width	12.8m	Width	11.8m
Height	7.2m	Height	7.2m
<b>Approved</b>		<b>Proposed</b>	
<b>Garage</b>		<b>Garage</b>	
Depth	5.3m	Depth	6.2m
Width	6.2m	Width	7.2m
Height	5.2m	Height	5.7m

### 5.0 POLICY AND GUIDANCE

### 5.1 Adopted Structure Plan 2016 Policies:

- G1 – General Policies for Development
- G2 – Improving the Quality and Design of Development
- T8 – Development Proposals
- EN1 – Landscape Character
- H1 – The Amount and Distribution of Housing
- H3 – Design, Quality and Density of Housing Development

### 5.2 Adopted South Oxfordshire Local Plan 2011 Policies:

- G2 – Protection of the Environment
- G6 – Promoting Good Design
- C1 – Landscape Character
- C2 – Areas of Outstanding Natural Beauty
- C9 – Landscape Features
- D1 – Good Design and Local Distinctiveness
- D2 – Vehicle and Bicycle Parking
- D3 – Plot Coverage and Garden Areas
- D4 – Privacy and Daylight
- D10 – Waste Management
- H4 – Towns and Larger Villages Outside the Green Belt
- T1 – Transport Requirements for New Developments

### 5.3 Supplementary Planning Guidance:

- South Oxfordshire Design Guide – Sections 4.2, 4.3, 4.4 and 4.5.
- Chilterns Building Design Guide – Chapter 3.
- South Oxfordshire Landscape Assessment – Character Area 8.

### 5.4 Government Guidance: PPS1, PPS3 and PPS7.

## 6.0 PLANNING ISSUES

6.1 The Inspector who determined the appeal in 2005, expressed the view that the application site is in a location within the built-up limits of Woodcote. In the light of this it is appropriate to consider the application against Policy H4 and the planning issues that are relevant to this application are whether:

- The development would not result in the loss of an open space or view of public, environmental or ecological value;
- The size and appearance of the proposal would be in keeping with the character and appearance of the surrounding area;
- The living conditions of neighbouring residential occupiers would be compromised and the development would provide suitable living conditions for future occupiers;
- The development would not result in an unacceptable deficiency of off-street parking spaces for the resultant dwelling or other conditions

prejudicial to highway safety.

6.2

### Loss of Open Space

Criterion (i) of Policy H4 of the adopted Local Plan requires that an important open space of public, environmental or ecological value is not lost, nor an important public view spoilt. The site is already occupied by a dwelling and garage building and although the proposed dwelling would be larger and the garage would constitute a third building on the site, the site is reasonably well screened and has no special public, environmental or ecological value. This criterion would therefore be satisfied.

6.3

### Character and Appearance

Criteria (ii) and (iii) of Policy H4 of the adopted Local Plan require the design, height, scale and materials of the proposed development to be in keeping with its surroundings and the character of the area is not adversely affected. The proposed house would be larger than the existing garage, but the dwelling that was found to have an acceptable impact on its surroundings and allowed at appeal is a material consideration. As the table at 4.3 of this report demonstrates, the differences between the size of the approved dwelling and the proposed dwelling are not substantial. Although the dwelling would be closer to its boundaries than most of the existing dwellings on the northern side of the road, its overall dimensions would be smaller than most of these dwellings, including Hedges. The footprint of the dwelling would be similar and the plot size would be the same as the approved dwelling. Most notably the overall roof height would be the same, although the proposed scheme now has a full gable rather than half-hip ends. The biggest difference would be the introduction of the four dormers and three rooflights. The dormer and rooflights on the rear roof slope would be hidden from public views. The front dormers would be noticeable in public views, but they would be well set down from the ridge and above the eaves so as to appear as subservient incidents in the roof slope overall. Some of the other properties along the row of dwellings have dormers on their front roof slope and therefore these features would not look out of place in the surrounding area. The front elevation would be partially screened by the existing vegetation, for which the applicant has submitted a detailed tree survey, and this could form the basis of a tree protection condition. A comprehensive tree survey did not form part of the previous application and this is welcomed as it would now form the basis of an approved landscaping scheme, which would help to soften the impact of the new dwelling. The proposed garage would be slightly larger than the approved garage, but this would be positioned further back than the approved garage and would be less prominent to the side and rear of the existing house and well screened by the aforementioned vegetation. The proposed development would therefore relate sufficiently well to its surroundings and comply with the general thrust of the adopted Development Plan Policies and guidance. The proposed dwelling would not be unduly prominent in the street scene and would be in keeping with the wider character of the

6.4

surroundings, preserving the natural beauty and landscape quality of this part of the Chilterns AONB.

### Living Conditions

Criterion (iv) of Policy H4 of the adopted Local Plan requires that there are no overriding amenity objections. The proposed house would project beyond the rear of Hedges by some 3 metres, as a result of the single storey projection at the rear. Both the proposed house and Hedges would be set in by 1 metre from the boundary and as such there would be no material loss of light or outlook to the existing dwelling. There would be no first floor side windows facing Hedges, so there would be no loss of privacy. On the other side of the proposed dwelling, the driveway would act as a buffer between the proposed development and the next dwelling in the row. The distance between the proposal and the dwelling at the rear would be in the region of 40 metres and this would be sufficient to prevent overlooking. The proposed garage would be located some 20 metres from Beechwood, giving rise to a satisfactory relationship. It is also considered that both internally and externally, the proposed development would provide an adequate level of residential amenity for future occupiers. On the basis of this assessment, the impact on the residential amenity of adjoining residents and future occupiers would not be compromised in conformity with the above criterion.

### Highways and Parking

The proposal would retain the existing access arrangements and would provide a replacement double garage for the existing house and two parking spaces on the existing hardstanding for the new dwelling. Oxfordshire County Council, as Highway Authority, has raised no objections to this parking arrangement, which would accord with the Council's recommended standards and satisfy the above criterion.

## **7.0 CONCLUSION**

7.1 The application proposal would comply with the relevant Development Plan policies and it is considered that, subject to the attached conditions, the proposed development would not materially harm the living conditions of nearby residents or the character and appearance of the area.

## **8.0 RECOMMENDATION**

### **8.1 Grant Planning Permission**

**Subject to the following conditions:**

1. **Standard 3 Year Time Limit**
2. **Samples of Materials**
3. **Details of Hard and Soft Landscaping and Tree Protection**
4. **Parking and Access prior to Occupation**
5. **Removal of PD rights for new windows or rooflights**
6. **Details of refuse and recycling storage and composter**

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