

<b>APPLICATION NO.</b>	P07/E0254/RM
<b>APPLICATION TYPE</b>	RESERVED MATTERS
<b>REGISTERED</b>	14.03.2007
<b>PARISH</b>	SONNING COMMON
<b>WARD MEMBER(S)</b>	Mr Donald Naish Mr Paul Harrison
<b>APPLICANT</b>	Mr & Mrs P G Manning
<b>SITE</b>	21 Baskerville Road Sonning Common
<b>PROPOSAL</b>	Demolition of garage and constructing a two bedroom bungalow with integral garage - forming new access to existing bungalow.
<b>AMENDMENTS</b>	As amended by Drawings accompanying Agent's letter dated 28 March 2007.
<b>GRID REFERENCE</b>	470494/180266
<b>OFFICER</b>	Mrs H.E.Moore

## 1.0 INTRODUCTION

- 1.1 The application is referred to Planning Committee as the Officer's recommendation conflicts with the views of the Parish Council.
- 1.2 The site lies within the built up area of Sonning Common. The area contains a mixture of dwellings in terms of size and age. Twenty one Baskerville Road is a mature bungalow with a large rear garden. The development plot comprises part of the rear garden of that property.

## 2.0 PROPOSAL

- 2.1 Outline planning permission was granted at appeal for the 'demolition of the existing garage and erection of a two bedroom bungalow with integral garage and vehicular access' in November 2006. The current application is submitted as a 'Reserved Matters' application following the grant of the outline permission. In this case all matters (external appearance, siting, design and landscaping) except access were reserved for later approval.
- 2.2 The submitted plans shown the erection of a two bedroom bungalow with integral garage. Amended plans have been submitted which reduce the length of the bungalow by some 1 metre and introduce additional hipped elements to further reduce the impact of the building. The new bungalow is proposed in brick and tile.
- 2.3 The access to the existing bungalow would serve the new bungalow, and a new access and parking area is proposed in front of the existing property.
- 2.4 Plans **attached** to the report at Appendix 1 show the location of the site and details of the proposals.

### 3.0 CONSULTATIONS & REPRESENTATIONS

3.1 Sonning Common - Objection raised. Overdevelopment of the plot.

Parish Council

OCC (Highways) - No objection raised, subject to conditions relating to access formation, provision of parking and no conversion of garage in proposed bungalow.

Neighbours

- 1 letter of support.

- 1 letter of objection. The objections raised include the following matters:-

- i. The proposed building is significantly larger than that shown on the block plan at the appeal stage.
- ii. The frontage of the proposed bungalow would be significantly closer to 19 Baskerville Road leading to overlooking.
- iii. The erection of 1.8m fencing would lead to a significant loss of light to the garden and house.
- iv. The bungalow is not fully hipped and will lead to a significant impact on living conditions at 19 Baskerville Road.
- v. The erection of a bungalow in this position will lead to considerable vehicle noise and lights, as will the new access to the existing property.

Any additional comments in respect of amended plans will be reported verbally to the Planning Committee.

### 4.0 RELEVANT PLANNING HISTORY

4.1 Outline planning permission was granted for the erection of a new bungalow under application reference P06/E0151/O. A copy of that appeal decision is **attached** at Appendix II.

### 5.0 POLICY & GUIDANCE

5.1 Adopted South Oxfordshire Local Plan Policies:-

G6 - Promoting good design

H4 - Housing in towns and larger villages

D2 - Vehicle parking

D3 - Plot coverage and garden areas

D4 - Privacy and daylight

T1 - Vehicle access

## South Oxfordshire Design Guide

### 6.0 PLANNING CONSIDERATIONS

6.1 The main issues to be considered in the determination of this application are as follows:

- i. Whether the principle of the erection of a bungalow in this location is acceptable.
- ii. Whether the plot coverage, design and garden areas for the new dwelling are appropriate.
  
- iii. Whether the impact on adjoining properties is acceptable.
- iv. Whether the access and parking areas for both the existing and proposed properties is acceptable.

#### **The Principle.**

6.2

The site lies within the main confines of Sonning Common where the principle of residential development is acceptable subject to certain criteria set out in Policy H4. Outline planning permission has already been granted for the erection of a bungalow on the site under application P06/E0151/O. The principle has, therefore, been established, and this application seeks permission for the details of the development.

#### **Plot coverage, design and garden areas.**

6.3

An appropriate balance needs to be struck between the proportion of the plot which is occupied by buildings and the amount of space devoted to garden and parking areas. The Council's Design Guide sets a guideline of 30 percent plot coverage for the erection of detached properties. This proposal represents just under 30 percent plot coverage, and therefore meets the Council's guidelines. With regard to garden areas, the Council would expect some 50 square metres of garden area to be provided for a two bedroomed property, and this proposal exceeds those guidelines. With regard to design, the bungalow has a fully hipped design, and the window and door details are fairly simple. The building is proposed in brick with some render details and with a tiled roof. As such the design of the property is considered to be acceptable and in keeping with the character of the area.

#### **Impact on adjoining properties.**

6.4

Whilst the owner of the adjoining property draws attention to the shape and position of the proposed dwelling shown at the outline stage, that drawing accompanied the application for illustrative purposes only and all matters of siting, scale and appearance were reserved for subsequent approval. Therefore, the size and position of the proposed bungalow were not approved

at the outline stage and have to be considered at this detailed stage. As set out above, the proposals comply with the Council's plot ratio and garden size guidelines. In terms of privacy, the proposal is to erect close boarded fencing 1.8m in height along the boundaries between existing and proposed dwellings. The proposed bungalow is single storey only, and the provision of fencing would prevent direct overlooking from the new dwelling. Whilst the owner of the adjoining property is concerned about the loss of light which would be caused by the erection of fencing, boundary fencing up to 2 metres in height can be erected without the grant of planning permission. It is acknowledged that the proposed bungalow would result in some overshadowing of the adjoining garden. However, the principle of a dwelling has already been approved. The bungalow is now shown as fully hipped, with a maximum ridge height of some 5.7m. As such, officers consider the impact on the adjoining properties in Baskerville Road, and the bungalows in Crowsley Way, will be acceptable.

#### **Access and parking.**

6.5

Access to the proposed property would involve demolition of the existing garage and elongation of the driveway into the rear garden. A new access and two parking spaces would be provided on the frontage of the existing bungalow to serve that property. Whilst the neighbour is concerned about noise and disturbance from cars and headlights, these arrangements were considered at the outline stage and were considered acceptable by the Appeal Inspector in terms of highway safety and impact on adjoining properties. Oxfordshire County Council as Highway Authority raise no objection to the proposals, subject to the imposition of conditions relating to access formation, provision of parking and no conversion of the garage of the proposed bungalow into living accommodation. Accordingly, the access and parking arrangements are considered acceptable.

### **7.0 CONCLUSION**

The proposal complies with the relevant Development Plan policies and, subject to the attached conditions, officers consider that the proposed development would not materially harm the character and appearance of the area or the living conditions of nearby residents.

### **8.0 RECOMMENDATION**

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

- 1. Sample materials walls and roofs**
- 2. Formation of new access for existing bungalow**
- 3 Provision of parking areas for existing and proposed dwelling**
- 4 Retain garage accommodation in proposed bungalow**

**5 Erection of privacy fences before occupation of new bungalow**

**6. No windows to be inserted above ground floor level without the grant of planning permission**

**7. Remove permitted development rights – no extensions or roof alterations without planning permission**

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