

REPORT NO. 2

APPLICATION NO. P07/W0199
APPLICATION TYPE FULL
REGISTERED 25.06.2007
PARISH CHOLSEY
WARD MEMBER(S) Mrs Pat Dawe
Ms Felicity Aska
APPLICANT R O'Connell Esq
SITE Lane at Honey Lane to the rear of 51 Papist Way Cholsey
PROPOSAL Erection of two storey four bedroom dwelling. (As amplified by letter from Agent & accompanying parking plan received 9 August 2007).
AMENDMENTS
GRID REFERENCE 458862186054
OFFICER Ms N Bedggood

1.0 INTRODUCTION

- 1.1 This application is before the 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 Cholsey towards the southern edge of the village. The plot consists of the rear garden area of 51 Papist Way, however the property is accessed off Honey Lane where there is an existing dropped kerb. The site has been cleared ready for development and there are no significant trees, nor any buildings on the property. 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 construction of a two storey, four bedroom dwelling. Off street parking and manoeuvring space is provided at the front of the dwelling. An additional plan showing that the required off street parking can be provided was received on 09.08.07. The existing 2 metre high brick wall along the Honey Lane road boundary will be retained and the existing access utilised.
- 2.2 A copy of the plans and the applicant's Design and Access Statement are **attached** at Appendix 2.

3.0 CONSULTATIONS & REPRESENTATIONS

Parish Council - Refuse. Backland development. Overdevelopment of plot. Unneighbourly in overlooking adjoining properties.

Neighbours - Three letters of objection were received from neighbours at 47 and 49 Papist Way and 74 Honey Lane. One letter neither in support nor objection was received from 53 Papist Way.

Their concerns included:

- Elevation of site will result in any development affecting light and privacy
- Backland development
- Trees have already been felled
- Impact on the character of the area
- Will there be enough off street parking?
- Will there be a retaining wall to prevent soil slippage?
- Will there be any obstruction of light?

Environmental Health - No objection, subject to condition requiring a contaminated land investigation to be carried out.

Building Control - No objection.

OCC - No objection, subject to a standard informative.

Archaeology

OCC Highways - No objection, subject to a standard condition relating to parking.

4.0 RELEVANT PLANNING HISTORY

4.1 P06/W1094 – Erection of a pair of semi-detached, 3 bedroom, two storey dwellings with associated access. Refusal of planning permission on 18 December 2007.

The application was refused as officers considered it would result in a cramped form of development on the plot and that the dwellings had an unsatisfactory relationship with neighbouring properties.

5.0 POLICY & GUIDANCE

5.1 Adopted South Oxfordshire Local Plan Policies (SOLP 2011)

H4	-	Towns and larger villages outside the Green Belt
D1	-	Good design local distinctiveness
D2	-	Vehicle and bicycle parking
D3	-	Plot coverage and garden areas
D4	-	Privacy and daylight
D7	-	Access for all
D8	-	Energy, water and materials efficient design
D10	-	Waste management
South Oxfordshire Design Guide		
PPS3	-	Housing

6.0 PLANNING CONSIDERATIONS

Within the larger villages outside the Green Belt, permission will normally be granted for replacement dwellings, subject to amenity, environmental and traffic considerations as set out in Policy H4 of the Local Plan. Cholsey is classified as one of the larger villages in the district and is a sustainable location for residential development. Therefore the principle of a new dwelling on the site is acceptable.

6.1 The main issues to consider with this application are:

- Whether an important open space of public, environmental or ecological value is lost, or an important public view spoilt;
- Whether the design, height, scale and materials of the proposed development are in keeping with its surroundings;
- Whether the character of the area is adversely affected;
- Whether there are any overriding amenity, environmental or highway objections
- If the proposal constitutes backland development, whether it would create problems of privacy and access and whether it would extend the built up limits of the settlement.
- Whether the proposal is unneighbourly.

6.2 Whether an important open space of public, environmental or ecological value is lost, or an important public view spoilt;

The proposal is for a new dwelling in what was the rear garden area of 51 Papist Way. The site had a number of small outbuildings and sheds that were demolished prior to this application being lodged. The proposed dwelling is surrounded by existing development within a built up residential area and therefore no important open space or public view is spoilt by the proposal.

6.3 Whether the design, height, scale and materials of the proposed development are in keeping with its surroundings;

The proposed dwelling is two storey and is therefore in keeping with the scale of surrounding development in the area. Honey Lane has a variety of architectural styles and materials and the proposed dwelling will not appear out of place in this context. The hipped roof form is in keeping with the semi-detached dwellings on Papist Way and although the fenestration on the rear elevation could be improved by making it appear more balanced, officers consider the design of the proposal to be acceptable in this location. The proposed materials (brick for the walls and interlocking tiles for the roof) are also in keeping with existing development in the area.

The footprint of the new dwelling is some 73.5 square metres. The plot size measures some 420 square metres and can accommodate a dwelling of the size proposed while still maintaining adequate amenity space. Adequate amenity space is also retained for 51 Papist Way. Plot coverage for the new site equates to approximately 17.5 per cent. This is below the 30 per cent figure stated in the

Design Guide as an overdevelopment indicator for detached housing.

Sustainable Features

The applicant proposes several environmentally sustainable features in the construction of the new dwelling in accordance with Policy D8 of the SOLP. The proposed new dwelling has a number of glazed openings. Compliance with current Building regulations for thermal insulation will necessitate the use of Pilkington K glass (or better) and a higher than minimum standard of insulation for the solid walls and roof of the building. The applicant proposes to reduce the total energy requirement for the new dwelling further by using a ground-source heat-pump to extract heat from the ground or solar roof panels to augment the gas-fired boiler and to provide electric power for space heating and hot water. Rainwater from the property will be collected in rainwater butts or tanks and will be recycled for car cleaning or watering the garden.

Overall, officers consider that the proposal is acceptable in terms of the design and scale.

6.4 Whether the character of the area is adversely affected;

The character of the immediate area is relatively varied. The dwellings to the south and west are two storey, semidetached properties, while to the east is a detached two storey dwelling, and across Honey Lane are a mixture of two storey and single storey detached houses. The existing 2 metre high brick wall along the road boundary of Honey Lane will be retained and the existing access utilised. The siting of the dwelling also respects the existing building line along Honey Lane. There is a mixture of styles and materials used in the area and the proposal will not be at odds with that varied character.

6.5 Whether there are any overriding amenity, environmental or highway objections

There are no adverse effects on the amenity of the site or on the amenity of neighbouring properties. Environmental Health have assessed the proposal and recommend a condition requiring that a contaminated land investigation be carried out as a precautionary approach. Access to the site is existing and there are no changes proposed to the access as part of this application. 51 Papist Way retains its access off Papist Way. Adequate off street parking can be provided on site, as indicated on the additional drawing received on 09.08.07, and there are therefore no highway issues.

6.6 Whether the proposal would create problems of privacy and access and whether it would extend the built up limits of the settlement.

Officers do not consider the proposal to constitute backland development. There is an existing access off Honey Lane and the dwelling will front on to the street. The site is located within an existing built up residential area and will not create problems of privacy to neighbouring properties.

6.7 Whether the proposal is unneighbourly.

There have been three letters of objection received from neighbours in relation to the proposal.

The site has been levelled so that the dwelling will be constructed on a largely flat building platform. Although the property is elevated some 0.5 metres above neighbouring properties to the west, the two storey building proposed is not overly high, at some 7.5 metres above ground level. The new dwelling is located centrally on the plot and will not be dominant or overbearing to neighbouring properties.

The gardens of the dwellings at 49 and 47 Papist Way are already overlooked by neighbouring dwellings. Both bedrooms at the rear of the proposed dwelling will also look out over the gardens of these properties and will not significantly increase the existing overlooking situation. The distance between the rear first floor windows of the proposed dwelling to the first floor windows at the rear of numbers 47 and 49 Papist Way varies from some 16 to 24 metres. The new dwelling is positioned on the site such that the angle between the rear elevation and the existing dwellings on Papist Way will not allow for direct overlooking of habitable rooms. The 3 metre high hedge along the boundary with number 74 Honey Lane and existing trees on the neighbouring property restricts views from the plot towards number 74. Officers do not consider that the proposal will impact upon the privacy of number 74.

There is existing close-board fencing along the western and southern boundary of the property, and a 3 metre high hedge along the northern boundary. The hedge has suffered damage from a recent fire, however it should be noted that it is recommended that a landscaping scheme be submitted as a condition to particularly address the boundary treatment along the northern boundary and provide some additional screening of the dwelling. Officers do not consider that the proposal will increase overlooking at ground level or result in any additional loss of privacy.

The front and side garden areas of number 74 Honey Lane are already partially overshadowed by the existing hedge along the boundary with the building plot. The proposed dwelling is set some 3.7 metres away from this boundary and even given the change in levels between these properties, officers do not consider that there will be a significant increase in overshadowing or loss of light to number 74. Similarly, the dwelling is located some 5.6 metres from the boundaries of numbers 51 and 53 Papist Way and will be not dominant or affect the amount of light entering these properties.

Overall, officers therefore consider that the proposal will not adversely impact upon neighbouring properties.

7.0 CONCLUSION

7.1 There is no objection to the principle of a new dwelling on this site and the design

and scale of the proposed dwelling is acceptable. The proposal does not adversely affect the character or appearance of the area and is not un-neighbourly to adjacent properties. There are no adverse highways or environmental issues.

8.0 RECOMMENDATION

That planning permission be granted subject to the following conditions.

- 1. Commencement 3 years**
- 2. Samples of all materials**
- 3. Bathroom windows on west elevation at first floor level shall be obscure glazed**
- 4. No additional windows shall be constructed in north or south elevations of the dwelling at first floor level**
- 5. Parking and manoeuvring area to be provided and laid out**
- 6. Landscaping scheme for boundary screening**
- 7. Eastern boundary wall to be retained**
- 8. Slab levels to be agreed**
- 9. Retaining wall on southern boundary**
- 10. Contamination land investigation**
- 11. Remediation if land contaminated**

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