

**APPLICATION NO.** P07/E0632  
**APPLICATION TYPE** Full  
**REGISTERED** 17.07.2007  
**PARISH** Chinnor  
**WARD MEMBERS** Mr Geoff Andrews  
  
Mr Christopher Hood  
**APPLICANT** The Abbott Partnership Ltd  
**SITE** Land adjoining 7 Benton Drive, Chinnor  
**PROPOSALS** Proposed new dwelling and vehicular access  
**AMENDMENTS** Two – Drawing number 07013-P04 A later superseded by drawing number 07013-P04 B  
**GRID REFERENCE** 475460/201257  
**OFFICER** Mr T Wyatt

## 1.0 INTRODUCTION

1.1 This application is referred to Committee as the Officer's recommendation conflicts with the views of the Parish Council.

The application site (which is shown on the OS extract **attached** as Appendix A)  
1.2 comprises part of the garden area of 7 Benton Drive, a detached dwelling located adjacent to a large public recreation ground in the centre of Chinnor.

## 2.0 THE PROPOSAL

2.1 The proposal seeks permission for the construction of a two bedroom dwelling on part of the side/rear garden area of the existing property, which forms part of the original estate development in Benton Drive that relates to a planning permission granted in 1968.

2.2 The proposed dwelling would be a two storey detached dwelling extending to a height of approximately 7.4 metres (the original plans indicated a height of 8.5 metres). The dwelling would have a width of 7.5 metres and a depth of 9.5 metres in respect of the main two storey part of the dwelling. A new access to the front of the dwelling off Benton Drive would be formed through the existing vegetation forming this boundary. The access would lead to two off street parking spaces to

the front of the dwelling. A garden area with a maximum depth of 7.5 metres and an overall size of 54 m<sup>2</sup> would be provided to the rear of the dwelling. This would leave the existing property with a garden area of 84 m<sup>2</sup>.

2.3 A copy of the proposed plans is **attached** as Appendix B.

### 3.0 CONSULTATIONS AND REPRESENTATIONS

3.1 **Chinnor Parish Council** – The Parish Council considers that the application should be refused due to unreasonable access, overdevelopment and the view that the design does not fit in with the rest of the road.

**OCC Highways Liaison Officer** – No objections subject to conditions to ensure  
3.2 that the access and parking are provided prior to the first occupation of the dwelling.

**Forestry Officer** – No objections subject to conditions requiring tree protection  
3.3 measures to be put into place with regard to the hedge on the boundary of the site with the recreation ground.

**Monson (Drainage Consultants)** – Any planning permission should be subject to a  
3.4 condition requiring drainage details to be approved.

**Public Amenities** – Refuse and recycling provision is needed for the new dwelling.  
3.5

**Neighbours** – Eleven letters of objection have been received.  
3.6

- The foul drainage system is privately owned and is insufficient to cope with an additional dwelling.
- The proposal would result in an overdevelopment of the site and would be out of keeping with the surrounding built form.
- The proposed parking is insufficient, and the proposal would lead to congestion.
- Loss of an existing turning area
- Impact on neighbouring residents from overlooking

- Inconvenience during the construction period.

#### **4.0 RELEVANT PLANNING HISTORY**

4.1 P80/N0190 - Extension to provide a dining room and kitchen. Planning Permission granted on 16 April 1980.

P68/M0424 – Erection of houses and access. Planning Permission granted on 28 June 1968.

P64/M0902 – Site for houses. Planning Permission granted on 06 January 1965.

#### **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
- T1 – Sustainable Travel
- T2 – Car Parking
- T8 – Development Proposals
- H3 – Design, Quality, and Density of Housing Development

5.2 Policies of the Adopted South Oxfordshire Local Plan 2011 (SOLP):

- G1 – General Restraint and Sustainable Development
- G2 – Protection and Enhancement of the Environment
- G6 – Promoting Good Design
- D1 – Good Design and Local Distinctiveness
- D2 – Vehicle and Bicycle Parking
- D3 – Plot Coverage and Garden Areas
- D4 – Privacy and Daylight
- D8 – Energy, Water and Materials Efficient Design
- D10 – Waste Management
- H4 – Towns and Larger Villages Outside the Green Belt
- T1 & T2 – Transport Requirements for New Developments

5.3 Government Guidance:

- PPS1 – Delivering Sustainable Development
- PPS3 – Housing

5.4 Supplementary Planning Guidance

- South Oxfordshire Design Guide December 2000 (SODG)

## 6.0 PLANNING ISSUES

6.1 The planning issues that are relevant to this application are:

1. The acceptability of principle of the development
2. The impact of the development on the character and appearance of the surrounding area
3. The impact on neighbouring amenity
4. Other material considerations

### The Principle of the Development

6.2 The application site is located within the built up area of Chinnor where the principle of new residential development is acceptable subject to various criteria with regard to Policy H4 of the SOLP. The site forms part of the garden of 7 Benton Drive, which is defined as 'previously developed land' under Annex B of PPS3.

### 6.3 The Impact of the Development on the Character and Appearance of the Surrounding Area

Benton Drive is a small cul-de-sac containing 12 detached two storey dwellings dating from planning permission granted in the 1960s. The linear built form in the road is compact with relatively small gaps between the dwellings and with the individual plots being relatively small, particularly when compared to the more spacious built form to the north and south. The majority of the rear gardens of the dwellings are less than 10 metres in depth. The overall density of the development in Benton equates to approximately 30 dwellings per hectare.

6.5 As well as the relative consistency between the size of the plots in Benton Drive, there is also a high degree of consistency between the design, size, height, and materials in respect of the existing built form largely due to the development stemming from the same planning permission and not being altered significantly since this time.

6.6 Number 7 Benton Drive occupies a wider than average plot at the end of the road where it adjoins the recreation ground. For the sake of comparison, the plot width of Number 7 is approximately 20 metres, whilst the width of the two plots on the opposite side of the road (Numbers 14 & 16) is approximately 10 metres. The proposal would effectively split the plot relating to Number 7 in half so that the width of the application site is 10 metres. This plot width, as well as its unaltered depth, is considered acceptable in relation to the proposed dwelling as it would be

in keeping with the character of existing development in the street.

- Although the proposed dwelling would have a two storey front gable element, this would be set below the main ridge of the dwelling, which would run parallel with the street in keeping with the existing built form in Benton Drive. Amended plans (drawing number 07013-P04 Rev. B) have been submitted to reduce the height of the proposed dwelling by approximately 1 metre to 7.5 metres in order to ensure that the dwelling matches the generally uniform height of the built form in Benton Drive. Overall, the dimensions of the proposed dwelling and its plot and the
- 6.7 general design of the proposal are in keeping with the existing built form in Benton Drive.

- The development would be visible from the adjacent public open space to the west, however, it would be no closer to the boundary of this land than the existing dwelling at Number 16 Benton Drive, which is opposite the application site. In views from the recreation ground, the dwelling would be seen against the existing built form and would not appear incongruous. The recreation ground is bordered
- 6.8 by residential development on its north and east boundaries, which is prominent from the open land. The addition of one additional property along a small part of the boundary with the recreation ground would not cause any significant harm to the character and appearance of the surrounding area.

- Apart from views from the recreation ground, the only other public views of the site are from Benton Drive. As already explained, the dwelling would be generally in
- 6.9 keeping with the existing built form and would not be an incongruous element of the street scene. Other views of the development would be from private land.

### The Impact on Neighbouring Amenity

- As the dwelling is sited at the end of the road, the direct impact of the development
- 6.10 on adjoining dwellings is limited. The only two dwellings bordering the application site are the existing dwelling at 7 Benton Drive, and 4 Grafton Orchard to the rear (south) of the site. Clearly 7 Benton Drive is losing a substantial part of its garden area through this proposal, however, the property would still be left with a garden area of 84m<sup>2</sup>, which is considered sufficient for the size of the property, particularly given the character of the built form in Benton Drive.

A gap of slightly over 1 metre would be retained between the new dwelling and the existing dwelling at 7 Benton Drive. The only part of the new dwelling to overhang the rear building line of the existing property would be a single storey breakfast room that would project beyond the rear building line of the existing dwelling by 2.5 metres at an average height of approximately 2.5 metres. Given the small size of this part of the dwelling and the south facing garden areas of these properties, it is not considered that the development would result in any significant overshadowing of the existing property at 7 Benton Drive.

4 Grafton Orchard benefits from a large west facing rear garden area. This allows for a separation distance between the proposed dwelling and the rear elevation of the adjoining property of over 30 metres. This would ensure that any overlooking between the two properties would not be significant. Furthermore, the rear boundary of the application site is formed by a hedge approximately 2 metres in height, which would further limit the impact of the new dwelling on the adjacent occupiers. Overall it is not considered that the new dwelling would cause any significant harm to the amenity of adjacent neighbouring occupiers.

#### 6.13 Highway Considerations

The site lies at the end of Benton Drive adjacent to part of the turning area of the road. Indeed, access into the site would be formed via the turning head. The Highway Authority has explained that the vision at the proposed access to the site is acceptable and that the two off-street parking spaces proposed meet required standards.

The proposal would increase traffic movements along Benton Drive, however, it is unlikely, given the number of dwellings in the road, that additional traffic movements to the site would be significant. As such the Highway Authority has raised no objections to the proposal in terms of the impact on highway safety.

#### Other Material Considerations

Several objection letters refer to the inadequacy of the existing drainage system to cope with an additional property in this area. Whilst it is acknowledged that there may be drainage issues to be resolved in relation to the proposed dwelling, it is not considered that this can justify the refusal of the application. Monson, the Council's

Drainage Consultants, has commented that a survey of the foul drainage system downstream from the site should be undertaken prior to any development occurring to ensure that the system has sufficient capacity to serve the proposed development. In addition Monson has requested that foul drainage details are approved prior to development commencing. Therefore, conditions can be imposed to ensure that the dwelling is provided with adequate foul drainage.

The proposal will involve the loss of the existing vegetation on the front boundary of the site in order to provide vehicular access. Whilst this is regrettable, it is not considered that the loss of this vegetation can be resisted given the open frontages of the dwellings in Benton Drive, and the fact that this vegetation could be removed at any time without the need for planning permission. Indeed, the Forestry Officer has not raised any objections to the proposals provided that the hedge forming the boundary of the site with the adjacent recreation ground is retained, and therefore, adequately protected during the construction of the development.

## **7.0 CONCLUSION**

7.1 The application proposal is in accordance with the relevant development plan policies and national planning policy, as the proposal would not cause any significant harm to the character and appearance of the site and the surrounding area, or to the amenity of neighbouring occupiers.

## **8.0 RECOMMENDATIONS**

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

1. **Commencement within 3 years**
2. **Samples of materials to be submitted and approved**
3. **Existing hedge on south west boundary to be retained and protected during the course of the development.**
4. **Removal of permitted development rights for extensions and outbuildings**
5. **Formation of means of access prior to first occupation**
6. **Provision of parking prior to first occupation**
7. **Details of foul drainage to be approved prior to commencement of development**
8. **Details of refuse arrangement to be approved prior to occupation**
9. **No additional windows in the north-east elevation**

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