

REPORT 2

APPLICATION NO.	P07/W0905
APPLICATION TYPE	FULL
REGISTERED	09.08.07
PARISH	CROWMARSH GIFFORD
WARD MEMBER(S)	Mr Nicholas Odd
APPLICANT	Mr P Hannigan
SITE	95 The Street, Crowmarsh Gifford
PROPOSAL	Erection of a pair of semi- detached dwellings with vehicular access.
AMENDMENTS	None
GRID REFERENCE	461865/189197
OFFICER	Miss G Napier

1.0 INTRODUCTION

- 1.1 This application has been referred to the Planning Committee because the officer recommendation conflicts with that of the Parish Council.
- 1.2 The property lies on The Street, Crowmarsh which links the settlement with the small market town of Wallingford. The Street has a diverse range of buildings , including 'The Bell' Public House and No.83, which stand adjacent to the highway as well as semi-detached houses (No's 85 and 87) and detached houses (No's 89 and 91) that are set well back from the road. The majority of buildings in The Street are 2-storey properties, but opposite the application site is a terrace of modern houses in Home Farm, that incorporate accommodation in the roof. The property is located within the built up limits of the settlement of Crowmarsh.

The site is identified on the Ordnance Survey extract **attached** at Appendix 1.

1.3

2.0 PROPOSAL

- 2.1 The current application seeks full planning permission for the demolition of the existing bungalow and the outbuildings to the rear of No.95 and the erection of a pair of semi-detached dwellings. The proposed dwellings are to accommodate 4 bedrooms each and are to measure some 7.0 metres in width by some 14.3 metres in depth with a ridge height of some 10.0 metres. Living accommodation is to be provided at ground, first and second floor levels with five rooflights in each roof to light the second floor master bedroom and en-suite and one to the front elevation to light the stair well. The plans show a two storey gable to the front elevation and lean-to porches to both dwellings.

A relocated access and dropped kerb are also proposed.

2.2

The current application does not include the plot at No.93 The Street.

2.3

A copy of the submitted plans is **attached** at Appendix 2 along with the applicants design statement.

2.4

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 Parish Council - Recommends approval.

Neighbour Letter - X 2

- No objection – this is a far more appropriate scheme than the

two previous applications.

- No objection to this proposal, subject to the detailed design

being in keeping with the village street location.

OCC Highway Officer - No objection subject to conditions.

OCC Archaeologist - No objection subject to standard informative.

4.0 RELEVANT PLANNING HISTORY

4.1 P04/E0210. Residential re-development consisting of eight apartments with creation of new access. (As amended by drawing number 990403A accompanying letter from Agent dated 8th April 2004). Planning Permission on 05 May 2004. P03/W0156/O. Erection of five dwellings. Refusal of Outline Planning Permission on 18 June 2003. Appeal Allowed on 25 August 2004. P02/W0698/O. Erection of eight apartments. Refusal of Outline Planning Permission on 11 October 2002. Appeal Dismissed on 15 August 2003.

4.2 Outline planning permission was refused in 2003 (P03/W0156/O) for the erection of 5 dwellings at No.'s 93 and 95 The Street. The application was refused on the grounds that no provision was made for affordable housing as required by Policy H9 of the then first deposit draft Local Plan (2011). The planning inspector decided that too much weight had been given to the policy from the emerging plan and concluded that the appeal should succeed.

4.3 In 2004 (P04/E0210) another application was submitted for the same site (No.'s 93 & 95) for eight apartments and a new access. Two buildings were proposed which were to accommodate 4 apartments each. Planning permission was subsequently granted and the permission remains live until 5 May 2009.

5.0 POLICY & GUIDANCE

5.1 Adopted South Oxfordshire Local Plan Policies (SOLP 2011):

D2: Vehicle and bicycle parking

D8: Promoting efficient use of energy

D10: Provision for the management of waste

D9: Promoting sustainable features

H4: Development in the towns and larger villages

H7: Range of dwelling types and size

G2: Protection and enhancement of the environment

G6: Promoting good design

T1: Promoting a sustainable transport network

Planning Policy Statements (PPS's):

PPS3: Housing

PPS22: Sustainability

6.0 PLANNING CONSIDERATIONS

6.1 The main considerations are considered to be:

1. The principle of development

2. The effect of the development on the residential amenity of adjoining properties
3. The impact on the character and appearance of the area
4. Whether an adequate housing mix has been provided
5. Whether adequate standards of privacy and amenity have been provided
6. Whether sufficient sustainable measures have been incorporated into the design of the dwellings

6.2 Principle.

The site lies within the built up limits of the settlement of Crowmarsh, where under Policy H4 of the adopted Local Plan, proposals for housing on sites of up to 0.5 hectares is permitted. Crowmarsh is a sustainable location for new development due to the local transport networks and the level of amenity/service provision.

The site measures approximately 0.097 hectares and as such, the principle of redeveloping the site for residential use is acceptable providing that it complies with the criteria identified in the development.

6.3 Loss of an important open space.

There is an existing dwelling on the site and as such, the proposal would not involve the loss of an important open space in accordance with part (i) of Policy H4.

6.4 The impact on the character and appearance of the area.

The existing bungalow is very low in profile and vegetation along the front boundary serves to limit public views to the property from The Street.

The requirement of the removal of the vegetation on the front boundary for highway reasons will increase the prominence of the site within the street scene.

The Planning Inspector who dealt with the appeal against the refusal of permission for the 2002 application (P02/W0698/O) for the erection of 8 apartments, concluded that the proposed development would not harm the character of the area. However, the proposed pair of dwellings is larger than one of the blocks of flats that were approved in 2004 (P04/E0210/O) being some 2.5 metres wider, 0.9 metres deeper and some 0.7 metres higher. It is therefore considered that the new development would be very dominant within the street scene and would be out of character with the existing scale of development along the northern side of The Street which mainly comprises semi-detached and detached dwellings.

The buildings which were previously approved were to house a number of apartments and as such, their scale was appropriate to the proposed use. Your officers consider that the scale and massing of the proposal is not appropriate for a pair of semi-detached dwellings in this location.

Having regard to the size and scale of the proposed dwellings, as well as to the loss of vegetation from the front boundary and the proposed areas of hardstanding to provide up to 6 parking spaces to the front of the dwelling, the proposal is considered to have a detrimental impact on the character and appearance of the area, contrary to Policies G6 and H4 of the adopted South Oxfordshire Local Plan.

6.5 The effect of the development on the residential amenity of adjoining properties.

Policy H4 of the SOLP seeks to resist development that would be harmful to the amenities of occupants of nearby properties with particular reference to privacy, outlook, sunlight, daylight, noise and disturbance. Previous appeals on the site have established the Planning Inspectors view that a fairly substantial development (in the form of 2 blocks of flats) can be accommodated on the site. However the size of the proposed pair of semi-detached dwellings is a concern of your officers.

Any redevelopment of the site would have an impact on the living conditions of nearby residents. In this case it is the impact on 93 and 97 The Street that needs to be carefully assessed to ensure that no significant harm is caused.

The property directly to the west of the site (93 The Street) is owned by a member of the applicants' family and is a two storey detached dwelling. Regard should be had to the amenity of future occupants of the dwelling if the previous permission for the blocks of flats which incorporated the land belonging to No. 93 is not implemented.

97 The Street is a semi-detached house. The plans accompanying the planning application in 2004 (P04/E0210) show No. 97 to have a depth of some 10 metres and the rear wall of the block of apartments on the site of No.95 The Street was not to extend beyond the rear elevation of the neighbouring property. The block plan accompanying the current application however shows No. 97 The Street to have a depth of some 14 metres which would succeed in making the proposed pair of semi-detached dwellings appear to be in keeping with the scale and footprint of neighbouring properties.

The geographical information system used by officers indicates that the actual depth of No. 97 The Street is some 12.6 metres.

The proposed pair of semi-detached dwellings is wider, deeper and higher than the two proposed blocks of flats containing 4 apartments each. The development would project well beyond the rear building line of 93 The Street and having regard to its siting and its scale, it is considered that the pair of semis would have an overbearing and oppressive impact on the occupants of this property and No.97, contrary to Policy H4 of the adopted South Oxfordshire Local Plan.

6.6 Whether an adequate housing mix has been provided.

Policy H7 of the adopted South Oxfordshire Local Plan seeks to ensure that residential proposals provide a mix of housing to meet the needs of the area. In housing developments of 2 dwellings or more, 45% should comprise 2 bedroom dwellings. The policy does not refer to a *net gain* of 2 properties and as such, the requirement applies to this development where an existing bungalow is to be replaced by a pair of semi-detached dwellings.

This interpretation of the policy was supported by the Inspector who dealt with the appeal against the refusal of planning permission for two 4 bed properties in Aston Upthorpe (P05/W0827). The proposal for a pair of 4 bed semi's does not therefore meet the housing mix requirements of the district and is contrary to Policy H7 of the adopted South Oxfordshire Local Plan.

6.7 Whether adequate standards of privacy and amenity have been provided.

The highway officer has advised that the required visibility splays can be achieved and that the proposed level of parking provision and the turning area appear to be adequate for the proposed two dwellings. The existing vegetation to the front of the site will need to be removed for visibility reasons and for the required access.

The proposal is not therefore considered to have a detrimental impact on highway safety in accordance with Policy T2 of the adopted South Oxfordshire Local Plan although the siting of the proposed parking is undesirable.

Policy D2 of the adopted South Oxfordshire Local Plan requires parking to be accommodated to the rear or side of housing developments. The parking for the apartments was largely to the rear with a few spaces in front of the blocks. Using the areas in front of the properties for parking will create a large expanse of

hardstanding which is not encouraged.

Despite this, the parking provision at the property complies with SODC's minimum requirements and there are also sufficient private amenity areas to the rear of both properties.

6.8 Whether sufficient sustainable measures have been incorporated into the design of the dwellings.

The District Council encourages the use of renewable energy technologies, especially where new build is proposed. No particular measures have been incorporated in to the construction of the dwellings apart from insulated cavity walls and insulation in the roof space and as such, the proposal does not comply with Policy D9 of the adopted South Oxfordshire Local Plan.

6.8 Provision for the management of waste.

The plans do not show any provision for the management of waste including communal and private storage space for recyclables and facilities for the disposal of waste products contrary to Policy D10 of the adopted South Oxfordshire Local Plan.

7.0 CONCLUSION

7.1 Your officers consider that the erection of a pair of semi-detached dwellings would be harmful to the amenities of the occupants of No's 93 and 97 The Street and would not comply with the required housing mix. The size of the site and the scale of the proposed dwellings relative to surrounding properties represent a cramped and inappropriate form of development which would detract from the character and appearance of the area. The development does not demonstrate and incorporate a high standard of sustainable design.

8.0 RECOMMENDATION

8.1 **It is recommended that planning permission be refused for the following reasons:**

- 1. That having regard to the size of the site and the scale of the proposed dwellings relative to surrounding properties, the proposal represents a cramped and inappropriate form of development which would detract from the character and appearance of the area, contrary to Policies G6 and H4 of the adopted South Oxfordshire Local Plan and advice in the South Oxfordshire Design Guide.**
- 2. That the proposal to erect two four bedroom dwellings on the site fails to provide an appropriate mix of housing and as such is not in accordance with Policy H7 of the South Oxfordshire Local Plan 2011 and advice in PPG3.**
- 3. That having regard to the depth, height and massing of the semi-detached dwellings in relation to No's 93 and 97 The Street, the proposal would be overbearing and oppressive to the detriment of the**

residential amenity currently enjoyed by those properties contrary to Policy H4 of the adopted South Oxfordshire Local Plan.

4. That the development does not demonstrate and incorporate a high standard of sustainable design, either through its landscaping, building design, use of materials, layout and orientation of buildings, contrary to Policies G2 and D8 of the adopted South Oxfordshire Local Plan.

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