

APPLICATION NO.	P07/E1399
APPLICATION TYPE	FULL
REGISTERED	31 DECEMBER 2007
PARISH	WATLINGTON
WARD MEMBER(S)	Mr Rodney Mann and Angie Paterson
APPLICANT	Mr & Mrs O'Hare
SITE	Land adjacent to Meadow Court, Love Lane Watlington
PROPOSAL	Erection of detached two storey five bedroom dwelling (plot 2) alterations to integral garage approved under planning permission (P07/E0849) to form ancillary office.
AMENDMENTS	NONE
GRID REFERENCE	468753/194769
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 Watlington Parish Council.
- 1.2 The application site is shown on the OS extract **attached** as Appendix 1. The site extends to approximately 0.3 ha and comprises an undeveloped triangular shaped plot of land lying within the built up area of Watlington immediately adjacent to the south of the access into Icknield School and Community Centre and to the west of Chequers Public House on Love Lane. The site is undeveloped land which appears as a dense coppice with young self seeded trees across the land and more mature trees at its perimeter. There is presently no vehicular access onto the site. The site lies on the northern edge of the Watlington Conservation Area which is characterised by a wide variety of building types ranging from small historic cottages to large Georgian town houses.

2.0 THE PROPOSAL

- 2.1 The application seeks full planning for the erection of a detached two storey five bedroom dwelling with an integral garage and ancillary office. This application follows on from an application for two detached two storey five bedroom dwellings with integral garages together with a pair of two storey two bedroom semi detached dwellings and attached garages. That application was granted planning permission by the Planning Committee on 19th September 2007. The dwellings would be arranged in an 'arc' shape with the pair of semis at the northern end of the site. The four dwellings would all be served from a single new access

branching off the existing entrance drive to Icknield School and Community Centre. The dwellings would be erected using red bricks, plain clay roof tiles and painted wooden framed windows and chimneys. The southernmost detached dwelling would be situated some 11 metres away from the closest residential property, No.35 Love Lane, to the south-west. The amended dwelling on this application is known as Plot 2 and is a detached house, adjacent to the pair of semis. The background to this application is that the prospective purchasers of Plot 2 would like to run a landscape consultancy business in one half of the approved double garage. A single garage would remain with two parking spaces on the front driveway.

2.2 On the front elevation, one of the approved garage doors would be replaced with a window. In all other respects, Plot 2 would be the same as that approved under P07/E0849. The applicant's supporting letter is **attached** as Appendix 2. The plans of the proposed development are **attached** as Appendix 3.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Watlington Parish Council - The application should be refused. Loss of garage space resulting in inadequate parking provision for a 5-bed house as set out in the SODC Design Guide. Loss of symmetry, out of keeping with neighbouring proposed property.
- 3.2 Forestry Officer - No objection subject to conditions to ensure a no dig method of construction for access routes that encroach into tree protection areas and a landscaping scheme that includes significant replacement planting.
- 3.3 Conservation Officer - No objection to change of garage door to a window.
- 3.4 OCC Highways - Although undesirable, the parking provision for Plot 2 would remain at 3 spaces, which would meet Council standards. No objection subject to a condition requiring retention of garage for parking of vehicles.
- 3.5 Environmental Health (Contamination) - Standard contamination investigation/remediation condition recommended. (No comments were received on P07/E0849 and consequently the approved scheme can proceed without this condition and it is therefore considered unreasonable to impose it on this application).
- 3.6 Neighbours - 5 representations of objection to the original proposal summarised as follows:
- i. More traffic from additional bedrooms would result in highway safety issues, especially for schoolchildren.
 - ii. Loss of natural habitat.
 - iii. Harm to trees.
 - iv. Disproportionate mix of housing.
 - v. Inappropriate/Overintensive scale of 5-bedroom houses on small plot.
 - vi. Loss of privacy to No.35 Chapel Street.
 - vii. Use of part of Plot 2 for commercial purposes resulting in more traffic.

4.0 RELEVANT PLANNING HISTORY

- 4.1 P07/E0849 – Erection of two 2-storey 5-bedroom dwellings and two 2-storey 2-bedroom dwellings, access and car parking. Granted Planning Permission September 2007.
- 4.2 P06/E0515 – Erection of two 2-storey 4-bedroom dwellings and two 2-storey 2-bedroom dwellings, access and car parking. Granted Planning Permission July 2006.
- 4.3 P05/E0753 – Erection of 4 dwellings, access, parking and landscaping including alterations to access road into the school. Refused August 2005. Appeal dismissed December 2005.
- 4.4 P04/E0900 – Erection of 5 dwellings, parking and landscaping. Refused September 2004. Appeal dismissed April 2005.

5.0 POLICY & GUIDANCE

5.1 Oxfordshire Structure Plan 2016 Policies:-

- G1 – General Policies for Development
- G2 – Improving the Quality and Design of Development
- T1 – Sustainable Travel
- T8 – Development Proposals
- EN1 – Landscape Character
- EN4 – Historic and Cultural Heritage
- 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
- G5 – Making the Best Use of Land
- G6 – Promoting Good Design
- C9 – Landscape Features
- CON7 – Development in Conservation Areas
- 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
- H7 – Housing Mix
- H8 – Housing Density
- E7 – Working From Home
- T1 – Transport Requirements for New Developments
- T2 – Transport Requirements for New Developments

5.3 Supplementary Planning Guidance:

- South Oxfordshire Design Guide – Sections 4.1, 4.2, 4.3, 4.4 and 4.5
- Watlington Conservation Area Character Appraisal

5.4 Government Guidance:

- PPS1 – Delivering Sustainable Development
- PPS3 – Housing
- PPG13 – Transport
- PPG15 – The Historic Environment

6.0 PLANNING ISSUES

6.1 Two previous appeal Inspectors have agreed that the site lies within the built up area of Watlington, Policy H4 states that the principle of residential development is acceptable. Consequently, the planning issues that are relevant to this application are whether:

- The development would result in the loss of an open space or view of public, environmental or ecological value;
- The size and appearance of the proposal would preserve or enhance the character and appearance of the Watlington Conservation 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 result in an unacceptable deficiency of off-street parking spaces for the resultant dwelling or other conditions prejudicial to highway safety;
- The mix of housing proposed would be acceptable;
- The proposal would incorporate sufficient sustainability measures; and
- The proposed office would meet the criteria set out in Policy E7 in respect of Working from Home.

Loss of Open Space

- 6.2 Criterion (i) of Policy H4 of SOLP 2011 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 currently undeveloped and is densely overgrown. However, it has no special public, environmental or ecological value (no protected species have been reported to rely on this area) and the existence of an extant planning permission for four dwellings in a similar arrangement on the site is a material consideration. This application raises no additional concerns beyond P07/E0849. This criterion would therefore be satisfied.

Character and Appearance

- 6.3 Criteria (ii) and (iii) of Policy H4 of SOLP 2011 require that 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. Policy CON7 explains that the Council has a statutory duty to ensure that development preserves or enhances the character and appearance of conservation areas. Due to the existence of the extant planning permission, the issue here is whether the differences between the approved and proposed developments would be materially harmful to the character and appearance of the locality. The only appreciable change would be the substitution of one of the two garage doors of Plot 2 with a window. Although off-centre, this window would match the others on the proposed house and there is no objection from the Conservation Officer. In all other respects, Plot 2 would be the same as already approved where the proposal was found to comply with the above Policies.

6.4

Living Conditions

Criterion (iv) of Policy H4 of SOLP 2011 requires that there are no overriding amenity objections. This is supported by Policies D3 and D4. The proposal would not alter the footprint of Plot 2 and would not give rise to any additional loss of outlook or light beyond that which was found to be acceptable when P07/E0849 was assessed. The only additional window is on the ground floor front of Plot 2 and this would not afford any additional opportunities for overlooking. 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 Policies.

Parking and Access

- 6.6 Criterion (iv) of Policy H4 of the adopted Local Plan requires that there are no overriding amenity objections. This is supported by Policies T1 and T2. The access arrangements incorporating widening of the existing access to the school and the provision of gates and a rumble strip within the site itself, remain identical to the previously approved arrangements. The only change to the parking would be the loss of half of the integral garage to Plot 2. Whilst EX6 of Section 4.6 of the SODG states that 5-bedroom dwellings should have 4 parking spaces, this advice has been superseded by Appendix 5 of SOLP 2011, which states that for dwellings with 4 or more bedrooms, 2 or more spaces should be provided, based on the merits of the case. In this location, the Highway Authority has determined that 3 spaces are required and consequently, the proposal would meet this standard.

Housing Mix

- 6.7 Policy H7 of the adopted Local Plan requires a suitable mix of housing to be provided and the sub-text indicates that the Council will seek to ensure that developments of a net gain of two or more dwellings would contain 45% 2-bedroom dwellings. The proposal would not compromise the previously approved provision of two 2-bedroom dwellings, which would equate to 50%, which would comply with Policy H7.

Sustainability Measures

- 6.8 Policy D8 of the adopted SOLP 2011 requires proposals to incorporate sustainability measures in terms of energy, water and materials efficient design. Policy D10 explains that proposals should include provision for refuse, recycling and composting. The same measures would be incorporated as were put forward on the previous application, namely; locally sourced materials, compost bins, pruning to be used as mulch, condensing boilers and thermal insulation. The above policies would therefore be met, subject to an appropriate planning condition.

Working From Home

- 6.9 Policy E7 of the adopted SOLP 2011 generally supports working from home, provided (i) there would be no impact upon the surroundings; (ii) the business would not materially increase traffic or parking; (iii) there would be no outside storage; (iv) no environmental problems would be caused. The use of one room in a dwelling as a home office is normally considered to be an incidental use to the enjoyment of a dwelling and as such does not usually require a planning application. Planning permission is required here, because the approved double garage is conditioned to be retained for parking purposes and because the dwelling has yet to be built.

6.10

The applicant has explored their wish to run a landscape (soil) consultancy and the area to be taken up by the office would equate to some 12 square metres, which is a relatively small area of the house overall. The office would mainly

operate in order to deal with the accountancy side of the business using the telephone, e-mail or internet, whilst other parts of the business would be carried out on site. The business would not be reliant on delivery of goods or regular visitors to the dwelling in order to function from the office. In addition, the existence of the office would mean that the applicants would not have to travel on a daily basis to a workplace, which would reduce the overall number of trips from Plot 2. Subject to a condition requiring the use of the office to remain incidental to the occupiers of Plot 2, officers consider the level of use to be acceptable and that no harm to the amenities of neighbours is likely to arise.

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 preserve the character of the Watlington Conservation Area, would not materially harm the living conditions of nearby residents or the character and appearance of the area or prejudice highway safety and would safeguard an appropriate mix of housing.

8.0 RECOMMENDATION

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

- 1. Commencement 3 years**
- 2. Details of materials to be agreed prior to commencement**
- 3. Joinery details to be agreed prior to commencement**
- 4. Conservation type rooflights**
 - 5. Landscaping scheme to be agreed prior to commencement and implemented first planting season following the occupation of the first dwelling**
- 6. Tree protection to be agreed prior to commencement**
 - 7. No development to begin until drainage details agreed prior to commencement**
 - 8. Details of surface water drainage works to be agreed prior to commencement**
- 9. Retain garage accommodation**
- 10. Access to specification prior to commencement of any other development**

- 11. Parking provision to be as shown on drawing reference 07005/100A**
- 12. Relocate existing school gates in accordance with the approved plans**
 - 13. Exclude Permitted Development for windows and doors, extensions, rooflights and porches**
- 14. Details of entrance gates to be agreed prior to commencement**
 - 15. Details of refuse, recycling and composting to be agreed prior to commencement**
 - 16. Use of office to remain incidental to the occupiers of Plot 2**

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