
SUBJECT	COMMITTEE SITE VISIT REPORTS	ITEM 7
	2 APRIL 2008	
	Attendance – Verbally updated at Committee	
REPORT OF	Head of Planning & Building Control	

APPLICATION NO.	P08/W0096/O
APPLICATION TYPE	OUTLINE
REGISTERED	29.01.08
PARISH	GORING
WARD MEMBER(S)	Mrs Ann Ducker & Mrs Pearl Slatter
APPLICANT	Mrs D James
SITE	Eastfields, Fairfield Road, Goring
PROPOSAL	Demolition of existing bungalow. Two new dwellings
AMENDMENTS	As clarified by agent's emails dated 6, 7 and 8 March 20008.
GRID REFERENCE	460619/181118
OFFICER	Miss G Napier

1.0 **INTRODUCTION**

- 1.1 The application has been referred to the Committee because the recommendation conflicts with the view of Goring Parish Council. The application was deferred at the last committee meeting for a site visit which took place on 31st March.
- 1.2 The site lies on the eastern side of Fairfield Road, which is unmade in parts and lies on the eastern boundary of the settlement. There is an existing bungalow on the site which is set back from the road and extends across almost the entire plot. Fairfield Road has a mixed character with mainly large two storey dwellings in extensive plots on the eastern side and smaller dwellings in more modest plots on the western side. There is a large garden to the rear of the site although the land slopes steeply away from the rear of the bungalow towards the eastern boundary. There are two vehicular entrances at the site and a substantial driveway. The site also lies within the Chilterns Area of Outstanding Natural Beauty.
- 1.3 The site is identified on the Ordnance Survey Extract **attached** at Appendix 1.

2.0 **PROPOSAL**

- 2.1 The application, as amended, seeks outline planning permission for two detached dwellings. All matters are reserved for subsequent approval. The supporting information indicates a density of approximately 8 dph. Reduced copies of the plans accompanying the application together with the supporting statement are **attached** at Appendix 2.

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 Parish Council

- Recommends Refusal;
- Policy G6: the development would fail to protect and reinforce the local distinctiveness of the area and is of a scale and type inappropriate to the site and its surroundings.
- Policy C2; the development would fail to enhance the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty. Fairfield Road occupies a dominant position in both AONBs.
- Policy H12: the development would have a major impact on the character and appearance of the site and the surrounding area, compared to the existing dwelling.
- The properties along Fairfield Road are detached dwellings in fairly spacious settings and the existing bungalow is a large property that fits well in the street scene. The Council also considered that it would be a waste of energy to demolish a large attractive bungalow in this way.
- The drawings do not agree with the statement accompanying the application and the measurements are incorrect. Hill House has been drawn incorrectly on the plans in terms of its position within the plot.

Neighbours

- **(1) Objection.** The current building does not intrude in to the AONB due to its low profile. The proposed buildings would be visible from the surrounding area. Two properties on the site would result in an overly dense development. 2 Family size houses will result in more traffic. Demolition of existing property is unsustainable. Lack of garaging proposed. Trees on the site have not been taken in to account. Plans show houses of little architectural merit.
(2) Two large houses on the site would be out of keeping with the road but two bungalows of similar size to the neighbours would be in keeping.
(3) Objection. The proposal would overshadow my property and be unneighbourly. The development would be harmful to the AONB and to the existing character of Fairfield Road. Demolition of the existing bungalow is unsustainable. Other options should be explored such as improving the existing dwelling or replacing the garages with a small dwelling. Description of existing bungalow as sub-standard is misleading. Drawings submitted are wrong and misleading.
(4) Objection. The demolition of the existing bungalow is against conservation principles and is unsustainable. The proposed houses are out of keeping with the character of the area and would amount to an over-development of the plot. The proposal would be unneighbourly. Lack of parking provision and lack of reference to the trees on the site.
(5) Objection. The existing bungalow is in a sensitive location. The proposal would be detrimental to the site. Impact of increase in vehicular traffic on school children should be considered. Trees have been omitted from the plans.
(6) Objection. The proposal will materially alter the character of the road.

(7) Objection. The proposal would appear to grossly overdevelop the site and is totally out of keeping with the existing character. Questions whether existing utilities could cope with the additional dwelling. Fairfield Road is maintained by residents and is in a very poor state. It is unlikely that it could sustain construction traffic and delivery vehicles.

(8) Objection. While only illustrative at this stage the application seems out of character with the neighbourhood and the development would be cramped.

(9) Objection. The development would set a land use precedence in Goring. The site is not large enough to accommodate 2 houses and the proposal would be unneighbourly. The existing bungalow should be extended as a compromise.

(10) Objection. The proposal is unsustainable. The property stands on an extremely sensitive plot in the AONB and can be seen from Streatley across the valley. The trees have been omitted from the plan. Increased number of cars poses a threat to highway safety.

Forestry Officer - **No objection subject to condition.** The trees at Chiltern Lodge that are in a close proximity to the proposals and the trees within the site should be included in a tree survey in accordance with BS5837 (2005). A condition requiring submission/approval of an Arboricultural Method Statement (AMS) and temporary tree protection should be attached to any planning permission.

Environmental Health Officer - **No objection** subject to conditions requiring the applicant to investigate for contamination before the development commences

Highway Authority - **No objection subject to condition.**

4.0 RELEVANT PLANNING HISTORY

4.1 P87/W0838 Single storey side extension to existing bungalow. Planning Permission on 04 February 1988.

P66/H0008 Double garage and front porch, convert attached garage to third bedroom. Additional access. Planning Permission on 25 February 1966.

5.0 POLICY & GUIDANCE

5.1 Adopted SOLP Policies

G2: Protection and enhancement of the environment

G6: Promoting good design

C2: Areas of Outstanding Natural Beauty

C4: Landscape setting of settlements

D1: Good design and local distinctiveness

D2: Vehicle and bicycle parking

D3: Plot coverage and gardens

D8: Energy, water and materials efficient design

D10: Waste management

H4: New housing in towns and larger villages

H8: Dwelling densities

T2: Transport requirements for new development

- PPS1 – Delivering sustainable development
- PPPS3 – Housing

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues in this case are;

- **Whether the principle of development is acceptable**
- **AONB issues**
- **Other issues related to the outline application**

6.2 **Principle.**

Goring is one of the larger villages in the district, outside the Green Belt, where residential development on sites of up to 0.5 of a hectare will be permitted on appropriate sites subject to the criteria specified in Policy H4 of the Local Plan. Whilst Fairfield Road is relatively rural in character given the generous gaps between the dwellings and the views to the open countryside beyond, in your officer's view the site does lie within the built up limits of the settlement of Goring. In the circumstances residential development may be acceptable subject to appropriate details of design, scale and neighbour impact.

6.3 **Impact on AONB.**

Any development on the site would need to respect the built form and rural spacious character of this edge of village setting thereby preserving the landscape setting of the village and the character of the AONB. Fairfield Road has a mix of bungalows and two storey houses along its length. Eastfields is one of four bungalows that form part of the strong building line along the eastern side of Fairfield Road. The three bungalows to the north of Eastfields are located in plots that measure on average, 18 metres wide. Eastfields, however, occupies an uncharacteristically large plot at some 29 metres wide. The size of the plot is almost double that of the other bungalows and is more in keeping with the size of the plots that accommodate the two storey dwellings, the average width of which is some 32 metres.

It is therefore considered that the division of the plot and the erection of two low profile dwellings that respect the existing character of the road would not have a detrimental impact on the established character of the area. The scale and form of the development would be considered at the reserved matters stage as would the proposed construction materials. A sensitive scheme that respects the special character of Fairfield Road would conserve and enhance the special landscape qualities of the Chilterns Area of Outstanding Natural Beauty. In this respect conditions are recommended to limit the height of the new dwellings to ensure an appropriate scale of development.

6.4 **Outline issues**

Highway issues.

The means of access was originally to be considered as part of the outline application but is now a matter reserved for subsequent approval. However, there are two existing accesses points into the site which would be adapted to serve the two new dwellings. The Highway Engineer has no objection to the development in principle subject to some clarification of sight lines, parking provision and turning areas.

6.5 Sustainable design issues

Even though the application is in outline issues relating to the provision of sustainable design and construction measures should be addressed at this stage under the provisions of Policy D8 of the Local Plan. In this respect the Agent has agreed that the dwellings would be constructed to an Ecohomes code 3 level and a condition is recommended to ensure this level is met.

6.6 Parking provision, neighbour impact, plot coverage, provision of waste facilities, landscaping and community safety. As this is an outline application with limited details submitted for consideration it is difficult to assess these matters. However, the site is large enough to provide adequate standards and these matters can be addressed at the detailed stage.

7.0 CONCLUSION

7.1 Officers recommend that planning permission be granted because the principle of development is acceptable and subject to the attached conditions such a development would be appropriate to the site and its surroundings in accordance with Development Plan Policies.

8.0 RECOMMENDATION

8.1 **Planning Permission is recommended subject to the following conditions:**

1. **Details of Reserved Matters**
2. **Submit reserved matters within 3 years**
3. **Commencement within 3 years of permission or 2 years of approval of reserved matters**
4. **Tree protection**
5. **The dwellings shall be constructed to meet the Ecohomes Code 3 level**
6. **Height restriction**
7. **Slab levels**
8. **Siting**

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