
APPLICATION NO.	P08/W0227
APPLICATION TYPE	FULL
REGISTERED	04.03.2008
PARISH	WHEATLEY
WARD MEMBER(S)	Ms Janet Carr Mr Andrew Hodgson
APPLICANT	Spearcliff Developments Ltd
SITE	108 Church Road Wheatley
PROPOSAL	Erection of three dwellings & widening of existing access points.
AMENDMENTS	
GRID REFERENCE	459892/205698
OFFICER	Mrs K Gould (W)

1.0 INTRODUCTION

- 1.1 This application is to be considered by Planning Committee because the views of the Wheatley Parish Council differ from the officer recommendation.
- 1.2 108 Church Road, Wheatley is a detached bungalow which has been vacant for over a year and has suffered from significant subsidence in its south eastern corner. Vehicular and pedestrian access is directly off Church Road and there is a significant change in levels (approximately 5m) between the front and the rear of the site
- 1.3 Outline planning permission was granted on 6 July 2007 for the demolition of the existing bungalow and the erection of a pair of semi detached dwellings and a new access on this site ref P07/W0596/O. Matters of layout and access were considered at the outline stage with details of design and external appearance reserved for future approval.
- 1.4 The character of this part of Church Road is residential and comprises a variety of house types, ages and styles. No 108 is a bungalow whilst all the surrounding development is two storey in character. The 0.1 hectare site lies outside the Wheatley conservation area. An OS extract showing the location of the site is **attached**.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission to demolish the existing dwelling and to erect a terrace of 3 no, 3 bed dwellings on the site. The proposed dwellings would be built over 3 storeys providing living accommodation at basement level using the slope of the site.
- 2.2 Access to the proposed development reflects that approved at the outline stage with the existing vehicular access from Church Road maintained and the existing pedestrian access widened to create another vehicular access point. Parking is proposed by way of hard standing and integral garages to two of the dwellings.
- 2.3 The main body of the development would be constructed of stone with each 1 1/2 storey end of the development rendered. To the rear, where the ground drops dramatically, a flat, green sedum roof is proposed. A copy of the submitted plans and the accompanying letter and Design and Access statement is **attached**.

3.0 **CONSULTATIONS & REPRESENTATIONS**

- 3.1 OCC (highways) – Visibility at the existing access and the proposed one meets the required standards. The proposed dwellings will be served by 2 off street parking spaces- plots 1 and 3 have been allocated a garage and a space in front; while plot 2 has been allocated 2 split spaces either side of the landscaped area to the front of the site in this location. There are footways and public transport links plus the site is located within walking distance to the local facilities within Wheatley. No objection subject to standard conditions relating to access and parking and non conversion of garages.

Conservation Officer – The development would not have a detrimental impact on the setting of the adjacent conservation area or neighbouring listed building. Improvements to the design would be desirable to make the development better reflect local distinctiveness.

Public Amenities, Manager/Engnr – A communal collection point for bins is required.

Wheatley Parish Council – Refuse – overdevelopment of the site. Concerns over the increase in vehicles exiting on to Church Road.

Neighbour Objectors (1) – Insufficient parking spaces, dangerous increase in vehicular numbers close to a busy junction, overdevelopment of the site, out of character being a terrace, boundary treatment between no 110 and 108 not clarified, submitted plans incorrectly suggest vehicular access is available from Crown Square, concern re flooding, existing trees to be retained.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P07/W0596/O – Demolition of existing bungalow. Erection of one pair of semi detached dwellings. New access – planning permission granted 6 July, 2007.

5.0 **POLICY & GUIDANCE**

- 5.1 Adopted South Oxfordshire Local Plan (SOLP)
- G2 Protection and enhancement of the environment
 - G5 Making the best use of land
 - G6 Promoting good design
 - C9 Landscape features
 - EP5 Flood risk
 - D1 Good design and local distinctiveness
 - D2 Vehicle and bicycle parking
 - D8 Sustainability
 - H4 Housing

South Oxfordshire Design Guide

PPS 3 Housing

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues to be considered in the determination of this planning application are:
- i Is the principle of replacing one dwelling with 3 dwellings acceptable in this location
 - ii Consideration of policy H4 criteria
 - iii Sustainability
 - iv Trees and landscaping

6.2 **Principle**

Wheatley is one of the large villages in the District outside the Green Belt. Policy H4 of the SOLP states that in these villages, proposals for housing will be permitted on sites of up to 0.5h providing a number of criteria are complied with. The principle of erecting 3 dwellings on this site is therefore acceptable and the criteria in policy H4 have to be considered. As the property is not listed and lies outside the conservation area, there is no objection to the demolition of the existing bungalow.

6.3 **Policy H4 criteria**

The policy states that in villages such as Wheatley, residential development is acceptable subject to the five criteria. The fifth criteria relates to backland development and is therefore not relevant:

- (i) **An important open space or public, environmental or ecological value is not lost, nor an important public view spoilt.** The site currently comprises a dwelling and its residential curtilage. The proposed development is largely contained on the site of the existing building and the remainder of the site would be retained as gardens. There are no public views into the site and it is not designated as being of environmental or ecological importance.
- (ii) **The design, height, scale and materials of the proposed development are in keeping with its surroundings.** The surrounding development is predominantly two storey and the proposed dwellings have been designed to appear as two storey when viewed from the road as indicated on the submitted plan ref 07128-P03. The development has a simple pitched roof and the buildings will be constructed using complementary materials which are in keeping with the surrounding development. The front dormers are small adding light not headroom in accordance with advice set out in the South Oxfordshire Design Guide. The proposed development will be no higher than its neighbouring dwellings. The lower sections over the garages will be closest to the neighbouring properties. The site is set lower than the adjacent footpath and the proposed new dwellings are set back from the frontage with Church Road in line with surrounding development. The proposed building is 20m wide and is broken up by setting back the two end garage areas and the use of a set back and glazing in the central section. When viewed from Church Road, it will be perceived as being a two storey building only. The proposed materials would be in keeping with the surrounding development which incorporates a large variety of materials
- (iii) **The character of the area is not adversely affected.** The proposed development will appear as a semi detached dwelling from the front. It is in keeping with the semi detached and detached dwellings in the locality. There are terraced dwellings to the rear of the site. The locality is an established residential area and the replacement of the bungalow which is of little architectural merit with 3 new dwellings will enhance the overall appearance of the area. Surrounding development has parking to the front of the dwellings and this is echoed in this development. The majority of the low stone wall to the front of the site which positively contributes to the character of the area is to be retained.
- (iv) **There are no overriding amenity, environmental or highway objections.** There are neighbours either side of the site and to the rear. No 119 High Street is located half way down the rear garden of the site and has windows looking towards the site. The boundary between no 110 Church Road and the site is relatively open with a low stone wall. Views into the rear part of this garden are easily obtained from the existing bungalow where windows in the southern elevation look directly down the garden of no 108 and into the most southern

part of no 110. As the proposed development will have more windows in the southern elevation the potential for overlooking is greater from 3 no dwellings. However, your officers are of the opinion that in reality, once site boundaries have been established – fences or hedges, the amount of overlooking will be no more harmful to the neighbours than existing. To the rear “Juliet” balconies are proposed to the ground floor bedroom. These would be set at 0.5m above floor level, such that access can not be gained to the green roof beyond. As such there would not be a balcony arrangement where residents could linger and overlook the neighbouring gardens. The nearest first floor window and nearest, non obscure glazed ground floor window in the rear elevation would be some 8m from the side elevation of no 110 Church Road and views into the rear garden of no 110 would be oblique and into the most southern part of the garden, the proposal would not result in any additional material harm than the existing bungalow.

Although the Parish Council and local residents have raised concerns relating to the parking and access arrangements and your officers acknowledge that the proposed parking arrangements are unusual, the County Highway Officer has raised no objection to the proposal and has confirmed that the development meets the necessary standards for such a development. Another concern raised by the Parish Council and local people is that of overdevelopment. Outline planning permission has been granted for two dwellings on this site. Three dwellings would not appear out of character in the area and the standards relating to parking and amenity space would be met. PPG3 outlines the Government’s approach to the provision of housing. It advises that high quality housing should be sought together with the effective and efficient use of land. The site is a brown field site and unless there are sound planning reasons why 3 dwellings can not be built on the site, planning permission should be granted.

6.4 **Sustainability**

Policy D8 of the SOLP seeks high standards in the conservation and efficient use of energy, water and materials through its siting, landscaping, building design, use of materials, layout and orientation of buildings. The site is south facing and the north elevation has relatively few and small window compared to the southern elevation which has large areas of glazing which will allow for controlled natural ventilation. The applicant has confirmed that the development would accord with Code Level 3 and has included a section on sustainability and services in the Design and Access Statement.

6.5 **Trees and landscaping.**

There are a number of large trees in the rear garden, mainly located towards the southern end of the site. A tree protection condition is recommended and the mature leylandii along the western boundary should be retained to preserve the privacy they offer to no 119 High Street.

7.0 **CONCLUSION**

7.1 The principle of replacing the structurally unsound bungalow with 3 dwellings is acceptable in this location. The development accords with the criteria in H4 of SOLP and in your officer’s opinion will enhance the character of the locality.

8.0 RECOMMENDATION

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

- 1. Commencement 3 yrs - full planning permission**
- 2. No conversion of garages**
- 3. Tree protection scheme**
- 4. Slab levels**

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