
APPLICATION NO.	P08/E0278
APPLICATION TYPE	Full
REGISTERED	29.02.2008
PARISH	Woodcote
WARD MEMBERS	Mr Robin Peirce
APPLICANT	Mrs L Witherall
SITE	Hidden Glade, Whitehouse Road, Woodcote
PROPOSALS	Demolition of garage, erection of two bed detached bungalow and double garage.
AMENDMENTS	None
GRID REFERENCE	464573/181593
OFFICER	Mr T Wyatt

1.0 INTRODUCTION

- 1.1 This application is referred to Committee as the Officer's recommendations conflict with the views of the Parish Council.
- 1.2 The application site (which is shown on the OS extract **attached** as Appendix A) is located within the main built up area of Woodcote, which is washed over by the Chilterns Area of Outstanding Natural Beauty (AONB). The site is accessed from Whitehouse Road, which is a long and straight road displaying a variety of housing in terms of size and design but which are generally set within relatively large plots. However, the site forms part of the garden of Number 63 Whitehouse Road (Hidden Glade), which is already located on a 'backland' site to the rear of Numbers 59 and 61 Whitehouse Road.
- 1.3 Planning permission (P03/S0157) already exists for a new detached bungalow on the site, and the proposal relating to this application is exactly the same. It should be noted that application P03/S0157 was approved at the Planning Committee on 27th August 2003.

2.0 THE PROPOSAL

- 2.1 The application site, forms part of the side garden immediately to the east of the existing bungalow. An existing garage attached to the east elevation of the bungalow would be demolished to facilitate the new development, including a new double garage located between the existing and proposed dwellings, which would provide parking for both properties.
- 2.2 The new dwelling would be a two bedroomed property of approximately 11 metres in depth, 8 metres in width and 4.5 metres in height. The facing materials, as stated on the application forms, would consist of red brickwork and plain brown tiles. The existing access serving Number 63 would be shared with the new property and a turning head would be provided to the front of the dwelling to ensure that vehicles can enter and exit the site in forward gear. A rear garden area of approximately 200 m² would be provided for the new dwelling with the retained garden to Number 63 being similar in size.
- 2.3 A copy of the proposed plans is **attached** as Appendix B, which as previously stated are identical to the planning permission granted in respect of P03/S0157.

3.0 **CONSULTATIONS AND REPRESENTATIONS**

3.1 **Woodcote Parish Council** – The application should be refused for being backland development and due to increased noise disturbance to 61 Whitehouse Road.

3.2 **OCC Highways** – No objections subject to conditions.

3.3 **Environmental Services (Waste Management)** – Good provision for the management of waste and recyclables in relation to the development.

3.4 **Neighbours** – Four letters of objection received:

- Impact on neighbouring amenity through overbearing effects and overlooking.
- Noise disturbance.
- Loss of vegetation.
- If approved, the same conditions as those imposed on P03/S0157 should be attached.

4.0 **RELEVANT PLANNING HISTORY**

4.1 P03/S0157 - Demolition of garage. Erection of two bed detached bungalow and double garage. Planning Permission granted on 16 September 2003.

4.2 P01/S0647 - Demolition of garage. Erection of two bedroom detached bungalow and double garage. Refusal of Planning Permission on 31 October 2001 and Appeal Dismissed on 29 August 2002.

4.3 P64/H0016 - Bungalow and garage and access. Planning Permission on 20 February 1964.

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
- T8 – Development Proposals
- EN1 – Landscape Character
- 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
- C2 – Areas of Outstanding Natural Beauty
- C9 – Landscape Features
- 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. Whether there has been a material change in circumstances since application P03/S0157.
 2. Whether the proposal displays efficient use of energy, water and materials

Whether there has been a Material Change in Circumstances since Application P03/S0157

- 6.2 The site lies within the main built up area of Woodcote, where the principle of new development is acceptable having regard to the provisions of Policy H4 of the SOLP. The proposed development has already been approved and there are no differences between the previously approved details and those relating to this application. The previous approval is still extant as it expires on 15th September 2008. Therefore, the development as proposed can be implemented, subject to compliance with the various conditions attached to the approval. This ‘fallback’ position evidently carries significant weight.
- 6.3 The previous application was approved against the policies of the previous Local Plan. however, the current Local Plan was in an advanced stage of preparation and as such carried significant weight at the time of the previous approval. There has been no material change in circumstances with regard to the relevant planning policies since the time of the previous approval and today.
- 6.4 In addition, it is apparent that there has been no material change in circumstances with regard to the physical characteristics of the site or surrounding area or the relationship of the site to surrounding residential development since the previous approval. In light of this it is not considered that there are grounds to refuse the planning application.
- 6.5 The Committee Report in relation to application P03/S0157 is **attached** as Appendix C.

Efficient Use of Energy, Water and Materials

- 6.6 Policy D8 of the SOLP seeks to ensure that all new development demonstrates high standards in the conservation and efficient use of energy, water and materials. This Policy has recently been afforded greater weight by the Government’s Planning Policy Statement: Planning and Climate Change, which was published in December 2007. This Statement is a supplement to PPS1.
- 6.7 The application does not provide information on the efficient use of energy, water and materials. However, such details were not provided in relation to the previously approved scheme and it is not considered that it would be reasonable to refuse the application for lack of sustainability measures. Given the increasing importance of considering energy and water efficiency in relation to new development, it is considered appropriate and justifiable to impose a condition to any planning permission to require sustainability measures to be agreed prior to the commencement of development.

Summary

- 6.8 As there has not been a material change in circumstances since the previous approval, and taking into account that planning permission P03/S0157 does not expire until 15th September 2008 it is not considered that the refusal of this current application can

be justified. However, to ensure that the proposal does not cause undue harm to the amenity of adjoining residents or the character and appearance of the site or surrounding area it is expedient to ensure that all of the conditions attached to the previous planning permission are again imposed in relation to any planning permission granted in relation to this current application.

7.0 CONCLUSION

7.1 The application proposal accords with the relevant development plan policies and national planning policy, as, subject to conditions, the proposal would not cause any significant harm to the character and appearance of the site and the surrounding area, the landscape quality of the Chilterns AONB or the amenity of neighbouring occupiers and would not be prejudicial to highway safety.

8.0 RECOMMENDATIONS

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

1. **Commencement – 3 years.**
2. **Samples of materials to be submitted and approved prior to development commencing.**
3. **Tree protection details to be submitted and approved prior to development commencing.**
4. **Landscaping scheme to be submitted and approved prior to development commencing.**
5. **Retention of vegetation on north and east boundaries.**
6. **Details of hardsurfacing to the access drive and parking and turning areas to be submitted and approved prior to development commencing.**
7. **Garaging, parking and turning areas to be provided prior to first occupation and thereafter retained.**
8. **Permitted development rights excluded for extensions and outbuildings.**
9. **No additional windows in the east elevation or at roof level. Rooflights in the north elevation to be glazed with obscure glass prior to occupation and no further windows at first floor level in the north, east or west elevations.**
10. **Details of measures for the efficient use of water and energy to be submitted and approved prior to development commencing.**
11. **Refuse and recycling collection point to be provided in accordance with the approved drawings prior to first occupation.**

Author: Mr T Wyatt
Contact no: 01491 823154
Email: planning.east@southoxon.gov.uk