
APPLICATION NO.	P07/E1579
APPLICATION TYPE	FULL
REGISTERED	30 November 2007
PARISH	Shiplake
WARD MEMBER(S)	Mr Malcolm Leonard and Mr Robert Peasgood
APPLICANT	Mrs V Plasecki
SITE	Lock End Lodge, Mill Lane, Lower Shiplake
PROPOSAL	Demolition and replacement of lodge house
AMENDMENTS	None
GRID REFERENCE	477280/178833
OFFICER	Ms Kirstie Elliot

1.0 INTRODUCTION

- 1.1 This application is referred to Committee as the Officer's recommendation conflicts with the views of the Parish Council.
- 1.2 The application site (which is shown on the OS extract **attached** as Appendix A) is situated in the south-west corner of the grounds of Lock End House, approximately 80m from the dwelling. Lock End House was built in the early 1900s. The Lodge was built in the 1950s as servant accommodation.
- 1.3 The Lodge stands within its own garden which is separated from the main house by virtue of panel fencing and mature hedging. The Lodge is set back from Mill Lane some 22m and has its own remote controlled entrance from the road. The land slopes slightly from west to east.
- 1.4 The Lodge has three gabled sections, with the ridge lines running from east to west. On the west side there is a single storey, flat roofed extension which accommodates a kitchen, bathroom and shower room. The front (southern) section comprises two rooms, and at first floor within the roof space, an area used as a bedroom. This layout is replicated in the northern section. The central section is open plan and used as the main living area.
- 1.5 The Lodge is currently unoccupied and in a poor state of repair. Although it is under the same ownership as Lock End House it appears likely that the property has been occupied as a separate residential unit independent from Lock End House for a number of years. The Lodge is fully self-contained and has its own gas and electricity meters and private remote access from Mill Lane.

2.0 THE PROPOSAL

- 2.1 The current application seeks to demolish the existing lodge and to construct a replacement dwellinghouse. The applicants have advised that the replacement house would be used to accommodate their elderly relatives, off-spring or staff. The occupants would continue to live completely independently from Lock End House.
- 2.2 The replacement dwelling would be located broadly on the same footprint as the existing building. Although the floor area would be slightly larger, this additional space would be obtained by extending primarily to the north and east. The additional volume proposed in the replacement dwelling would also be obtained through enhanced use of the roof space as habitable accommodation compared with the existing Lodge.

2.3 The replacement dwelling would comprise an open plan kitchen, dining and living room, en-suite bedroom and utility room on the ground floor. The first floor would have two bedrooms on the east elevation, both with en-suite bathrooms.

2.4 A copy of the proposed plans is **attached** at Appendix B while a copy of the existing plans is **attached** at Appendix C. Photographs of the existing Lodge are **attached** at Appendix D.

3.0 **CONSULTATIONS AND REPRESENTATIONS**

3.1 **Shiplake Parish Council:** application should be refused. (1) Windows on wall facing High Meadow should have opaque glazing on first floor (2) Proposed building too close to boundary.

3.2 **OCC Highways:** no objection

3.3 **Forestry Officer:** no objection to the proposal but in view of the limited space available for the demolition and construction works a detailed Arboricultural Method Statement (AMS) will need to be submitted prior to any works taking place on the site.

3.4 **Environmental Services - Waste Management:** Development does not have refuse or recycling provisions shown.

3.5 **One neighbour (owner of High Meadow):** welcome the general principle of replacing the current unattractive building with this well-designed replacement, but have a number of specific concerns:

- 1) Existing building is very close to our boundary. Its replacement with a larger building in almost the same position would exacerbate this intrusiveness.
- 2) There should be no windows in the western wall
- 3) If built with proposed windows these would overlook our main bedroom window, and would be even closer to our extension when it is built...this would be an unacceptable intrusion on our privacy.

4.0 **RELEVANT PLANNING HISTORY**

4.1 P52/H0295 – extension to provide servants quarters (granted 19.12.1952). This permission appears to have been for the erection of the Lodge. No other planning history relevant to the Lodge.

5.0 **POLICY AND GUIDANCE**

5.1 Adopted South Oxfordshire Local Plan 2011 Policies:

- G2 – Protection and Enhancement of the Environment
- G4 – Development in the Countryside and on the Edge of Settlements
- G6 – Promoting good Design
- C4 – Landscape Setting of Settlements
- D1 – Good Design and Local Distinctiveness
- D3 – Plot Coverage and Garden Areas
- D4 – Privacy and Daylight
- H12 – Replacement Dwellings

5.2 Supplementary Planning Guidance: South Oxfordshire Design Guide 2000

5.3 Government Guidance: PPS3

6.0 **PLANNING ISSUES**

- 6.1 The property lies in a part of Lower Shiplake where development is loose knit and has a spacious sylvan character. The group of dwellings in the immediate vicinity are not considered to fall within a built-up area of the village, hence the proposal falls to be assessed against Policy H12 of the SOLP 2011. The main planning issues in this case are, therefore, whether the proposal is acceptable as a replacement dwelling given its size and impact upon the character and appearance of the site and surrounding area and the impact upon the amenities of neighbouring residential occupiers.

Replacement Dwelling

- 6.2 Policy H12 states that proposals for the replacement of a dwelling outside of the built-up limits of settlements will be permitted provided that, inter alia, the proposed dwelling is no greater in volume than the existing dwelling and the overall impact would not be any greater than the existing dwelling on the character and appearance of the site and surrounding area.
- 6.3 The proposed dwelling would sit broadly on the same footprint as the existing Lodge. Calculations supplied by the applicant's agent and checked by the case officer indicate that the existing volume of the Lodge is 381m³. It does not appear that the property has been extended since its original construction and as a detached dwelling the permitted development rights would allow for an enlargement of the property by some 70m³. Policy H12 allows for an increase of 10% in addition to the existing volume of a dwelling as well as any unused permitted development volume. In this case, the total proposed volume permitted by virtue of Policy H12 would be 496m³. The estimated volume of the proposed dwelling is 501m³, representing an increase of 11%.
- 6.4 The proposed dwelling has been designed so as to include features of the existing Lodge, for example the use of gable ends and pitched roofs, but has improved on these to result in what would be a more visually attractive building in keeping with the countryside character of the site and the existing Lock End House. While the existing 3 gabled sections make for a rather disparate form it is considered that the proposed design, in particular the roof profile, would result in a more coherent appearance.
- 6.5 The impact of the proposed dwelling would not be materially greater than the existing Lodge, and given the improvements the development would make to the character and appearance of the site and surroundings, the very small increase in volume above that set out in policy H12 is considered acceptable. Officers recommend that a condition be imposed to remove the permitted development rights for extensions/additions to the new house.
- 6.6 The applicants have stated that the new dwelling would be constructed in red facing brick and rendered. It is intended to clad the roof in red or brown clay tiles. These materials would be in-keeping with the existing Lodge and Lock End House, and samples can be required by condition.
- 6.7 It is considered that the proposed dwelling would be in keeping with the character and appearance of, and would be of a scale and type appropriate to, the site and semi-rural surroundings.

Neighbour amenity

- 6.8 In relation to neighbour amenity, policy D4 states that all new dwellings should be designed and laid out so as to secure a reasonable degree of privacy for the occupiers. Development will not be permitted if it would unacceptably harm the amenities of neighbouring properties through loss of privacy, daylight and sunlight.
- 6.9 The property most affected by the proposal would be High Meadow, 14m to the west of the Lodge. The boundary between the two properties comprises part metal railings/part wooden fencing (approximately 1.8m in height) and trees which are located within High Meadow's curtilage but overhang the Lodge. In this case it is necessary to assess the impact of the proposed development in relation to the impact of the existing Lodge.
- 6.10 The proposed development would be larger than the existing Lodge. This would be achieved through slight increases in the footprint to the north and east, and through an increase in height and reformed roof shape. The nearest part of the Lodge is located 1.3m from the boundary with High Meadow. This part of the dwelling is the single storey flat roofed section which houses the two shower rooms and kitchen. The higher, main part of the Lodge is 3.2m from this boundary. The ridge height of the central part of the Lodge is 5.75m. The ridge heights of the north and south parts are 4.9m. Under the proposal the dwelling would have a less disjointed roof profile, following a constant ridge line of 6.1m. The nearest part of the building would be set back 3m from the boundary with High Meadow.
- 6.11 Disregarding the flat roofed part of the Lodge, the proposed dwelling would be just 0.2m closer to the boundary with High Meadow than the existing Lodge. The height of the dwelling would be just 0.25m higher than the existing maximum height of the Lodge. While the dwelling would be larger than the Lodge, it is not considered that this increased bulk would have any significantly greater impact or result in an overbearing effect on the amenities of High Meadow. In addition, the trees located to the west of the boundary fence within the curtilage of High Meadow provide a very good level of screening and are not proposed to be altered.
- 6.12 In relation to windows, the existing Lodge has windows on the west facing elevation of the central section at first floor level. It is acknowledged that there is no floor at this level and it is not possible to look directly out from these windows from the ground floor living area. There are raised and flushed rooflights on the north and south facing roof slopes of the north and south sections of the Lodge.
- 6.13 As part of this proposal there are 4 windows on the west facing elevation. There would be one window at ground floor level which would serve the ensuite bathroom of the ground floor bedroom. On the southern gable the first floor window would serve the staircase up to first floor level, and in the northern gable there would be a window to the en-suite bathroom for bedroom 2. In the centre of the dwelling there would be a recessed dormer serving the first floor landing.
- 6.14 The applicants have stated in their Design and Access statement that they would be willing to install obscure glazing in the bathroom windows. In relation to the dormer and staircase windows, they would be located between 14m and 18m from the east facing building line of High Meadow. Furthermore, High Meadow have a current permission (ref: P03/S0187) for an extension to the east side of the property which would be within 5m of the boundary fence, or 8m of the west facing elevation of the proposed dwelling. There is a condition attached to this permission which states that

no windows shall be inserted in the east facing elevation of the extension. Government advice requires that if an overlooking objection can be overcome by the imposition of a condition this option should be explored. Given that the windows concerned serve a landing and en-suite, officers consider it reasonable to condition that all windows on the west facing elevation be obscurely glazed to protect the privacy of occupants of High Meadow.

Sustainability Measures

6.15 Policy D8 requires proposals to incorporate sustainability measures in terms of energy, water and materials efficient design. Information on this matter is currently being awaited and will be verbally reported to the Planning Committee. Recycling and composting facilities will also be provided via a planning condition in accordance with Policy D10, thus making a contribution to the objectives of Policy D8.

7.0 CONCLUSION

7.1 The proposal complies with relevant Local Plan policies and it is considered that, subject to the attached conditions, the proposed development would not materially harm the character or appearance of the area, nor the living conditions of nearby residents.

8.0 RECOMMENDATION

8.1 **Grant Planning Permission (01)**

Subject to the following conditions:

- 1. Standard 3 year time limit**
- 2. Samples of materials**
- 3. Windows and doors timber frame construction**
- 4. Removal of PD Rights for the new dwelling for extensions, openings, rooflights, porches and outbuildings**
- 5. West facing windows to be obscure glazed and fixed shut**
- 6. Details of refuse and recycling storage and composter**
- 7. Submission of AMS**

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