
APPLICATION NO.	P08/W0348
APPLICATION TYPE	FULL
REGISTERED	19.03.2008
PARISH	WHEATLEY
WARD MEMBER(S)	Ms Janet Carr Mr Andrew Hodgson
APPLICANT	Mr and Mrs T Davis
SITE	51 Crown Road Wheatley
PROPOSAL	Proposed replacement house
AMENDMENTS	As amended by Drawing Nos. 07/TD/1502.11A, 12A, 13A & 14 accompanying Agent's letter dated 27 May 2008.
GRID REFERENCE	460050/205572
OFFICER	Mrs S Crawford

1.0 **INTRODUCTION**

- 1.1 The application has been referred to the Committee because the local member has an interest in the application and the decision should be seen to be made in a fair and open manner. The application has also been the subject of a members' site visit on 1 July 2008.
- 1.2 51 Crown Road is a detached bungalow dating from the late 1950's. It is constructed in a mix of stone and buff brick under a concrete tile roof. It is set back from the road by some 12 metres behind a 1 metre high stone wall (approx). The property has an attached garage to the side with parking and turning facilities to the front. The site lies within the Wheatley Conservation Area and 49 Crown Road is a listed building set at a slightly lower level and levels drop to the rear of the site.
- 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 full planning permission for the demolition of the existing bungalow and its replacement with a new detached dwelling with first floor rooms within the roof space lit by dormer windows or rooflights. The ground floor would provide a dining room, kitchen, sitting room, entrance and W/C and the first floor would provide three bedrooms (one ensuite) a box room and bathroom to first floor. A double garage is also proposed to the rear of the property with access to one side of the house. Reduced copies of the plans accompanying the application together with the design and access statement are **attached** at Appendix 2.

3.0 **CONSULTATIONS & REPRESENTATIONS**

- 3.1 OCC (Highways) No objection.

Conservation Officer	The existing building does not make a positive contribution to the character or the appearance of the conservation area owing to its design and use of materials. The proposal responds to the constraints of the site in terms of the scale and massing. The quality of the materials and construction details are vital to the success of this development in terms of the building itself and how well it assimilates into the conservation area.
Countryside Officer	No signs of bat activity found, no objection.
Wheatley Parish Council	Refuse. Overbearing and loss of light to 47/49 Crown Road. Despite amendments objection remains.
Neighbour Objectors (2)	Detailed history of the evolution of buildings in vicinity. Objection to infringement of right to light, uneighbourly, overlooking from rear windows, overbearing, garage too large and set too far back, out of keeping with street scene and impact on conservation area (letter attached at Appendix 3. Some concern about height of building and blocking light to garden.
Neighbour Supporters (1)	The existing building is very ugly, old and cramped. Anything would be an improvement.

4.0 **RELEVANT PLANNING HISTORY**

4.1 Nothing recent

5.0 **POLICY & GUIDANCE**

5.1 Adopted SOLP Policies

G2 – Protection of District’s resources, G3, proximity of new development to existing services and links to public transport, G6 – Quality of design and local distinctiveness, C1 – Landscape character, C8 – development affecting protected species, EP1 – adverse affects of development, CON5 setting of listed buildings, CON7 – development with conservation areas, EP3 – proposals for external lighting, EP4 – Protection of water resources, EP5 – Flood risk impact, EP6 - Surface water drainage requirements, EP7 – Ground water resources, EP8 – Contaminated land, D1 – Principles of good design, D2 – Parking for vehicles and cycles, D3 – Provision of private amenity areas, D6 – design against crime, D8 – Conservation and efficient design, D9 – Renewable energy, D10 – Management of waste, H4 – New housing within larger villages, H8 - density, T1 transport.

South Oxfordshire Design Guide

PPS1 – Delivering sustainable development
PPS3 – Housing

- PPS7 – Sustainable Development In Rural Areas
- PPG13 – Transport
- PPG15 – Planning and the Historic Environment
- PPS22 – Renewable Energy

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues in this case are;

- Whether the principle of development is acceptable
- Impact on character of conservation area and setting of adjacent listed building
- Neighbour impact
- Sustainable design issues

6.2 **Principle.** The proposal seeks planning permission for a replacement dwelling within one of the larger villages in the district. The principle of development is acceptable under the provisions of Policy H4 subject to neighbour impact, amenity, environmental and traffic considerations which are discussed in detail below.

6.3 **Impact on character of conservation area and setting of the listed building.**

The existing bungalow does not make a positive contribution to the character or appearance of the conservation area owing to its design and use of materials, which fail to reflect local architectural traditions.

6.4 The adjacent listed building and the neighbour impact issues have determined the location of the replacement dwelling and the proposal responds to the constraints and opportunities of the site in terms of its scale and massing such that the impact on the setting of the listed building and the character of the conservation area are acceptable. The quality of materials and construction details are vital to the success of this development in terms of the building itself and how well it assimilates into the conservation area and detailed conditions are recommended to ensure that the high quality details and finishes are achieved. In this case the proposal would comply with Policies CON5 and CON7 of the Local Plan.

6.5 **Neighbour impact.**

To west. Neighbours and the Parish Council are concerned that the new dwelling will be more overbearing and block considerably more light than the existing building because of the increase in height at eaves and ridge despite the reduction in length of building.

Drawing no 08/TD/1502.13A shows the relationship to the neighbour from the existing and proposed building in footprint. It also shows a plan of a computer generated 3 D model from Crown Road.

6.6 The existing bungalow is located 1.2 metres from the shared boundary with Crown Cottage. The boundary is relatively open being marked with a low stone wall. Crown Cottage stands well forward of 51 with the bungalow starting near the point where the neighbour's conservatory ends; the bungalow then extends for a length of approx 11 metres adjacent to the boundary. The eaves of the bungalow are 2.1 metres in height and the ridge of 4.9 metres in height. The amended details have moved the new dwelling a further 60 cms away from the boundary and the proposed dwelling would have a reduced the length of building near to the boundary being approx 6 metres in depth compared to the existing 11 metres. A narrower flank wall would present itself to 47/49 Crown Road, with eaves of 3 metres in height and a ridge of approx 6.2 metres but there would be a higher ridge and this would be of a gable form.

6.7 The applicant has prepared a plan that shows sun angle and direction, including shadow generation at 9.00, 10.00, 11.00am and 1.00pm. This shows that the proposed

house would block light to the neighbour's conservatory at 9.00am in the morning but the impact would have passed by 10.00am. In assessing this information one should bear in mind that the existing bungalow would also block light to the neighbour's conservatory at this time as well.

- 6.8 In response, the neighbour also prepared a plan showing the extent of the existing bungalow in comparison with that of the proposed dwelling to show the changes of bulk that will occur.
- 6.9 The new building would be higher (with eaves of 3 metres in height and a ridge of approx 6.2 metres) and more bulky (with the change in roof form) but this would be offset by the increase in the gap between buildings and the loss in the length of building on the boundary. The overall impact would not involve a material increase in neighbour impact and is on balance acceptable in your officer's view.
- 6.10 **To east.** The neighbour at 53 is also set back from the road and presents a blank stone wall to 51; the main footprint of the proposed dwelling is in a similar location to the existing bungalow but includes a larger rear wing but the impact on 53 would not result in a reduction of this neighbour's amenity in your officer's view.
- 6.11 **Sustainable design issues.** 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.

The applicant points out the sustainability provision is constrained by conservation issues but has agreed to achieve Code 3, which is equivalent to being 25% more energy efficient than a home built to the 2006 Building Regulations standards, and to using no more than approximately 105 litres of water per person per day. A condition is proposed to ensure that the development attempts to achieve a code level 3 measures.

7.0 CONCLUSION

- 7.1 Officers recommend that planning permission be granted because the dwelling will enhance the character of the conservation area and would not detract from the setting of the adjacent listed building. The neighbour impact has been carefully assessed and whilst the gable wall is higher than the existing building, the depth of the building on the boundary has been reduced such that the impact is not materially different. As such, the proposal accords with the Development Plan Policies.

8.0 RECOMMENDATION

8.1 Planning Permission

1. **Commencement 3 yrs - Full Planning Permission**
2. **Sample materials required – external walls and roof**
3. **Sample panels of facing stonework**
4. **Windows and external doors to specification**

- 5. Rainwater goods**
- 6. Ridge height as approved plan**
- 7. No alterations or extensions**
- 8. Sustainable design features to be provided**

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