

SUBJECT DEVELOPMENT APPLICATION REPORTS ITEM 8

REPORT OF Head of Planning & Building Control

APPLICATION NO.	P08/E0101/O
APPLICATION TYPE	Outline
REGISTERED	6 February 2008
PARISH	Sonning Common
WARD MEMBER(S)	Paul Harrison and Alan Rooke
APPLICANT	Mr Brian Newey
SITE	201 Kennylands Road, Sonning Common
PROPOSAL	Erection of dwelling with access alterations and detached garage.
AMENDMENTS	Additional highways information and shading plan
GRID REFERENCE	471618/178937
OFFICER	Paul Lucas

1.0 INTRODUCTION

- 1.1 This application is reported to the Planning Committee as a result of a conflict between the Planning Manager’s recommendation and the views of Sonning Common Parish Council.
- 1.2 The application site is shown on the OS extract **attached** as Appendix 1. The application site consists of the southern part of a residential plot occupied by a 1960’s two storey house erected on a former quarry. The dwelling has a very large plot and is located at the southern edge of a group of some 16 dwellings at the southernmost tip of Sonning Common. All of the dwellings are located to the north of the site, with Morumbi, a 1970’s detached house on a spacious plot, the only adjoining property, forming the northern boundary. The eastern, western and southern site boundaries are denoted by Kennylands Road and Peppard Road and the junction between them. There are no footpaths in this area. The site is sunken on average 2.5m below road level with steeply sloping sides. The roadside boundaries are densely planted with mostly deciduous trees and shrubs and there are other trees located within the site, including some mature Oaks. These are protected by a Tree Preservation Order (No.07S23). The 14 houses to the north are arranged in a more suburban layout than Morumbi and No.201, which have a semi-rural relationship. No.201 is accessed via a driveway with a usable access point on Kennylands Road and a secondary access point on Peppard Road. The driveway slopes steeply down to the house.

2.0 PROPOSAL

- 2.1 The application seeks outline planning permission for the erection of a dwelling and detached double garage incorporating a new access. The application withholds appearance, landscaping and scale as reserved matters, with details of access and layout to be considered at this stage. The proposed house would be located to the south of No.201. The site layout plan shows that it would be an L-shaped dwelling 30 metres from No.201 and approximately 15 metres from the boundaries with Kennylands Road and Peppard Road and 32 metres from the southern boundary with

the junction between the two roads. The garage would be located 8 metres in front of the north side of the dwelling. The access alterations would involve the widening of the driveway to 4.5 metres, the creation of a 2.4m x 90m visibility splay to the north-west and a 2.4m x 60m visibility splay to the south-east of the access and the closure of an existing access onto Peppard Road. The footprint of the dwelling would measure 14 metres in depth and 16 metres in width.

- 2.2 The applicant's supporting design and access statement is **attached** as Appendix 2. The plans of the proposed development are **attached** as Appendix 3.

3.0 **CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Sonning Common Parish Council** – The application should be refused due to:

1. Access issues of more cars on a main road close to a busy junction; and
2. Overdevelopment of the site.

- 3.2 **OCC Highways** – The previous application for this site (P06/E0846/O) was assessed as acceptable by the Local Highway Authority as the existing access onto the B481 (Peppard Road) was to be permanently closed. Vision splays of 2 metres x 90 metres to the north-west and 2 metres x 60 metres to the south-east were also agreed to be provided at the existing access to Kennylands Road to serve both the existing and proposed dwellings. This application is for an additional unit, so vision splays of 2.4 metres x 90 metres to the north-west and 2.4 metres x 60 metres to the south-east are required and have been provided. The widening of the access to 4.5 metres would enable cars to pass each other with ease. No objection subject to a planning condition requiring visibility splays to be provided, closure of B481 access and provision of parking and turning areas prior to occupation.

- 3.3 **Environmental Health (Contamination)** – No objection subject to the imposition of a standard condition requiring investigation and mitigation as necessary.

- 3.4 **Forestry Officer** – The proposed buildings are on land that is significantly lower than that of the majority of the protected trees that surround them and are outside their Root Protection Areas (RPAs). The proposed drive encroaches into the RPA of existing trees, but it has been noted that it is intended to design the drive in accordance with BS:5837 (2005) "Trees in Relation to Construction". Providing the trees are adequately protected during construction and the driveway is designed/constructed to prevent root loss, the proposals should not adversely affect the existing trees. The applicant should look at reducing the effect of shading on the dwelling through any future reserved matters application. No objections subject to conditions requiring tree protection and the submission/approval of an Arboricultural Method Statement and a landscaping scheme.

- 3.5 **Environmental Health (Noise)** – No objections subject to a condition controlling hours of construction, however this is not reasonable to control under planning legislation.

- 3.6 **Countryside Officer** – No evidence of protected species - no objection.

- 3.7 **Neighbours** – Two representations of objection raising the following points:
- Proposal would constitute an extension to the built up limits of the village over a ‘green triangle’
 - In combination with the existing dwelling and dwelling allowed at appeal, this proposal would overdevelop this semi-rural site transforming it into a small housing estate.
 - More traffic close to a busy junction.
 - Size of dwelling would be clearly visible through deciduous trees.
 - Adverse impact on ecology of site.
 - Comparison with new dwelling at Alpen Rose not relevant.
 - Small affordable homes required rather than executive houses.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P06/E0846/O – An outline planning application for a detached dwelling in the north-western corner of the site was refused planning permission in October 2006 for the following reasons:

“1. The proposed dwelling would result in the consolidation of a loose-knit group of dwellings at the southern edge of Sonning Common, which would extend the built-up area and encroach upon the surrounding countryside. It would appear as a cramped development, out of keeping with the spacious semi-rural character of the area. The development would therefore be contrary to adopted Oxfordshire Structure Plan 2016 Policies G1, G2, G5, EN1, H1 and H3 and adopted South Oxfordshire Local Plan 2011 Policies G1, G2, G3, G4, C1, C4 and H6.”

“2. That the application contains insufficient information to enable the Council to ascertain whether the proposal would result in unacceptable harm to the numerous trees on the site. The proposal would therefore be contrary to adopted South Oxfordshire Local Plan 2011 Policies G2 and C9.”

An appeal was lodged. Information was submitted during the appeals process, so that the second reason for refusal was withdrawn. The Inspector concluded that neither the character of the site nor its relationship to the surrounding countryside beyond the enclosing roads would be significantly altered, and that the site would continue to appear as part of a defined and contained area of built development clearly separated from surrounding fields. Consequently, the appeal was allowed. A reserved matters application has not been submitted.

5.0 **POLICY & GUIDANCE**

- 5.1 Adopted Structure Plan 2016 Policies:
- G1 – General Policies for Development
 - G2 – Improving the Quality and Design of Development
 - G3 – Infrastructure and Service Provision
 - T8 – Development Proposals
 - EN1 – Landscape Character
 - H1 – The Amount and Distribution of Housing
 - H3 – Design, Quality and Density of Housing Development
- 5.2 Adopted South Oxfordshire Local Plan 2011 Policies:
- G2 – Protection of the Environment
 - G5 – Making the Best Use of Land
 - G6 – Promoting Good Design
 - C1 – Landscape Character
 - C4 – The Landscape Setting of Settlements

C6 – Biodiversity Conservation
C9 – Landscape Features
EP8 – Contaminated Land
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
D11 – Infrastructure and Service Requirements Policy
H4 – Towns and Larger Villages Outside the Green Belt
T1 – Transport Requirements for New Developments
T2 – Transport Requirements for New Developments

5.3 Supplementary Planning Guidance:
South Oxfordshire Design Guide 2000 – Sections 4.2, 4.3, 4.4 and 4.5.
South Oxfordshire Design Guide 2008
South Oxfordshire Landscape Assessment – Character Area 10.

5.4 Government Guidance:
PPS1 – Delivering Sustainable Development
PPS3 – Housing
PPS7 – Sustainable Development in Rural Areas
PPG13 – Transport

6.0 **PLANNING CONSIDERATIONS**

6.1 Taking account of the previous appeal decision on P06/E0846/O, the proposed dwelling would be located within the built-up area of Sonning Common and consequently the proposal falls to be assessed against the criteria of Policy H4, which sets out a presumption in favour of residential development. The planning issues that are relevant to this application are whether:

- The development would result in the loss of an open space or view of public, environmental or ecological value;
- The size and appearance of the proposal would be in keeping with the character and appearance of the surrounding area;
- The living conditions of neighbouring residential occupiers would be compromised and the development would provide suitable living conditions for future occupiers;
- The development would result in an unacceptable deficiency of off-street parking spaces for the resultant dwellings or other conditions prejudicial to highway safety; and
- The proposal would incorporate sufficient sustainability and waste management measures.

Loss of Open Space

6.2 Criterion (i) of Policy H4 of the adopted SOLP 2011 requires that an important open space of public, environmental or ecological value is not lost, nor an important public view spoilt. Although it was a former quarry, the site has formed part of the private garden of No.201 since this property was built in the early 1960's and as such constitutes previously developed land. The Countryside Officer has confirmed that there is no evidence that it has any particular ecological value and there are limited public views of the site from the main roads. This criterion would therefore be satisfied.

Character and Appearance

- 6.3 Criteria (ii) and (iii) of Policy H4 of the adopted SOLP 2011 seek to ensure that the design, height, scale and materials of the proposed development are in keeping with its surroundings and the character of the area is not adversely affected. The site is characterised by its sunken nature and the extensive screening around the roadside boundaries. The proposed dwelling would further increase the density of development on the site, following the earlier planning permission allowed at appeal. However, as was found to be the case with the approved dwelling, neither the character of the site nor its relationship to the surrounding countryside beyond the enclosing roads would be significantly altered. The site would continue to appear as part of a defined and contained area of built development clearly separated from surrounding fields. The layout of the proposed dwelling would be consistent with the relationship between No.201, Morumbi and the approved dwelling. It is accepted that the size of the dwelling would be similar to No.201 and that neither No.201 nor Morumbi are of any particular architectural merit. The detailed appearance of the proposed dwelling, as would be the case with the already approved dwelling would be agreed at the reserved matters stage and an appropriate design could be agreed, which would take account of the existing built form on the site. The Forestry Officer is satisfied that the protected trees would be retained through tree protection, arboricultural method statement and landscaping conditions. In light of this assessment, the proposed development would comply with the above criteria.

Living Conditions

- 6.4 Criterion (iv) of Policy H4 of the adopted SOLP 2011 requires that there are no overriding amenity objections. The proposed dwelling would be located some 30 metres from No.201 and the approved house at its closest point, with the closest neighbour, Morumbi, lying a further 30 metres to the north of No.201. Officers consider that this distance would be sufficient to prevent any loss of outlook, daylight or privacy to the existing occupiers. The proposed house would have plot coverage of less than 30% and a garden area in excess of 100 square metres. This would comply with the recommended standards set out in Section 4.2 of the SODG 2000 for a large detached house. The Forestry Officer has commented that the impact of shading from the protected trees on future occupiers could be minimised through the design of the dwelling to prevent future conflict. Officers consider that the proposal would provide sufficient living conditions for the future occupiers. On the basis of this assessment, the proposed development would meet the above criterion.

Highways and Parking

- 6.5 Criterion (iv) of Policy H4 of the adopted SOLP 2011 also requires that there are no overriding highway objections. The Highway Authority is satisfied that the proposed visibility at the access point, and the parking and manoeuvring arrangements would meet adopted standards and can be secured via planning conditions. The Forestry Officer is satisfied that the required access works would not harm the protected trees. The proposed development would therefore satisfy the above criterion.

Sustainability Measures and Waste Management

- 6.6 Policy D8 of the adopted SOLP 2011 requires proposals to incorporate sustainability measures in terms of energy, water and materials efficient design. Policy D10 requires the provision of waste collection facilities. No details have been provided with this application, however there would clearly be scope for the dwelling to incorporate

measures from the Code for Sustainable Homes and space for refuse, recycling and composting at the reserved matters stage and this could be secured via planning conditions.

7.0 CONCLUSION

7.1 The application proposal would comply with the relevant Development Plan Policies, Supplementary Planning Guidance and Government Guidance and it is considered that, subject to the attached conditions, the proposed development would not materially harm the living conditions of nearby residents or the character and appearance of the area or result in conditions prejudicial to highway safety.

8.0 RECOMMENDATION

8.1 Grant Planning Permission.

Subject to the following conditions:

- 1. Standard Outline Planning Condition – Time Limit**
- 2. Standard Outline Planning Condition – Details to be Considered as Reserved Matters**
- 3. Samples of Materials Prior to Commencement**
- 4. Details of Refuse and Recycling Storage and Composter Prior to Commencement**
- 5. Details of Sustainable Measures having regard to Level 1 of the Code for Sustainable Homes Prior to Commencement**
- 6. Provision of Vision Splays and Access Improvements as approved Prior to Occupation**
- 7. Closure of Access and reinstatement of Highway Verge to B481 Prior to Occupation**
- 8. Provision of Parking and Turning Areas Prior to Commencement**
- 9. Details of Hard and Soft Landscaping Prior to Commencement**
- 10. Details of Tree Protection Prior to Commencement**
- 11. Contamination Investigation and Mitigation as necessary Prior to Commencement**

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