
APPLICATION NO.	P08/E0564
APPLICATION TYPE	FULL
REGISTERED	27.05.2008
PARISH	GORING HEATH
WARD MEMBER(S)	Mrs Ann Ducker Mrs Pearl Slatter
APPLICANT	MGGR Limited
SITE	Keepers Cottage Crays Pond
PROPOSAL	Erection of replacement dwelling, garages and garden store. Creation of new access.
AMENDMENTS	As amended by drawing numbers 4B & 5D accompanying design & access statement and letters from agent dated 19 June 2008 & 23 June 2008.
GRID REFERENCE	462937180759
OFFICER	Mrs H.E.Moore

1.0 INTRODUCTION

- 1.1 The application is referred to Planning Committee as the officer recommendation differs from that of the Parish Council.

2.0 THE SITE

- 2.1 The site lies in an isolated position set back some 100 m from the road linking Crays Pond with Goring. The cottage forms part of the Elvendon Priory Estate, within the Area of Outstanding Natural Beauty, and is accessed from the road by an unmade track. The existing cottage is single storey, constructed in brick and plain clay tiles. The property has not appear to have been lived in for a 10 of years.

3.0 THE PROPOSAL

- 3.1 The proposal is to demolish the cottage and a number of dilapidated outbuildings and to erect a new dwelling and garage. The proposed house is a 4 bed one and a half storey dwelling, with basement, to be constructed in brick with a plain clay tiled roof. The garage is 3 bay with an attached log store, to be constructed in weatherboarding with a plain clay tiled roof. A new access is proposed from the road. Amended plans have been submitted which show resiting of the dwelling further away from important trees and a reduction in size of the garage.
- 3.2 A design and access statement is submitted with the application which draws attention to a permission granted in 2007 for extensions to the property and to the costs and other implications of implementing that permission. The agent has calculated that the volume of the existing property plus the permitted extensions is equivalent to the volume of the house currently proposed. He comments that the proposed house has been carefully designed in accordance with the Council's Design Guide, to be constructed in good quality materials, and the garage is of typical rural design. The new access, which has previously been approved, will enhance highway safety. In terms of sustainability, a list of energy saving measures proposed to be incorporated, is supplied. Full details of the Design and Access Statement can be viewed on the Council's website.

3.3 Plans **attached** to the report at Appendix 1 show the location of the site, details of the current proposals and details of the extensions permitted in 2007.

3.4 The application has been advertised as a departure from the development plan.

4.0 **CONSULTATIONS AND REPRESENTATIONS**

- 4.1 Goring Heath Parish Council - Objection raised to original and amended plans. The volume increase is contrary to Policy H12 of the South Oxfordshire Local Plan, the bulk is excessive, high visibility in the Area of Outstanding Natural Beauty.
- OCC Highways - The existing access is grossly substandard. No objection to new access subject to conditions.
- Forestry Officer - No objection to amended plans. Appropriate tree protection, method statement and landscaping conditions should be imposed.
- Countryside Officer - Amended plans show no impact on the County Wildlife Site. An appropriate condition should be imposed.
- Public Amenities Officer - The development has sufficient recycling and refuse provision shown.
- Contaminated Land Officer - Contamination investigation and remediation conditions should be imposed.
- Neighbours - 1 neighbour objection received. The proposal is to replace an unobtrusive single storey dwelling in the AONB with a construction which, being some 2.4 metres higher, would be visible from a large surrounding area.

5.0 **RELEVANT PLANNING HISTORY**

- 5.1 P94/S0575 – Extensions to dwelling, erection of garages. Application withdrawn.
P07/E1314 – Part demolition of cottage, erection of extensions, new garage and access. Granted.

6.0 **POLICY & GUIDANCE**

6.1 South Oxfordshire Local Plan 2011, Policies:-

G6 – Promoting good design
C2 – Areas of Outstanding Natural Beauty
C8 – Species protection
C9 – Landscape features
H12 – Replacement dwellings
D2 – Vehicle and bicycle parking
T1 – Transport issues

PPS7 – Sustainable development in rural areas

South Oxfordshire Design Guide

7.0 PLANNING CONSIDERATIONS

7.1 The main issues to be considered in this case are:-

- (i) Whether the proposal accords with the requirements of the replacement dwellings policy, H12 of the South Oxfordshire Local Plan.
- (ii) If not, whether there are any special circumstances to override the requirements of the replacement dwellings policy.
- (iii) Whether the new access is acceptable.
- (iv) Whether the proposals are satisfactory in terms of tree and species protection.

7.2 (i) Replacement dwellings policy

The site lies in an isolated position outside the main confines of any settlement. In these circumstances, the development must be considered against Policy H12 of the adopted South Oxfordshire Local Plan which states that proposals for the replacement of a dwelling outside the built up limits of a settlement will be permitted provided that:

- (i) The use has not been abandoned
- (ii) the existing dwelling is not listed, or of historic, visual or architectural interest;
- (iii) the dwelling is not materially greater in volume than the existing dwelling;
- (iv) the overall impact would not be any greater than the existing dwelling on the character and appearance of the site and the surrounding area; and
- (v) the siting, design and materials are in keeping with the locality.

7.3 In terms of abandonment of use, whilst the property has not been lived in for some time, it would be capable of occupation subject to renovation works. The existing cottage is not listed or of architectural interest. As indicated in the name, the property would have been constructed as a gamekeepers cottage, but is not of historic or visual interest in the locality. In terms of its volume, the proposed new dwelling would be materially greater in volume than the existing dwelling and in these circumstances, it is necessary to consider whether there are any special circumstances to override the requirements of the replacement dwellings policy. Matters of impact and design are also discussed below.

7.4 (ii) Whether there are any special circumstances

Planning permission was granted for substantial extensions to the property in 2007. The approval of these substantial extensions is a material factor in the consideration of this application. The agent has provided volume figures which demonstrate that the volume of the proposed dwelling (above ground) is no greater than the volume of the existing dwelling plus approved extensions. The insertion of a basement would have no impact on the apparent bulk and size of the dwelling, and the proposed garages are the same as previously approved in 2007. Therefore, the volume of the proposed dwelling and garage would not be greater than the development already approved on the site. In this particular instance, officers consider there is a case for exception to the volume requirements set out in the replacement dwellings policy.

7.5 With regard to impact in the locality, the site lies in an isolated position within an Area of Outstanding Natural Beauty. Within such areas, the primary aim is to conserve the landscape quality, and to be acceptable, development must be of a scale and type appropriate to the area, and be sympathetic in terms of its siting, design and materials used.

7.6 The existing dwelling is single storey, situated on the edge of a wood, as shown on the aerial photo **attached** at Appendix II, whilst the proposed dwelling would be some 2.4 metres higher than the existing, it is situated some 100 metres from the nearest road/public viewing point. The roadside boundary is formed by substantial hedging and any increase in height of the property would be seen against a wooded backdrop and would not have a significant impact in local views. In addition, the proposed dwelling is of an appropriate vernacular design, appropriate for the locality, and with the use of good quality materials, would represent an enhancement in quality over the existing development. Accordingly, officers consider that the impact, design and appearance of the proposed dwelling would preserve the landscape quality of this part of the Chilterns Area of Outstanding Natural Beauty.

7.7 **(iii) Access**

The existing access to the site is dangerous, situated on a blind bend. Approval to a revised access was granted in 2007 and that proposal is repeated in this application.

7.8 **(iv) Tree and species protection**

The amended plans show the proposed dwelling moved further away from important trees and from the County Wildlife Site. The hedging/shrub areas around the existing access, which have potential for species habitat are to be retained. Accordingly, the impact on trees and natural habitats is considered to be acceptable.

8.0 **CONCLUSION**

8.1 Demolition of the existing dwelling will not result in the loss of a building of any historic or architectural interest. Whilst not in compliance with the size requirement of the Council's replacement dwellings policy, the proposals would result in a development which is the same volume as the development that has already been approved. In terms of the effect on the character and appearance of the area, the proposal would result in the erection of a discretely sited traditionally styled dwelling which have an appropriate appearance in the Area of Outstanding Natural Beauty. Taking this into account, officers consider that there are circumstances which justify an exception to the size criterion of the replacement dwelling policy.

9.0 **RECOMMENDATION**

9.1 **That planning permission is granted subject to the following conditions:**

1. **Commencement 3 years**
2. **Samples of all materials to be agreed**
3. **Retention of garages as such**
4. **Formation of access to OCC specification**
5. **Stopping up of existing access**
6. **Provision of vision splays to new access**
7. **Provision of parking and manoeuvring areas**
8. **Removal of permitted development rights – extensions, roof extensions/alterations including rooflights, ancillary buildings and fencing**
9. **Submission of an arboricultural method statement, tree protection scheme and landscaping scheme**
10. **Hedge protection scheme**
11. **Hedge planting scheme**
12. **Demolition of existing property and removal of materials prior to first occupation of new dwelling**
13. **Contamination investigation**
14. **Contamination remediation**

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