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<b>APPLICATION NO.</b>	P08/E0427
<b>APPLICATION TYPE</b>	Full
<b>REGISTERED</b>	16 April 2008
<b>PARISH</b>	Binfield Heath
<b>WARD MEMBER(S)</b>	Malcolm Leonard and Robert Peasgood
<b>APPLICANT</b>	DJ Brewer New Homes Ltd
<b>SITE</b>	Applecroft, Gravel Road, Binfield Heath
<b>PROPOSAL</b>	Erection of detached two-storey four-bedroom dwelling.
<b>AMENDMENTS</b>	Two – repositioning of proposed dwelling in relation to Rosedene.
<b>GRID REFERENCE</b>	474285/177968
<b>OFFICER</b>	Paul Lucas

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**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 Binfield Heath Parish Council.
- 1.2 The application site is shown on the OS extract **attached** as Appendix 1. The site is 330 square metres in area and presently forms part of the garden of Applecroft, a detached two storey early 1900’s dwelling located on the corner of Gravel Road and Dunsden Way at the southern end of the village of Binfield Heath. The application site is on the north side of Gravel Road, with Applecroft and its remaining plot located to the east and a two storey detached mid 1900’s dwelling, Rosedene, to the west. The side boundary of Longways, a property fronting onto Dunsden Way, forms the rear boundary of the site. There are a number of dwellings located along the north side of Gravel Road, to the west of the site. These are predominantly two storey and are a mixture of detached, semi-detached and terraced houses, with relatively small gaps between them. Open countryside lies opposite on the south side of Gravel Road. The site is characterised by a hawthorn and hazel hedge along the front boundary that continues to the boundary with the road junction. There are a few other semi-mature trees and shrubs around the site boundaries.

**2.0 PROPOSAL**

- 2.1 The application seeks full planning permission for the erection of a two storey four-bedroom dwelling incorporating an integral garage. The main two storey part of the dwelling would measure 10.3 metres in depth, 7.2 metres in width and the roof would have side gables and a hipped slope at the rear with a 7.9 metres high ridge and 5 metres high eaves. The garage element attached to the eastern side elevation would measure 2.7 metres wide and 9.2 metres deep with a catslide roof with front and rear dormer windows. The amended plans have corrected the position of the dwelling in relation to Rosedene. The distance of the eastern side wall to the boundary would be 1.1 metre and the rear wall would project 2 metres beyond the rear wall of the closest part of Rosedene.
- 2.2 The garage wall would be 1.1 metres from the proposed boundary (a 1.8 metre high fence) with Applecroft, with the main side wall at a distance of 3.8 metres. The rear wall of the proposed dwelling would be broadly in line with the north elevation of Applecroft. The main front wall would be roughly in line with Rosedene. The accommodation would

comprise four first floor bedrooms, two with en-suite facilities, living room, kitchen, dining room and utility room. The frontage hedge would be removed in order to form a vehicular access to the garage and a parking and turning area in front. A replacement hedge would be planted along the site boundary and the remaining boundary of Applecroft. The hedge would allow vision splays to be achieved from the new access and also improve visibility at the junction of Gravel Road and Dunsden Way. Applecroft would continue to be served via a vehicular access onto Dunsden Way. There would be new landscaping in the front and rear gardens and recycling and refuse storage is shown on the frontage with a composter in the rear garden.

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

### 3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 **Binfield Heath Parish Council** – Original and amended plans - The application should be refused due to: The gardens to the rear are very small and as the proposed building is very close to the neighbour (Rosedene) will cause large reduction in light to the rear of that house. BPHC considers that the proposal is far too large for the small space available and that the entrance onto Gravel Road is too near to the junction with the main village road to the village centre.

- 3.2 **OCC Highways** – No objections subject to standard conditions to form and retain access and vision splays and to retain parking and manoeuvring areas.

- 3.3 **Countryside Officer** – No objections subject to informative.

- 3.4 **Environmental Services – (Waste Management)** – No refuse, recycling or composting facilities shown on original plans. These are shown on the amended plans.

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

- 3.6 **Forestry Officer** – Removal of hedge regrettable and there would be limited space for significant landscaping, however no objections subject to condition requiring an arboricultural method statement to be submitted.

- 3.7 **Neighbours** – Representations of objection to the original and amended plans from the occupier of Rosedene and her relative raising the following points:

- Dwelling is too large for this plot – a three bedroom dwelling would be more appropriate.
- Extension of dwelling past corner of Rosedene would result in loss of light to ground floor rear facing windows serving a living room.
- Would lead to increased on-street parking, which would be dangerous to road users including pedestrians due to narrowness of road and proximity of junction.
- Safety hazard from old well in Applecroft garden (not a planning matter).

### 4.0 RELEVANT PLANNING HISTORY

- 4.1 P07/E1262 – A planning application for a dwelling on the application site was withdrawn following Officers' indication that it was unacceptable on grounds of impact on the living conditions of the occupiers of Rosedene and highway safety.

- 4.2 P07/E1241 – Planning permission was granted in November 2007 for the repositioning of patio doors from the western side of Applecroft to the southern side.

## 5.0 **POLICY & GUIDANCE**

### 5.1 Adopted Structure Plan 2016 Policies:

- G1 – General Policies for Development
- G2 – Improving the Quality and Design of Development
- T8 – Development Proposals
- 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
- G6 – Promoting Good Design
- C4 – 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
- H5 – Larger Villages Within the Green Belt and Smaller Villages Elsewhere
- 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
- PPG13 – Transport

## 6.0 **PLANNING CONSIDERATIONS**

6.1 The proposed dwelling would be located within the built-up area of the village of Binfield Heath, which is a settlement where infill residential development of up to 4 dwellings is acceptable in principle. Consequently the proposal falls to be assessed against the criteria of Policy H5, 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 H5 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. The site has historically formed part of a residential plot and as such constitutes previously developed land. It is surrounded by residential properties and there is no evidence that it has any particular ecological value and is only visible in public views from Gravel Road. This criterion would therefore be satisfied.

#### Character and Appearance

- 6.3 Criteria (ii) and (iii) of Policy H5 of the adopted SOLP 2011 explain that the design, height, scale and materials of the proposed development should be in keeping with its surroundings and the character of the area should not be adversely affected. The proposed dwelling would take up a third of the plot, which would be in accordance with the recommended plot ratio of 30% for detached dwellings, as set out in BP1 of Section 4.2 of the SODG. It would be set in from both side boundaries by 1 metre and there are similar gaps further along the road. There is some variation in terms of design and appearance of the dwellings on Gravel Road, with many of these, including Applecroft, being positioned further forward than the proposed dwelling. The scale of the dwelling would be greater than Rosedene in terms of overall depth and height, but it would be similar in terms of width. However, it would appear smaller than Applecroft. The depth of the proposed house would be difficult to perceive from the street scene and would be acceptable given the overall depth of the plot. The Forestry Officer has commented that the loss of the hedge would be regrettable and that there would be limited space for significant landscaping. However, no objections are raised due to the replacement hedgerow, which can form the basis of a planning condition and it should be noted that no other trees or shrubs that make a significant contribution to the street scene would be removed. The design of the dwelling would be relatively simple with materials that would be in keeping with the appearance of the established dwellings in the locality and would generally accord with the spirit of BD1 of Section 4.4 of the SODG. In the light of this assessment, the proposed development would comply with the above criteria.

#### Living Conditions

- 6.4 Criterion (iv) of Policy H5 of the adopted SOLP 2011 requires that there are no overriding amenity objections. Whilst the main front wall of the proposed house would be approximately level with the front wall of Rosedene, the proposed rear wall would be 2 metres beyond the rear wall of this adjoining property. There would be a gap of 1.1 metre to the boundary and Rosedene is located a similar distance from the boundary, so the overall gap would be about 2 metres. The closest patio doors on the ground floor of Rosedene serve a dining area. Taking into account the distance that would exist between the two dwellings, the projecting element would only be visible in oblique views from the patio doors, which means that there would be unlikely to be a significant impact on the outlook from this room. In terms of daylight, the north-west corner of the proposed dwelling would lie outside a 45-degree line taken from the centre line of the patio doors. The projecting element contains a hipped roof sloping away from the boundary, so that the main ridge would be over 4.5 metres from the boundary. It should also be noted that the internal ground floor layout of Rosedene comprises an open plan dining and lounge area and the dining area also receives some light from the large south-west facing front windows. Consequently, any loss of light to the dining area would be unlikely to be so significant to justify a refusal of planning permission. Turning

to the issue of sunlight, the proposed house would lie to the south-east of Rosedene and consequently there is likely to be some overshadowing of the rear garden, but this would be restricted to the morning and would only affect a small part of the garden. The proposed first floor window in the side elevation would face onto the blank side wall of Rosedene. As it would serve a bathroom, a planning condition can ensure that it would be obscure glazed. In terms of the relationship with Applecroft, the distance of this adjoining dwelling to the proposed boundary would vary from 2 metres to 8 metres. The only facing windows are some patio doors (and planning permission already exists to switch these from the west to the south elevation), and a secondary dining room window on the ground floor with two stairwell windows above. Given that the proposed dwelling would lie to the north-west, there would be no significant loss of light or outlook on the west-facing rooms or garden of Applecroft and there would be no windows proposed in the eastern elevation facing Applecroft. The garden area of Applecroft would be substantially reduced, but there would be at least 250 square metres of private garden space remaining. The rear windows would be 10 metres from the boundary with Longlands and would face onto the blank side wall of this property, preventing any loss of light, outlook or privacy. The proposed development would have a rear garden of approximately 120 square metres exceeding the recommended minimum standard as set out in BP4 of the SODG. On the basis of this assessment, the proposed development would meet the above criterion.

#### Highways and Parking

- 6.5 Criterion (iv) of Policy H5 of the adopted SOLP 2011 also requires that there are no overriding highway objections. The Highway Authority is satisfied that the proposal to form a new access point would be acceptable on the basis of the removal of the existing hedgerow to facilitate visibility splays of 2.0 x 4.8 metre at the proposed access point and also the creation of a 2.0 x 25 metre splay at the junction of Gravel Road and Dunsden Way. The proposed parking and turning areas would be acceptable for a 4-bedroom dwelling. Planning conditions can be imposed to ensure that the splays and parking spaces are maintained. The proposed development would therefore satisfy the above criterion.

#### Sustainability Measures

- 6.6 Policy D8 of the adopted SOLP 2011 requires proposals to incorporate sustainability measures in terms of energy, water and materials efficient design. The proposal makes a brief statement about insulation, local materials, an energy management system and a ground source heat pump. A planning condition is recommended requiring an assessment of the proposed development against Level 1 of the Code for Sustainable Homes to be submitted. Refuse, recycling and composting storage and collection facilities have been shown on the amended plans and can also be secured via a planning condition in accordance with Policy D10.

#### 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**

- 1. Standard 3 Year Time Limit**
- 2. Details of slab levels and ridge heights prior to commencement**
- 3. Samples of materials prior to commencement**
- 4. First floor bathroom window north-west elevation to be obscure glazed**
- 5. Removal of Permitted Development Rights windows, extensions, dormers, porches and outbuildings**
- 6. Details of sustainability measures having regard to Level 1 of Code for Sustainable Homes prior to commencement**
- 7. Refuse, recycling and composting facilities implemented as approved prior to occupation**
- 8. Provision of access (including culverting of ditch) and visibility splays prior to occupation and thereafter maintained**
- 9. Provision of parking and turning areas prior to occupation and retention of garage accommodation for parking of vehicles and cycles**
- 10. Details of hard and soft landscaping including replacement hedge planting and boundary treatment prior to commencement**
- 11. Details of Arboricultural Method Statement to protected retained trees, shrubs and hedges in accordance with BS 5837:2005**
- 12. Details of contamination investigation and mitigation as necessary prior to commencement**
- 13. Planning permission P07/E1241 to be implemented prior to commencement**

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