
APPLICATION NO.	P08/E0520
APPLICATION TYPE	Full
REGISTERED	6 May 2008
PARISH	Shiplake
WARD MEMBER(S)	Malcolm Leonard and Robert Peasgood
APPLICANT	Mr M Rowlett
SITE	Chalcott, New Road, Lower Shiplake
PROPOSAL	Erection of detached two-storey five-bedroom replacement dwelling and replacement detached double garage.
AMENDMENTS	One – waste management facilities shown, additional street scene elevations and cross-sections provided.
GRID REFERENCE	477292/179297
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 Shiplake Parish Council.

1.2 The application site is shown on the OS extract **attached** as Appendix 1. The site is in excess of 2,400 square metres in area and presently forms a residential plot containing a detached two storey mid 1900’s dwelling located on the corner of New Road and Crowsley Road within the built up area of the village of Lower Shiplake. The dwelling has an L-shaped plan, orientated towards the junction and a brick finish with the first floor accommodation contained within a roof consisting of three gables with clay tiles, horizontal wooden cladding and flat roofed dormer windows. There is a detached double garage constructed of horizontal wooden cladding with a gable felt roof, located to the front of the house, towards the south-west corner of the plot. There is a vehicular access from New Road onto a shingle drive. The application site is on the north side of New Road, with Crowsley Road forming the boundary to the east and a similar two storey detached mid 1900’s dwelling, Greenacres, to the west. The side boundary of Shepherds, a bungalow fronting onto Crowsley Road forms the rear boundary of the site. The dwellings in the surrounding area are predominantly detached on spacious plots. There is considerable variety in the form and design of these dwellings, with bungalows opposite. The site is characterised by mature hedgerows and trees along the site boundaries. The land rises from west to east so that the plot is at a higher level than Crowsley Road.

2.0 PROPOSAL

2.1 The application seeks full planning permission for the erection of a two storey five-bedroom replacement dwelling and a replacement detached double garage. The dwelling would have an H-shaped plan and would measure 12.8 metres in two-storey depth, 16.7 metres in width and the roof would have two projecting gables on the front elevation and two projecting gables on the rear elevation (one with a first floor balcony over a flat roof single storey projection) with a main ridge linking them at 8.1 metres in height. The distance of the eastern side wall to the boundary with Crowsley Road would be 10.5 metres at its closest point and the distance to of the western side wall to the boundary with Greenacres would be 6.5 metres at its closest point.

2.2 The front walls would be about 18-21 metres from the boundary with New Road and the rear wall would be over 20 metres to the boundary with Shepherds. The dwelling would be re-orientated to face onto New Road and the front and rear walls would be broadly in line with those of Greenacres. Materials would consist of red brick and slates with UPVC windows. The replacement garage would be positioned about 12 metres back from New Road at a distance of 1 metre from the boundary hedge with Greenacres. The main first floor windows would be on the front and rear elevations with only an en-suite window on the eastern and western elevations. The accommodation would comprise five first floor bedrooms, all with en-suite facilities and a balcony to the master bedroom and a sitting room, kitchen, family area, TV room, study, utility, cloakroom and WC on the ground floor. The access point would remain as existing; with the shingle drive being replaced by block paving. Recycling and refuse storage is shown on the frontage and composters would be retained 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 **Shiplake Parish Council** – Original and amended plans - The application should be refused due to overdevelopment of the site not in keeping with surrounding properties.

3.2 **OCC Highways** – No objection.

3.3 **Countryside Officer** – No objections.

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 **Environmental Services – (Environmental Health)** – Lighting condition recommended (not reasonable to impose in built-up area).

3.7 **Forestry Officer** – No objections subject to condition requiring an arboricultural method statement and landscaping details to be submitted.

3.8 **Neighbours** – Two representations of support for the original plans and one of support for the amended plans. Five representations of objection to the original plans, two of which were sustained for the amended plans and one was withdrawn. The representations raise the following points:

- Too large and bulky.
- Higher than adjacent properties.
- Overbearing on local area and street scene.
- Inappropriate symmetrical design.
- Garage forward of building line.
- Overlooking smaller bungalows resulting in loss of privacy.
- Concern about materials.
- Balcony would overlook Shepherds.

4.0 **RELEVANT PLANNING HISTORY**

4.1 Numerous temporary planning permissions in relation to the detached garage, which was granted permanent planning permission in February 1989.

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 11.

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 Lower Shiplake, which is a settlement where infill residential development of up to 4 dwellings is considered to be 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 formed a residential plot containing a dwelling since the 1960s 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 the hedgerows and mature trees around the boundaries mean that the site is only of limited visibility in public views from New Road and Crowsley 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 table below sets out a comparison of measurements between the existing and proposed dwellings:

	Existing Dwelling	Proposed Dwelling
Two Storey Depth	10 metres	12.8 metres
Width	14.5 metres	16.7 metres
Ridge Height	7.4 metres	8.1 metres
Distance to Greenacre Boundary	8 metres	6.5 metres
Distance to Crowsley Road Boundary	11 metres	10.5 metres
Distance to Front Boundary	16-23 metres	18-20 metres
Distance to Rear Boundary	22-29 metres	22-24 metres
	Existing Garage	Proposed Garage
Area	32 square metres	37 square metres
Ridge Height	4.4 metres	3.8 metres
Distance to Front Boundary	10 metres	12 metres

- 6.4 The above measurements show that whilst the proposed dwelling would be higher, wider and deeper than the existing dwelling, the increases would not be so significant so as to overdevelop the plot or make it appear unduly prominent in the locality, particularly as distances to boundaries would remain broadly similar. The street scene drawing illustrates a satisfactory visual relationship with Greenacres. Although this adjacent property was originally similar to Chalcott, it has been significantly extended and the two dwellings would have a similar footprint. The slope would reduce the impact of the increased ridge height of the proposed house. The proposed dwelling would take up less than 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.
- 6.5 Although there are single storey dwellings to the rear of the site and on the opposite side of the road, there is a considerable variety of dwelling forms and designs along New Road and Crowsley Road and the design of the proposal would not be out of keeping with this varied pattern of development. Although forward garages are normally discouraged by CP1 of Section 4.3 of the SODG, the proposed detached garage would be smaller in height and positioned further back into the site than the existing structure and combined with better materials it would constitute an improvement. The Forestry

Officer has commented that the significant screening would remain subject to tree protection measures and supplemented by landscaping, both of which could be secured by planning conditions. In the light of this assessment, the proposed development would comply with the above criteria.

Living Conditions

- 6.6 Criterion (iv) of Policy H5 of the adopted SOLP 2011 requires that there are no overriding amenity objections. The immediate neighbour, Greenacres, has no windows facing Chalcott. The new dwelling would broadly line up with the front and rear building lines of Greenacres, so although it would be slightly closer than the existing dwelling, there would only be a limited impact in terms of loss of light, outlook or privacy. The 3 metre high boundary hedge would remain and the occupiers of Greenacres support the application. The first floor en-suite window facing Greenacres could be conditioned to be obscure glazed. The distances between the proposed dwelling and Shepherds to the rear and Broomfield and The White Lodge opposite are in excess of 20 metres and as such there would be no loss of light, outlook or privacy to these neighbours, including from the rear balcony. The proposed development would provide a private rear garden well in excess of the 100 square metres recommended minimum standard as set out in BP4 of Section 4.2 of the SODG. Internal room sizes would also be adequate. On the basis of this assessment, the proposed development would meet the above criterion.

Highways and Parking

- 6.7 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 continued use of the access and the proposed garaging, parking and turning areas would be acceptable for a 5-bedroom dwelling and would prevent on-street parking from occurring. The garage would accommodate cycle parking. Planning conditions can be imposed to ensure that the garaging, parking and turning areas are retained as such. The proposed development would therefore satisfy the above criterion.

Sustainability Measures

- 6.8 Policy D8 of the adopted SOLP 2011 requires proposals to incorporate sustainability measures in terms of energy, water and materials efficient design. The design and access statement makes reference to recycled aggregate, thermal insulation, energy efficient heating systems, k-glass, low energy light fittings and a rain harvesting system. 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 south-west elevation to be obscure glazed**
- 5. Removal of Permitted Development Rights windows and dormers**
- 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 parking and turning areas prior to occupation and retention of garage accommodation for parking of vehicles and cycles**
- 9. Details of hard and soft landscaping prior to commencement**
- 10. Details of Arboricultural Method Statement to protected retained trees, shrubs and hedges in accordance with BS 5837:2005**
- 11. Details of contamination investigation and mitigation as necessary prior to commencement**

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