
APPLICATION NO.	P08/W0821/RM
APPLICATION TYPE	RESERVED MATTERS
REGISTERED	08.08.2008
PARISH	DIDCOT
WARD MEMBER(S)	Mrs Margaret Davies Mrs Margaret Turner
APPLICANT	Kevin Barlow & Alan Birkby
SITE	2 Colborne Road Didcot
PROPOSAL	Residential development of 4 No. 2 bed apartments and 1No. 1 bed apartment with associated parking and amenity space (phase 1 of development).
AMENDMENTS	
GRID REFERENCE	451824/189789
OFFICER	Mrs S Crawford

1.0 **INTRODUCTION**

- 1.1 The application has been referred to this Committee because the recommendation conflicts with the views of the Town Council.
- 1.2 The site is 0.1 hectares in size and is phase 1 of a larger site of some 0.277 hectares. The site lies behind the triangle of residential properties on Park Road, Wantage Road and Colborne Road. The application site is scrub grassland and is used for the parking of vehicles. The residential development in the area is characterised predominantly by semi detached houses dating from circa 1930's, which are on relatively spacious plots. There are also some detached houses on Wantage and Park Road. The area has no special designation.
- 1.3 The outline planning application relating to this site was considered by the Committee at the meeting on 8 March 2006 where planning permission was granted (see report at Appendix 3).
- 1.4 An Ordnance survey extract of the site is **attached** at Appendix 1.

2.0 **PROPOSAL**

- 2.1 The application seeks reserved matters approval for one block of flats (4no x two bed units, 1no x 1 bed units) with new vehicular access to the side of 2 Colborne Road. Each flat would have 1 parking space in line with the details on the outline application, with a shared amenity area and facilities for cycle and bin storage. Access, siting and eaves height of the flats has already been approved at the outline application stage (P05/W1264/O)
- 2.2 Reduced copies of the plans are **attached** at Appendix 2 with a copy of the design and access statement.

3.0 **CONSULTATIONS & REPRESENTATIONS**

- 3.1 OCC (Highways) No observations to date

Countryside Officer	No objection. The site provides a habitat suitable for a number of common species of garden birds and butterflies but nothing that would warrant special protection. This type of habitat is locally common throughout the back gardens in Didcot. The ecological value of the site would not qualify for any special protection at a County level.
Environmental Health	No objection.
Didcot Town Council	Refuse, overbearing, obtrusive and unneighbourly design
Neighbour Objectors (8)	Acute traffic and parking problems in the area, one space per unit is not adequate and there is no visitor parking provided. Concern about contamination of land from asbestos. The height of the building is of some concern. Starin on sewage system. The site has been deliberately neglected. Overlooking, loss of privacy and blocking light to rear gardens
Neighbour representations (3)	If the block is part of a larger a larger development it would make for a pleasant environment but as a stand alone development it would be unsuitable.
4.0	RELEVANT PLANNING HISTORY
4.1	P05/W1264/O – residential development comprising 8 no. 2 bed apartments, 2 no. 1 bed apartments with associated car parking and amenity space and 4 semi-detached houses. OUTLINE PLANNING PERMISSION APPROVED. P05/W0794/O – residential development comprising 13 dwellings, with access and parking – WITHDRAWN. This application had a slightly different site area and was withdrawn due to insurmountable objections over land ownership and concerns expressed about layout and the narrowness of the access road.
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, EP3 – proposals for external lighting, EP4 – Protection of water resources, 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 towns, H7 – Mix of

units, H8 - density, H9 – affordable housing, T1 transport.
South Oxfordshire Design Guide

PPS1 – Delivering sustainable development
PPS3 – Housing

6.0 PLANNING CONSIDERATIONS

- 6.1 Issues of principle, the siting of the building, the location and layout of the access and the eaves height of the building have already been approved under the outline planning permission ref P05/W1264/O. A copy of the committee report in relation to these issues is **attached** at Appendix 3 for information. The reserved matters to be considered under this application are appearance, landscaping and layout. Other relevant issues include;
- i. Neighbour impact, and
 - ii. Provision of parking
- 6.2 **Appearance and layout.** At the outline stage your officers were keen to ensure that the height of the flats would not be excessively tall in relation to other development in the area. To this end, the apartment block would house the two bed units on ground and first floor and the one bed flat would be housed within the roof space lit by dormer windows with a large window within the gable lighting the stairwell. The block of flats would therefore, be of a comparable height, at eaves level, to other buildings within the vicinity (around 4.5m) with ridge heights of 7.6 and 8.5 metres compared to approximately 6 metres in the Colborne Road houses. With the distances between the flats and the surrounding houses, this order of height difference would not appear to be excessive. With regard to design, the character of the area is relatively varied and the design of the block of flats is acceptable in your officer's view.
- 6.3 **Neighbour impact.** Neighbour impact was of concern at the outline stage and to this end the siting of the buildings was included at that stage for consideration. The block of flats would be approximately 33 metres away from the houses in Colborne Road and approximately 34 metres away from houses on Park Road. These distances are in excess of the minimum 25 metre distance for overlooking from window to window for habitable rooms.
- 6.4 **Provision of parking.** The provision of parking was considered at the outline stage and included one parking space for each flat. The current application maintains this provision and includes provision for secure, covered bicycle parking for 10 bicycles. It is acknowledged that there is an under provision of parking for the flats and residents have expressed grave concerns about increased parking on Colborne Road given the existing high demand. At the outline stage the Committee agreed that given the location of the site in Didcot, where there is good access to public transport that the parking provision was acceptable. However, the resident's concerns have been reported to the County Highway Engineer for comment and his response will be reported verbally at the meeting.
- 7.0
- 7.1 The principle of development on this site, the siting of, access to and level of parking for this block of flats has already been approved at the outline stage. Furthermore, a section 106 agreement has been signed to secure contributions to infrastructure improvements to a total of £28,419 (index linked) for the site as a whole prior to the occupation of any of the buildings. In terms of the reserved matters the details of design, layout, landscaping and neighbour impact are acceptable and would not detract from the character of the area or neighbour amenities.

8.0 RECOMMENDATION

8.1 That planning permission be granted subject to the following conditions:

- 1. That the existing garage at the site entrance onto Colborne Road shall be demolished before the new development hereby permitted commences, and any demolished material which is not to be utilised in the new development shall be removed from the land, unless an alternative scheme for the phased demolition of the building(s) and removal of materials shall first have been submitted to and approved in writing by the local planning authority**
- 2. Sample materials required (all)**
- 3. Landscaping scheme (trees and shrubs only)**
- 4. That prior to the occupation of any of the flats, the bicycle parking and bin storage shall be provided in accordance with the details on the approved plans and shall be retained as such.**
- 5. Parking and manoeuvring areas retained**
- 6. Sustainable design features - as approved**

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