
APPLICATION NO.	P08/W0909
APPLICATION TYPE	FULL
REGISTERED	14.08.2008
PARISH	WHEATLEY
WARD MEMBER(S)	Ms Janet Carr Mr Andrew Hodgson
APPLICANT	Mr and Mrs T Davis
SITE	51 Crown Road Wheatley
PROPOSAL	Proposed replacement house and detached garage (as amended by drawing no.08/TD/1502.22A received 22 August 2008).
AMENDMENTS	
GRID REFERENCE	460050205572
OFFICER	Mrs S Crawford

1.0 **INTRODUCTION**

- 1.1 The application has been referred to the Committee because the local member has an interest in the application and the decision should be seen to be made in a fair and open manner. A previous application on the site was the subject of a members' site visit on 1 July 2008 and refused at Committee on 2 July 2008.
- 1.2 51 Crown Road is a detached bungalow dating from the late 1950's. It is constructed in a mix of stone and buff brick under a concrete tile roof. It is set back from the road by some 12 metres behind a 1 metre high stone wall (approx). The property has an attached garage to the side with parking and turning facilities to the front. The site lies within the Wheatley Conservation Area and 49 Crown Road is a listed building set at a slightly lower level and levels drop to the rear of the site.
- 1.3 The site is identified on the Ordnance Survey Extract **attached** at Appendix 1.

2.0 **PROPOSAL**

- 2.1 The application seeks full planning permission for the demolition of the existing bungalow and its replacement with a new detached dwelling with first floor rooms within the roof space lit by dormer windows or rooflights. The ground floor would provide a dining room, kitchen, sitting room, entrance and W/C and the first floor would provide three bedrooms (one ensuite) a box room and bathroom to first floor. A double garage is also proposed to the rear of the property with access to the eastern side of the house adjacent to 53 Crown Road. Reduced copies of the plans accompanying the application together with the design and access statement are **attached** at Appendix 2.

3.0 **CONSULTATIONS & REPRESENTATIONS**

- 3.1 OCC (Highways) No objection.

Conservation Officer	The site is located within the Wheatley Conservation Area. The existing bungalow appears to be over 115 m cu and a separate application for its demolition is required. However, in my view, the change in roof shape to incorporate hips is a retrograde step in design terms.
Countryside Officer	No signs of bat activity found, no objection.
Wheatley Parish Council	Refuse. Despite the alterations we still consider that the scale and bulk of the development is overbearing to 49 and will lead to loss of light.
Neighbour Objectors (2)	The half hips do not reduce the neighbour impact, the re-siting creates a worse impact and the design does not fit in the conservation area character.

4.0 **RELEVANT PLANNING HISTORY**

4.1 P08/W0348 - Proposed replacement house and detached garage - REFUSED

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, CON5 setting of listed buildings, CON7 – development with conservation areas, EP3 – proposals for external lighting, EP4 – Protection of water resources, EP5 – Flood risk impact, 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 larger villages, H8 - density, T1 transport.

South Oxfordshire Design Guide

PPS1 – Delivering sustainable development
PPS3 – Housing
PPS7 – Sustainable Development In Rural Areas
PPG13 – Transport
PPG15 – Planning and the Historic Environment
PPS22 – Renewable Energy

6.0 **PLANNING CONSIDERATIONS**

6.1 There are two main changes between the current application and that which has recently been refused and these are discussed in detail below; the issue of principle, impact on conservation area and listed building remain the same and Members are asked to refer to the report considered at the meeting on 2 July 2008.
The main issues for consideration in this case are;

- Neighbour impact, and

- Design issues

6.2 **Neighbour impact.** The distance from the boundary with Crown Cottage (47/49 Crown Road) remains the same at 1.2 metres. However, the new house has been pushed back on the site by a further 2.1 metres; there would be a distance of some 5.7 metres from the front wall of the main body of the new dwelling to the rear wall of the main body of Crown Cottage. In your officer's view this would create an unsatisfactory relationship between the buildings which would have an impact on the levels of privacy currently provided in the conservatory and at the rear of Crown Cottage. The previous scheme, which was overbearing and oppressive due to the size, did not have the same impact because the relationship was closer and the area adjacent to the neighbour's conservatory was more enclosed. Even though the new dwelling has been carefully designed to reduce overlooking with the use of obscure glazed windows to the first floor, the additional distance between the two buildings in combination with the low boundary wall creates an open area adjacent to the neighbour's conservatory where activity would occur. The current proposal would be equally oppressive and overbearing but now also includes an unacceptable impact on privacy in your officer's view.

6.3 **Design issues.** The design of the proposed house is almost identical to that on the previous scheme apart from the inclusion of half hips on the roof to either side of the building. These have been included to reduce the bulk of the roof from the neighbouring property. In your officer's view the original design with a gabled roof was more appropriate within this setting but the design is not of sufficient harm to warrant a reason for refusal.

7.0 CONCLUSION

7.1 Officers recommend that planning permission is refused. Whilst the dwelling would enhance the character of the conservation area and would not detract from the setting of the adjacent listed building, the neighbour impact would not be acceptable for the reasons outlined in the refusal reason.

8.0 RECOMMENDATION

Refusal of Planning Permission

1 : That, having regard to the location of the replacement dwelling in relation to the neighbouring property Crown Cottage (47/49 Crown Road) to the height and siting of the new building and the change of roof form in comparison with the existing building, the proposal represents an oppressive and overbearing form of development that would detract from the residential amenity of the occupants of Crown Cottage (47/49 Crown Road). As such, the proposal would be contrary to policies G1 and H4 of the adopted South Oxfordshire Local Plan 2011.

Author	Sharon Crawford
Contact No	01491 823739
Email add.	Planning.west@southoxon.gov.uk