

SUBJECT DEVELOPMENT APPLICATION REPORTS ITEM 8

REPORT OF Head of Planning & Building Control

APPLICATION NO.	P08/W859/O
APPLICATION TYPE	Minor
REGISTERED	18 July 2008
PARISH	Goring
WARD MEMBER(S)	Mrs Ann Ducker Mrs Pearl Slatter
APPLICANT	Ms Emerton, Ikin, Green and Mr and Mrs Wylie
SITE	16 – 19 Summerfield Rise Goring
PROPOSAL	Erection of 4 No detached dwelling houses and formation vehicular access.
AMENDMENTS	Drawing 110308 and 110408 received 13 October 2008, agent's letter dated 11 August 2008, email dated 3 September 2008, tree information accompanying emails dated 19 September and 23 September 2008.
GRID REFERENCE	460784/181358
OFFICER	Ms C Scotting

1.0 INTRODUCTION

1.1 Summerfield Rise is a cul de sac development of single storey dwellings within Goring and the Chilterns AONB. The site forms part of the rear gardens of Nos 16 -19 Summerfield Rise. It also includes part of No 15 Summerfield Rise over which access is proposed. The site backs onto gardens of properties in Cleeve Down to the west and Elvendon Road to the north.

2.0 PROPOSAL

2.1 Permission is sought for the erection of 4 detached dwellings behind 16-19 Summerfield Rise. Access would be gained via the back garden of 15 Summerfield Rise. The application is in outline with layout and access to be determined at this stage. The appearance, landscaping and scale of the development are matters proposed to be reserved for a detailed application.

2.2 The proposed access from Summerfield Rise would serve the 4 dwellings. The Design and Access Statement proposed two storey dwelling houses although the agent has confirmed that single storey dwellings (with rooms in the roof) would be acceptable.

2.3 The site area is 0.21 hectares representing a density of 19 dwellings per hectare. The proposed layout shows an open plan frontage including the access road and space to accommodate parking.

3.0 **CONSULTATIONS & REPRESENTATIONS**

3.1 Goring Parish Council – Object on following grounds:

- Summerfield Rise is low rise, low density, bungalow development
- Proposal would adversely affect landscape character of area (Policy C1)
- Scale and type of development inappropriate to Summerfield Rise, would harm AONB (Policy C2)
- Outdoor sitting areas should not be overlooked (Policy D3)
- Backland development harm amenity of neighbouring properties, detrimental to privacy (Policies H4 and D4)
- Height and scale out of keeping (Policy H4)

The Parish Council also raises the following concerns:

- Traffic, light pollution and parking problems
- Problems of sustainability - lack of capacity at school and no bus service in the vicinity
- Drainage problems

Chiltern Society – Object:

- Does not comply with Policy G2 which states that developments should not harm the distinctiveness of the area nor AONB policy C2 which requires development should be of a scale and type appropriate to the area.
- The Summerfield Rise estate was designed as an integrated low density arrangement of bungalows. To allow piecemeal backland development would be detrimental to the overall character and affect amenity of residents.

Neighbour Objectors (15): The objections have been received from residents in Summerfield Rise and Cleeve Down.

- Alter character, out of keeping, massing and density inappropriate, two storey houses inappropriate, changes rural low density to suburban high density, contrary to Policy H4.
- Loss of privacy, intrusion, overlooking, loss of light, too close to neighbouring boundaries.
- Visual intrusion of development, unsympathetic to rural surroundings, negative impact on landscape and AONB.
- Loss of trees, hedgerows, impact on wildlife.
- Increased traffic, lack of parking, increased kerbside parking, insufficient width of road.
- More noise and fumes from traffic, increased light pollution and annoyance from cars and development.
- Additional footpath unnecessary.
- Proposed scheme impacts on permitted dwelling behind No 15.
- Impact on school facilities – already at capacity.
- Bus services infrequent and rail services limited.
- Precedent for future inappropriate development.

Neighbour Representations (1)

- No objection to the principle but consider 2 storey out of character, adequate drainage and off street parking must be provided

Applicant

- There is response (to the Parish comments) from one of the applicants. It states that two storey would not be out of keeping as Cleeve Down is 2 storey and one property in the vicinity has dormers which substantially alters the roof line.

Highway Officer – No objection subject to conditions: (i) Refuse collection should be no further than 10 metres from the highway; (ii) Private off street parking should be provided appropriate to the size of the dwelling; (iii) A turning facility is provided within the dimensions of the new road; (iv) Access meets OCC standards.

Forestry Officer – Representation:

The trees within the curtilage of the development are not the subject of a tree preservation order and they are not within a conservation area. The submitted plans show the removal of 5 trees in total (10.11.12, 25 & 26) to which there is no objection to their removal. The proposed layout does not take into account the retained trees and other trees which are likely to be lost either during construction or in the future due to the proximity to the houses. T9 Cedar & T17 Oak both A/B category trees are both young trees with potential. The proposed layout threatens the long term survival of these trees. To mitigate this replacement semi – mature trees should be planted. It is important to retain the trees and hedging along the western boundary to ensure any development is screened from the existing properties at the rear. Recommends conditions.

Environmental Health – Suggests condition in respect of contaminated land.

Monson (Drainage) – Recommends that the receiving drainage system is cleaned and camera surveyed prior to development commencing.

4.0 RELEVANT PLANNING HISTORY

4.1 P07/W1388/O - Land forming part of 15 Summerfield Rise. Erection of a single dwelling permitted 5 February 2008. This has not been implemented. The current proposal requires part of this site to gain access and therefore the site area of this permission would be reduced. Permission P07/W1388/O could therefore not be implemented (in accordance with the approved plans) if this current application were to be implemented.

4.2 P07/ W0840/O - Site at 6 Summerfield Rise. Demolish existing dwelling. Erection of two new dwellings. Permitted 19 September 2007. This has not been implemented.

5.0 POLICY & GUIDANCE

5.1 Planning Policy Statements 1 and 3

5.2 South Oxfordshire Local Plan Policies G2, G3, G6, H4, H7, H8, C1, C2, C9, D1, D2, D3, D4, D5, D8, D10, D11, EP1, EP6.

5.3 South Oxfordshire Design Guide July 2008

6.0 PLANNING CONSIDERATIONS

Principle of development

6.1 Goring is one of the larger villages in the District. It has a range of facilities and access to public transport. It is therefore one of the more sustainable locations in the District that, in principle, can accommodate new housing. New development is subject to specific criteria in Policy H4 which are discussed below. The site is also within the AONB. In accordance with Policy C2 any development must not harm the beauty or

distinctiveness of the area and must be of a scale and type appropriate to the area.

Character and Design

- 6.2 Criterion (ii) and (iii) of Policy H4 concern character, design, height and scale. Criterion (v) addresses issues with backland development. The development sits in a valley and the dwellings to the south of the estate form the edge of the settlement adjacent to open countryside. The proposed development represents backland development but would be situated between existing housing in Summerfield Rise and Cleeve Down and south of housing in Elvendon Road. It is therefore not on the edge of the settlement and would not extend the built limits of the village.
- 6.3 The roofscape of Summerfield Rise is characterised by low rise and steep pitched bungalows. Many of the dwellings have rooms in the roof served by velux windows and their profiles have not been altered with the introduction of dormers. The application originally proposed two storey dwellings on the basis that the development sits between Cleeve Down, comprising two storey terraces, and Summerfield Rise. However the site relates more with the character of Summerfield Rise than Cleeve Down. The proposed dwellings will be visible between the gaps of the frontage dwellings and if two storey they would be incongruous, unduly prominent and out of character. The agent has agreed that a condition limiting the heights of the dwellings to the same as existing properties in Summerfield Rise would be acceptable. As such, the development would not be out of character with the area.
- 6.4 Policy D8 and the Design Guide require development to be sustainable. In terms of location the development is within the built up area of Goring. There are objections on the basis that the site is not served by buses and is a fair distance from the centre of Goring. The housing is around 1.5km from the centre however there are other facilities, such as a shop and school within 1km. Both distances are in an acceptable range for walking and cycling to facilities.
- 6.5 On the detailed design, the agent has confirmed that the dwellings would be constructed to Level 3 of the Code for Sustainable Homes. A pre assessment has not been submitted as it is an outline application although it is evident that the garden areas are of a sufficient size to accommodate external features such as rainwater collection, compost, drying area etc. A condition is necessary to ensure that the development is designed and constructed to meet this standard.

Amenity

- 6.6 The rear gardens of the proposed dwellings range from 15-20m in length. No dwelling would be closer than 29m from the Cleeve Down houses. A gap of 3m from the side elevation of Plot to the rear boundary with No 78 Elvendon Road is maintained, creating a distance of over 30m from the rear elevation of this property. These distances are more than adequate to prevent undue overlooking from dwellings to neighbouring properties and protect privacy, as per Design Guide standard (25m). The boundary with No 78 Elvendon Road is relatively open and although there is some screening in the form of trees, the trees within the application site will need to be removed. However adequate screening in the form of fencing supplemented by new planting would prevent respective overlooking between properties.
- 6.7 The rear garden areas of the proposed dwellings are all over 200m². This is significantly more than the Design Guide Standard (100m² for ¾ bed dwellings, 50m² for 2 bed dwellings) and will easily provide sufficient amenity for future residents. The garden sizes are also appropriate to remain in character with surrounding properties as well as provide space for planting to assist with the landscape setting discussed below.

Landscape

- 6.8 The site lies in the AONB and the requirements of Policy C2 apply. It is necessary to ensure that the development has an appropriate landscape setting and to ensure this as many as possible of the existing trees need to be retained. The trees within the curtilage of the development are not subject of a tree preservation order and they are not within a conservation area.
- 6.9 Since the original submission a tree survey has been undertaken. There is no objection to the 5 trees shown for removal. However there are two other trees, a young cedar (T9) and oak (T17) which are shown to be retained but are threatened by the development either during construction or in the longer term as their proximity to dwellings would result in pressure for removal. A revised layout may give greater certainty as to their retention but would however impact on other trees and useable garden area. It is therefore considered appropriate to require, by condition, replacement semi mature specimen trees in appropriate locations. Other trees shown for retention must be protected during construction. The site will therefore retain a landscaped setting in keeping with the surrounding development.

Highway Issues

- 6.10 No details of parking provision have been shown since the application is in outline. However it is evident that at least 8 spaces (2 per property) can be provided on the land available. There is sufficient space to accommodate both a turning area for vehicles and a refuse collection point, required for the development. The scheme originally showed a footpath running adjacent to No 15 Summerfield Rise. This would have resulted in the loss of vegetation alongside 15 Summerfield Rise having an adverse impact on the landscape setting of the area. The highway authority has confirmed that this extra footpath is not necessary and the path is no longer proposed as part of the scheme.

Housing Density and Mix

- 6.11 The proposed density is approximately 19 dwellings per hectare. This is low in terms of the guidance (PPS 3 and Policy H8) requiring the efficient use of land and the recommended density of at least 30 dwellings per hectare. However it is not low in relation to the surrounding area and an increased density would adversely affect the character of the area. It is worth noting that it is often difficult to achieve a higher density on backland development due to the need to provide access.
- 6.12 No details on mix (number of bedrooms) have been proposed. It is appropriate to consider the mix at this outline stage in accordance with Policy H7. A mix of 2 x 2 bed, 1 x 3 bed and 1 x 4 bed most closely meets the requirements of Policy H7. The agent has confirmed that this is acceptable.

Infrastructure and services – Policy D11

- 6.13 There are objections relating to the impact on services, particularly the local school. On the basis of the above mix and number of dwellings (2x2 bed, 1x3bed and 1x4bed) the County Council have confirmed that they are not seeking contributions towards education, as the likely generation of pupils is too low. This District Council has recently approved guidance (Cabinet 18 September) in respect of developer obligations pertaining to Policies D11 and R2, R3 and R6. These obligations are now additionally being sought in respect of applications for minor applications for new dwellings but only those submitted after this date. It therefore does not apply to this application.

Other matters raised in representations

- 6.14 Existing problems with the private drainage system are apparent, as raised in representations. Surface and foul water drainage systems will need to be approved and it is recommended that the receiving system is camera surveyed and cleaned prior to commencement of development.
- 6.15 The site has been only in use as garden area and it is not considered that there is a need for a soil contamination surveys.

7.0 **CONCLUSION**

- 7.1 Goring is a village where new dwellings may be permitted subject to several considerations. The site is within a developed area and not on the edge of the settlement. Although some trees will be lost a significant amount of trees and hedgerows will be retained and the site will be supplemented by new planting. The amendment to propose only single storey dwellings is required so as to not impact adversely on the character of the area. There is sufficient space to ensure turning and parking for vehicles. Overall the proposed backland development is not considered to have an adverse impact on the landscape setting of the AONB or character of the area and complies with policies of the adopted South Oxfordshire Local Plan.

8.0 **RECOMMENDATION Approval subject to the following conditions**

8.1 **Conditions**

1. **Commencement – Outline Permission**
2. **Reserved Matters – Landscaping , Scale, Appearance**
3. **Tree Protection**
4. **Landscaping (incl access, hardstandings, boundary treatments)**
5. **Replacement trees and protection of planting area during construction**
6. **Single storey – rooms in the roof, no dormers at front / side.**
7. **Code Level 3 Sustainable Design**
8. **Housing Mix (2 x 2 bed, 1 x 3 bed, 1 x 4 bed)**
9. **Access and parking provided prior to occupation**
10. **Slab heights of dwellings to be approved**
11. **Surface water drainage details to be submitted and approved**
12. **Foul water drainage details to be submitted and approved**
13. **No implementation of planning permission P07/W1388/O**

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