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<b>APPLICATION NO.</b>	<a href="#">P08/E1175</a>
<b>APPLICATION TYPE</b>	FULL
<b>REGISTERED</b>	11.11.2008
<b>PARISH</b>	THAME
<b>WARD MEMBER(S)</b>	Mr David Bretherton Mr Michael Welply
<b>APPLICANT</b>	Mr Thomas Audley
<b>SITE</b>	Land Adjacent to 40 Kings Close Thame
<b>PROPOSAL</b>	Erection of a new two bedroom dwelling with parking. Alterations to vehicular access to rear.
<b>AMENDMENTS</b>	
<b>GRID REFERENCE</b>	470975205890
<b>OFFICER</b>	Mrs H.E.Moore

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**1.0 INTRODUCTION**

- 1.1 The application is referred to Planning Committee because the officer's recommendation conflicts with the views of Thame Town Council.
- 1.2 The site is located within the main confines of Thame. Kings Close is a residential development erected by the Local Authority in the 1950's and comprises a mixture of terraced and semi detached properties.

**2.0 PROPOSAL**

- 2.1 The proposal is to construct a new end terrace dwelling attached to 40 Kings Close. The proposed dwelling would be two bedroomed. The vehicular access to the rear of the property would be altered to allow provision of on site parking spaces for the existing and proposed dwellings. Plans showing the location of the site and details of the proposals are **attached** at Appendix 1.
- 2.2 In support of the application the agent advises that the proposed dwellings would provide off street parking for the existing and proposed dwellings, and the building would be constructed in materials to match the existing dwelling.

**3.0 CONSULTATIONS & REPRESENTATIONS**

- 3.1 Thame Town Council – Objection raised for the following reasons –
- Traffic generation, parking and safety in an already congested area, with a dropped kerb exacerbating the situation.
  - Unneighbourly
  - Over-development

OCC (Highways) – No objection raised subject to imposition of conditions requiring the provision of parking for each dwelling and for the access works to be carried out in accordance with OCC standards.

Environmental Health Officer – Contamination investigation and remediation conditions should be imposed on any permission.

Drainage Consultant – No objection subject to the imposition of a foul drainage condition.

County Archaeologist – The site lies within an area of some archaeological interest. If planning permission is granted it should be subject to a 'watching brief' condition.

9 neighbour objections have been received which include the following concerns –

- The elongation of the existing dropped kerb would reduce the amount of on street parking which is already in very short supply;
- The parking arrangement proposed would be inconvenient;
- The proposed dwelling would increase the volume of traffic in an area which is already used for parking by commuters;
- The proposed dwelling would be out of keeping with the appearance of the area;
- Objection to the loss of the fir trees on the boundary;
- The land would be better used to extend the existing dwelling;
- Three new houses have been built in the Close in the last two years – the infrastructure can not support the construction of an additional dwelling, and would be unneighbourly.
- Many houses in Kings Close have to park on the road. 18 homes do not have vehicle access. SOHA provides 8 garages but these are not all rented to Kings Close residents.
- This situation could be improved by SOHA and SODC who could provide additional parking in the grassed areas at the front of the dwellings.

#### 4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P68/M0336 – Erection of terraced houses and eight garages. – Approved.  
P54/M0059 – Erection of Local Authority Housing – Approved.

#### 5.0 **POLICY & GUIDANCE**

- 5.1 Adopted South Oxfordshire Local Plan 2011 –

- H4 Development in towns and larger villages
- G6 Promoting good design
- D1 Good design and local distinctiveness
- D2 Vehicle Parking
- D3 Plot coverage and garden areas
- D4 Privacy and daylight
- T1/T2 Transport requirements
- CON12 Archaeology
- EP8 Contaminated land
- D8 Energy, water and materials efficient design
- D9 Renewable energy
- D10 Waste management
- EP1 Prevention of polluting emissions

South Oxfordshire Design guide

PPS3 – Housing

PPG 13 – Transport

## 6.0 **PLANNING CONSIDERATIONS**

### 6.1 The main issues in this case are –

- I. Whether the principle of the development is acceptable;
- II. Whether the details and impact of the development on neighbouring properties are acceptable;
- III. Whether the access and parking provision are satisfactory;
- IV. Any other matters

### 6.2 **The principle.**

The site lies within the main confines of Thame where the principle of the erection of up to 9 houses is acceptable, provided that an important space is not lost, the scale and design of the properties are in keeping with the surroundings, the character of the area is not adversely affected, and there are no amenity or highway objections (South Oxfordshire Local Plan Policy H4). The application site currently forms part of the garden area of 40 Kings Close and its development would not represent the loss of an important open space. In these terms, the principle of the development is acceptable. The scale and design of the properties and highway issues are considered below.

### 6.3 **Details of the proposals**

The new dwelling is proposed as an end terrace 2 bedroomed dwelling. In terms of its appearance, the proposed dwelling would be built in brick and tile to match the existing property. The same form of end terrace dwelling has been added onto 7 Kings Close, on the opposite side of the road. In terms of neighbourliness, the property relates reasonably well to the surrounding properties and would not result in loss of light or overlooking of surrounding properties. The layout of the development provides a small garden area for both the existing and proposed dwellings. Whilst the garden for the existing dwelling would not quite meet the Council's recommended garden size, the property does benefit from an open outlook and close proximity to town centre recreation areas. As such, officers consider the scale and details of the proposed dwelling to be satisfactory.

### 6.4 **Access and parking**

Considerable concern has been expressed by local residents about the lack of parking in this area. In their view these proposals would exacerbate that problem. Terraced properties to the South of Kings Close do not have vehicular access, and those that do not rent a garage have to rely on on-street parking. The Highways Officer has taken these views into account. However, he confirms that, by definition, a public highway is an area for the public to pass and re-pass without any prescribed right to park. In these circumstances, it would not be possible to use the loss of on-street parking as a reason to refuse planning permission and to defend such a reason for refusal at appeal. Accordingly, the Highway Authority raise no objection to the proposals subject to the imposition of conditions requiring the provision of 4 parking spaces and the construction of the access to OCC standards.

The applicant has also commented on parking. He advises that the existing access serving 40 Kings Close is not authorised. Therefore, in his view, the formation of an access to meet current standards would only take up as much space as the on-street parking for his property.

In addition, three new houses have recently been constructed in Kings Close where similar objections were raised concerning the loss of parking. Members had a site visit in 2005 and concluded, on the advice of the Highways Officer, that the loss of on-street parking should not be used as a reason to refuse planning permission where full on site

parking provision was provided for the new dwellings.

Whilst the concerns of local residents are noted, officers have concluded that the proposals meet the Council's standards relating to access and parking provision and are therefore in compliance with Policies D2 and T1.

#### 6.5 **Other Matters**

With regard to sustainability, an energy assessment has been submitted with the application giving details of construction methods and materials. The proposed building would therefore meet the requirements of Policy D8.

Neighbours have expressed concern about the loss of the fir trees along the boundary. However officers do not consider that the fir trees have a significant public amenity value. They are not protected and could be removed at any time by the owner of the property. Accordingly, no objection is raised to their removal.

#### 7.0 **CONCLUSION**

7.1 The principle of the erection of a dwelling on the land is acceptable, and the dwelling would provide a satisfactory standard of residential amenity without affecting adjoining properties. Whilst local concern has been expressed about the lack of parking in the area, two parking spaces would be provided for the existing dwelling and two for the proposed dwelling, thereby complying with the Council's policies. Accordingly, the proposals are recommended for an approval of planning permission.

#### 8.0 **RECOMMENDATION**

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

1. **Commencement 3 years**
2. **Sample materials walls and roofs**
3. **Access to specification.**
4. **Provision and retention of parking spaces in accordance with submitted plan.**
5. **Contamination investigation**
6. **Contamination remediation.**
7. **Archaeological watching brief.**
8. **Details of boundary treatment to be agreed.**
9. **Removal of permitted development rights for extensions, roof alterations and garden buildings.**
10. **Waste and recycling points to be agreed.**
11. **Sustainable development measures.**
12. **Details of foul drainage to be submitted and agreed.**

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