
APPLICATION NO.	P09/E0022/O
APPLICATION TYPE	OUTLINE
REGISTERED	30 January 2009
PARISH	MAPLEDURHAM
WARD MEMBERS	Mr Robert Peasgood Mr Malcolm Leonard
APPLICANT	Mr J C Smith
SITE	1 Bardolph's Close, Chazey Heath, Mapledurham, RG4 9ER
PROPOSAL	Demolition of existing semi-detached dwelling and construction of replacement detached dwelling
AMENDMENTS	None
GRID REFERENCE	469840/177613
OFFICER	Mr P Brampton

1.0 INTRODUCTION

1.1 This application is reported to the Planning Committee because of a conflict between the Planning Manager's recommendation and the views of Mapledurham Parish Council.

1.2 Bardolph's Close is a development of former local authority housing comprising some 28 terraced and semi-detached red brick dwellings constructed in the mid 1950s. No.1 Bardolph's Close is located in the southeastern corner of the development and fronts onto Rokeby Drive. It is the end dwelling in a terrace of four properties set close to the road in long narrow plots. No.1 has a larger plot than most in Bardolph's Close as it also includes land previously owned by the Mapledurham Estate. A historic right of way for the estate is understood to cross the eastern portion of the site.

1.3 The property has been extended via a flat roofed single storey rear extension and benefits from an extant permission for an enlarged single storey rear extension with a first floor extension over. A later application to increase the size of this approved scheme was refused planning permission and subsequently dismissed at appeal.

1.2 The application site is shown on the OS extract **attached** at Appendix One.

2.0 PROPOSAL

2.1 This application seeks outline planning permission for the demolition of the existing end of terrace property and its replacement with a detached dwelling. The applicant has opted to withhold appearance, landscaping, layout and scale as reserved matters, with only access to be considered at this stage.

2.2 The applicant proposes that the new dwelling will be, at the closest point, 1 metre from the shared boundary with No.2 Bardolph's Close, with the front building line maintained as currently. The plan form is stepped, but the dwelling, at its deepest point, would measure 12.25 metres. The plan form indicates the dwelling will also measure 9 metres across at its widest point.

2.3 The access, which the applicant is seeking approval for, will not change from the current arrangement, with a single width access midway along the front boundary of the site serving an area of hardstanding large enough to accommodate 3-4 vehicles.

The plans of the proposed development are **attached** as Appendix Two.

3.0 **CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Mapledurham Parish Council** – Recommends refusal – Inappropriate development, out of keeping with the other housing on the north side of Rokeby Drive, which would lead to an unbalanced street scene.
- Kidmore End Parish Council** – Adjacent Parish consultation – recommends refusal, would unbalance street scene and be un-neighbourly to No.2.
- Countryside Officer** – No objections.
- Building Control Surveyor** – No comments as application only at an outline stage.
- Environmental Health Officer** – No objections subject to condition regarding land contamination assessment.
- OCC Highways** – No objections in principle, reserved matters application should be supported by plans showing pedestrian and vehicular visibility splays and a parking plan.
- Neighbour Representations** – One letter of support, one letter expressing concern about right of way across site and five letters of objection received. Objections raised include that the dwelling will unbalance the street scene, the harm to the character of the area, the impact on the structural integrity of the rest of the terrace and the personal strain placed on the owner of No.2.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P07/E1613 – First floor extension and minor alterations to ground floor – Refused and dismissed on appeal
- P07/E0293 – First floor extension over existing and alterations to ground – Approved
- P06/E1349 – First floor extension – Withdrawn
- P04/E0250/LD – Use of land as domestic garden – Certificate of Lawful Use
- P81/S0132 – Detached garage. Single storey extension to provide kitchen/dining room/W.C

5.0 **POLICY & GUIDANCE**

- 5.1 Adopted South Oxfordshire Local Plan 2011 – Policies G2, G5, G6, EP8, D1, D2, D3, D4, D8, H12, T1 and T2
- South Oxfordshire Design Guide (SODG) 2008 – Section 6

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The South Oxfordshire Local Plan classifies Chazey Heath as a small settlement and therefore, Policy H12 –“Replacement Dwellings” is central to the consideration of this proposal. This policy allows for replacement dwellings in rural locations, subject to certain criteria, and the planning issues relevant to this application are:

- Whether the use of the property has been abandoned

- Whether the existing dwelling is of listed, historic, visual or architectural interest
- Whether the proposed dwelling is materially greater in volume than the existing dwelling
- Whether the overall impact of the proposed dwelling would be greater than the existing on the character and appearance of the site and the surrounding area
- Whether the siting, design and materials are in keeping with locality

Other considerations relevant to this proposal are:

- Whether the new dwelling would harm the amenities of neighbouring properties
- Whether the application would provide a safe and convenient access to the highway network and provide adequate off-street car parking
- Whether the proposal would incorporate appropriate sustainability and waste management measures

Use of the property

- 6.2 Criterion (i) of Policy H12 requires that for a replacement dwelling to be acceptable, the existing dwelling it would replace must still be in residential use. In this instance, No.1 Bardolph's Close is currently occupied by the applicant and his family and so Officers are satisfied this requirement is met.

The existing dwelling

- 6.3 Criterion (ii) of Policy H12 states that the existing dwelling should not be listed, or of historic, visual or architectural interest. As discussed, Bardolph's Close is an end-terrace property that forms part of a wider development of former local authority houses built in the mid 1950s. These houses are very much of their era, being of simple design and of brick construction with concrete tiled roofing. Whilst the grouping of properties has some value, Officers consider, taken individually, the existing dwelling is not of any significant architectural or visual merit. It is also important to note that no prior consent from the Council would be required for the demolition of this property.

Volume Considerations

- 6.4 Criterion (iii) of Policy H12 stipulates that the proposed dwelling should not be materially greater in volume than the existing dwelling. The supporting text for this policy indicates that "not materially greater" constitutes an increase in volume of no more than 10%. As this application only seeks outline planning permission for this proposal, the information that would allow this criterion to be assessed has not been provided. Should this application receive outline planning permission, full volume calculations would need to be provided by the applicant in support of an application for reserved matters approval. However, Officers consider that the indicative footprint of the building suggests that a dwelling that accords with this criterion could be achieved.

Impact of the proposed dwelling

- 6.5 Criterion (iv) of Policy H12 stipulates that the proposed dwelling should not have a greater impact on the character and appearance of the site and the surrounding area than the existing. One of the central objections raised by both Mapledurham Parish Council and neighbours has been that this proposal would unbalance the street scene to the detriment of the character of the area.
- 6.6 Bardolph's Close is characterised by terraced and semi-detached dwellings and this scheme proposes the first detached dwelling in the Close. However, Nos. 1 to 8

Bardolph's Close front onto and visually relate to Rokeby Drive. This is a long narrow residential road, which has a variety of different housing types along both its northern and southern edge. For example, immediately to the east of the application site is Rokeby Hall, a single storey converted church hall, and beyond there is a mixture of two storey semi-detached and detached dwellings. To the southeast, less than 30 metres from the application site, lays a row of 1950s chalet bungalows, many of which have been extended. This means there is no strong or defining character to the street scene to which this proposal has to relate. As such, Officers do not feel that the principle of a detached dwelling in this location is unacceptable, or that such a development would unbalance the street scene.

- 6.7 Officers are again mindful that, because only outline permission is sought, the information to allow a full consideration of this issue has not been provided. Thus, any subsequent application for reserved matters consent would need to demonstrate a design for the new dwelling that respects its surroundings, particularly given its prominence in the street scene.

Siting, design and materials

- 6.8 Criterion (v) of Policy H12 states the siting, design and materials are in keeping with the locality. The applicant has stated the layout of the site is a reserved matter, but Officers are satisfied that the position of the dwelling on the indicative site plan is generally acceptable. The set back from the road mirrors both the existing house and others in the vicinity. Design and materials would also be considered with the reserved matters application.

Neighbouring amenity

- 6.9 Policy D4 states that development will not be permitted if it would unacceptably harm the amenities of neighbouring properties through loss of privacy, daylight or sunlight. Officers are mindful that the indicative site plan suggests that the dwelling will project further back in the plot than the existing, albeit pulled away from the boundary by at one metre, which increases to 5.5 metres at its rearmost point.
- 6.10 As this outline stage, it is not possible to properly assess the impact on the neighbouring properties. Whilst Officers have some concerns about this projection beyond No.2 and the relationship with Rokeby Hall, these are issues to be fully assessed in the context of the formal reserved matters application.
- 6.11 The comments made by neighbours about the personal strain put on the owner of No.2 are understood and Officers sympathise with the level of disruption that this application could cause. However, this is not a planning issue.
- 6.12 Neighbour concerns over the impact the demolition of No.1 would have on the structural integrity of the rest of the terrace are also noted. The applicants have provided an initial report from a structural engineer that indicate the demolition can be achieved without compromising the long term future of the rest of the terrace. Officers are mindful that the demolition does not require planning permission and would be covered by a separate application for Building Regulation Approval.
- 6.13 One neighbour has raised concerns about the future of a footpath that previously ran across the eastern portion of the application site, and that it is still protected by covenants relating to the Mapledurham Estate. However, in planning terms, this area of land forms part of the private garden of No.1 following a successful application for a certificate of lawful use in 2004.

Highway Issues

- 6.14 Policy D2 states planning permission will not be granted for developments that fail to incorporate adequate, safe and secure parking, whilst Policy T1 requires all new development to provide for a safe and convenient access to the public highway. Finally, the relevant Local Plan Parking Standards requires a three-bedroom dwelling, such as the existing property to provide two off-street car parking spaces.
- 6.15 This application seeks full approval for the re-use of the existing access and associated hardstanding for parking vehicles. In consultation, the County Council Highways Liaison Officer has raised no objection to the proposed access subject to the need for plans to show vehicle and pedestrian visibility splays at this access. Officers consider this requirement can be covered by a condition. From observations on site, the existing hardstanding offers space for the parking of 3 vehicles with room to turn so they can enter and exit the site in a forward gear. Thus, Officers are satisfied that this proposal meets the requirements of Policies D4 and T1.

Sustainability Measures and Waste Management

- 6.16 Policy D8 of the adopted SOLP 2011 requires proposals to incorporate sustainability measures in terms of energy, water and materials efficient design. Policy D10 requires the provision of waste collection facilities. Whilst these details are reserved, the applicant's supporting statement indicates proposals to ensure the new dwelling would achieve a sustainable rating equivalent to Level One of the Code for Sustainable Homes. This meets the Council's requirements for a single new dwelling but would need to be controlled by condition. Similarly, the supporting statement indicates provision for bin storage and recycling to be contained in the site and again, this would be controlled by condition.

7.0 CONCLUSION

- 7.1 The proposal complies with the relevant Development Plan policies 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 Outline Planning Permission subject to:

- 1. Standard Outline Planning Condition – Time Limit**
- 2. Standard Outline Planning Condition – Details to be Considered as Reserved Matters**
- 3. Samples of Materials Prior to Commencement**
- 4. Details of Refuse and Recycling Storage and Composter Prior to Commencement**
- 5. Details of Sustainable Measures having regard to Level 1 of the Code for Sustainable Homes Prior to Commencement**
- 6. Provision of Vision Splays for vehicles and pedestrians as approved Prior to Occupation**
- 7. Provision of Parking and Turning Areas Prior to Commencement**
- 8. Details of Hard and Soft Landscaping Prior to Commencement**
- 9. Contamination Investigation and Mitigation as necessary Prior to commencement**

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