



**3.0 CONSULTATIONS & REPRESENTATIONS**

**3.1 Woodcote Parish Council** – The application should be refused due to:

- Overdevelopment of the site
- Overbearing on property on the north boundary
- Property too large for the width of the site
- Entrance opposite Wood Green
- Insufficient parking space

**3.2 OCC Highways** – No objections subject to standard parking condition.

**3.3 Environmental Services – (Waste Management)** – No response received.

**3.4 Environmental Services – (Contamination)** – No objection subject to the imposition of a standard condition requiring investigation and mitigation as necessary.

**3.5 Forestry Officer** – No objection, subject to a condition requiring the submission of a landscaping scheme.

**3.6 Neighbours** – Five letters of objection received (from three neighbours) raising the following points:

- Insufficient parking and turning areas
- Potential congestion during construction
- The proposed house is too large for the odd shaped plot of land
- Impact on neighbouring property The Rest in terms of light, outlook and privacy
- Impact on trees

**4.0 RELEVANT PLANNING HISTORY**

**4.1 P08/E0856** – Creation of a vehicular access - Approved

**5.0 POLICY & GUIDANCE**

**5.1 Adopted Structure Plan 2016 Policies:**

- G1 – General Policies for Development
- G2 – Improving the Quality and Design of Development
- G6 – Energy Conservation
- T8 – Development Proposals
- H1 – The Amount and Distribution of Housing
- H3 – Design, Quality and Density of Housing Development

**5.2 Adopted South Oxfordshire Local Plan 2011 Policies:**

- G2 – Protection of the Environment
- G5 – Making the Best Use of Land
- G6 – Promoting Good Design
- C2 – Area of Outstanding Natural Beauty
- C9 – Landscape Features
- EP8 – Contaminated Land
- D1 – Good Design and Local Distinctiveness
- D2 – Vehicle and Bicycle Parking
- D3 – Plot Coverage and Garden Areas
- D4 – Privacy and Daylight
- D8 – Energy, Water and Materials Efficient Design
- D10 – Waste Management

- H4 – Towns and Larger Villages Outside the Green Belt
- T1 – Transport Requirements for New Developments
- T2 – Transport Requirements for New Developments

5.3 Supplementary Planning Guidance:  
South Oxfordshire Design Guide 2008 – Sections 3, 4 and 5.

5.4 Government Guidance:  
PPS1 – Delivering Sustainable Development  
PPS3 – Housing

## 6.0 **PLANNING CONSIDERATIONS**

6.1 The proposal would be located within the built-up area of Woodcote and consequently the proposed dwelling is to be assessed against the criteria set out in Policy H4. The planning issues that are relevant to this application are whether:

- The development would result in the loss of an open space or view of public, environmental or ecological value;
- The size and appearance of the proposed dwelling would be in keeping with the character and appearance of the surrounding Area of Outstanding Natural Beauty;
- The living conditions of neighbouring residential occupiers would be compromised and the development would provide suitable living conditions for future occupiers;
- The development would result in an unacceptable deficiency of off-street parking spaces for the resultant dwellings or other conditions prejudicial to highway safety;
- The proposal would incorporate sufficient sustainability and waste management measures; and
- Any other material planning considerations.

### Loss of Open Space

6.2 Criterion (i) of Policy H4 of the SOLP 2011 requires that an important open space of public, environmental or ecological value is not lost, nor an important public view spoilt. The site is an established residential plot with an existing dwelling and as such constitutes previously developed land. It is surrounded by residential properties and their gardens and there is no evidence that it has any particular ecological value. This criterion would therefore be satisfied.

### Character and Appearance

6.3 Criteria (ii) and (iii) of Policy H4 of the SOLP 2011 requires that the design, height, scale and materials of the proposed development are in keeping with its surroundings and the character of the area is not adversely affected. As the streetscene drawing illustrates, the proposed dwelling would be situated between two dwellings that are comparable in terms of their height. The proposed dwelling would be of a similar design to the dwelling at No.4 Goring Road and would be the same width as the neighbouring property The Rest. The proposed dwelling would generally be deeper than neighbouring properties, but given that the dwelling would be of an appropriate design, Officers do not consider that it would appear unduly bulky. The streetscene illustration shows that an appropriate gap would be retained to both neighbouring properties such that the dwelling would not appear cramped. The materials proposed would be similar to those used in neighbouring properties and samples would be required as a condition. Whilst the plot is an irregular shape, this would not be obvious from the streetscene and this would not in itself result in a development out of keeping

with the general character of the area. Although the Chilterns AONB washes over the settlement, the site is surrounded by residential development and the proposal would be unlikely to have any significant adverse impact on the local landscape character or the setting of the village. As such the proposed development would comply with the above criteria.

#### Living Conditions

- 6.4 Criterion (iv) of Policy H4 of the SOLP 2011 requires that there are no overriding amenity objections. The proposed dwelling would project by 8 metres to the front of The Rest. A separation of 6.5 metres would be retained to this neighbour and there is a thick conifer screen running along the boundary between the application site and the Rest. Given these factors, Officers do not consider that the proposed dwelling would have an unacceptable impact upon this neighbouring property in terms of light and outlook. Due to the irregular shape of the plot and the relationship with The Rest, the rear window to bedroom 2 would overlook part of this neighbour's garden. However, views would only be of part of the garden, there is vegetation between and the most private area directly to the rear of the dwelling would not be overlooked. As such, Officers do not consider that the proposal would have an unacceptable impact on this neighbour. To the other side, the proposed dwelling would be positioned 4 metres from No.4 Goring Road and would project 4 metres beyond this neighbour's rear elevation. Officers do not consider that this relationship would result in an unacceptable impact upon the occupiers of No.4 in terms of light, outlook or privacy.
- 6.5 The internal layout of the proposed dwelling has been arranged to ensure that the windows to primary living spaces are not positioned on the southwest elevation. The conifer hedge along the boundary of The Rest would therefore not overshadow the future occupiers of the proposed dwelling. The future occupiers would have an unusual shaped rear garden but it would be well above the recommended standard of 100 square metres for a dwelling of this size and would provide ample space for garden furniture, a vegetable patch, drying clothes, etc. No.4 Goring Road would retain a rectangular rear garden of 90 square metres, which is just below the recommended garden size. However, given that the site is opposite a recreation ground, the reduction in the garden size would not have an unacceptable impact on the occupiers of this dwelling. On the basis of this assessment, the proposed development would meet the above criterion.

#### Highways and Parking

- 6.6 Criterion (iv) of Policy H4 of the adopted SOLP 2011 also requires that there are no overriding highway objections. Woodcote Parish Council and local residents are concerned that the access and parking arrangements for the new dwelling and the alterations to the parking arrangement for No.4 Goring Road would worsen existing on-street parking congestion and lead to reversing manoeuvres prejudicial to highway safety. The position of the proposed shared access was approved under application P08/E0856 and the Highway Authority is satisfied that the parking arrangements for both properties would be acceptable, subject to conditions. The proposed development would therefore satisfy the above criterion.

#### Sustainability Measures and Waste Management

- 6.7 Policy D8 of the adopted SOLP 2011 requires proposals to incorporate sustainability measures in terms of energy, water and materials efficient design. Section 3 of the SODG 2008 recommends that single dwellings reach at least Level 1 of the Code for Sustainable Homes. A detailed sustainability statement was submitted with the application and this outlines the sustainability measures that would be incorporated into the development. A planning condition is recommended requiring submission of a post construction review prior to occupation. The location of refuse and recycling storage

and collection and the location of composting facilities can also be secured via a planning condition.

Other Material Planning Considerations

- 6.8 Although there are no trees within the site, there is a line of Lawson cypress within the neighbour's garden. These trees run close to the southwest boundary of the application site and provide good evergreen screening. The Applicant has submitted a tree report and a tree protection plan showing the root protection areas of the trees and detailing how the trees would be protected during construction. The Council's Forestry Officer is satisfied that the tree protection information is sufficient to ensure that the adjacent off site trees would not be damaged as a result of the development.

7.0 **CONCLUSION**

- 7.1 The application proposal would comply with the relevant Development Plan Policies, Supplementary Planning Guidance and Government Guidance 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 Planning Permission subject to the following conditions:**

1. **Standard 3 Year Time Limit**
2. **Samples of materials prior to commencement**
3. **Removal of Permitted Development Rights for extensions**
4. **Details of post construction review of sustainability measures having regard to Level 3 of the Code for Sustainable Homes prior to occupation**
5. **Location of refuse, recycling and composting facilities to be agreed prior to commencement**
6. **Parking / turning spaces as plan prior to occupation and retained as such**
7. **Details of contamination investigation and mitigation as necessary prior to commencement**
8. **Any contamination found during construction to be investigated**
9. **Tree protection to be implemented as per submitted arboricultural report**
10. **First floor windows in northwest elevation to be obscure glazed**
11. **Landscaping plan to be submitted prior to commencement**

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