

SUBJECT DEVELOPMENT APPLICATION REPORTS ITEM 8

REPORT OF Head of Planning

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| APPLICATION NO. | P08/W1237/O |
| APPLICATION TYPE | OUTLINE |
| REGISTERED | 24.11.2008 |
| PARISH | GORING |
| WARD MEMBER(S) | Mrs Ann Ducker Mrs Pearl Slatter |
| APPLICANT | Mr & Mrs S. G. Hunt |
| SITE | Ross Acre Ridgeway Goring-on-Thames |
| PROPOSAL | Erection of a detached two storey dwelling house and a detached tandem double garage. (Outline) |
| AMENDMENTS | As amended by drawing nos.PVD/226/A003 9 and PVD/226/A204 2a accompanying letter from Agent dated 20th January 2009, drawing nos.PVD/226/A003 9a and 9b accompanying letter from Agent dated 6th April 2009 and drawing nos.PVD/226/A002 5a2 and 5b2 accompanying email from Agent dated 15 April 2009 |
| GRID REFERENCE | 460158/181547 |
| OFFICER | Miss J.E.Randle |

1.0 INTRODUCTION

1.1 This application was considered at Planning Committee on 1 April following a site visit by Members. Planning Committee debated the principle of a house on this site and in particular, whether the site fell within the built up area of Goring village (Policy H4) or outside it (Policy H6). Notwithstanding this debate some Members felt that the proposed siting of the dwelling should be reconsidered particularly in relation to the property to the south, Temple Gardens. The application was deferred so that an amended plan could be submitted siting the dwelling closer to the Ridgeway.

2.0 THE APPLICATION

2.1 The applicant's agent has decided to submit two alternative siting positions for the new dwelling. As such the application now indicates three alternative positions for siting the new dwelling.

- Drawing A003-9 shows the original siting.
- Drawing A003-9A shows the dwelling 5 metres to the west.
- Drawing A003-9b shows the dwelling 10 metres to the west.

2.2 Copies of the drawings and agents letter dated 3 April are attached to this supplementary report. Consultation has been carried out in respect of the two alternative sitings.

3.0 **CONSULTATIONS & REPRESENTATIONS (IN RESPECT OF AMENDED SITINGS)**

- 3.1 **Goring Parish Council** – Copy letter attached. Object. Maintain that this is an H6 site but if considered an H4 site it is still contrary to criteria iii in that it would harm the character and appearance of the AONB and would create problems of privacy - criteria v.

Neighbours

- 7 Letters of objection to amended plans –this is an H6 site, acknowledge moving house 10m westward will partially mitigate impact on neighbour to south, will be generally intrusive, will still set a dangerous precedent for development along Ridgeway, Rossacre will overwhelm any property on this site, similar to Red House where appeal was dismissed, any house closer to Ridgeway will affect character of this path, unneighbourly and poorly sited.

Chiltern Society

- Consider that application should be rejected. Proposed development would not conserve or enhance the natural beauty of the Chilterns AONB and that there is no pressing need to improve the economic and social well being of the Goring area which could justify setting aside aims of Policy C2.

- CPRE (Wallingford District)** – Object –this stretch of Ridgeway is of particular concern because of the lack of vehicular traffic combined with the attractive rural atmosphere created by tree cover, further development would erode this because of visual damage and increase in vehicular traffic, refer to Policy R8 SOLP.

4.0 **PLANNING CONSIDERATIONS**

- 4.1 Although this is an outline application a proposed siting for a new dwelling and garage was originally proposed and two alternative sitings are now also suggested. I have previously concluded that the siting shown on Drawing A003-9 is acceptable in that it is set back sufficiently from the Ridgeway to retain the rural character of the area and would have an acceptable relationship with Temple Gardens. I maintain this view and consider this siting is preferable to the alternatives suggested. The local residents maintain their concerns about the impact of the proposal on the character of the area and the additional letters received indicate no support for the repositioning of the dwelling. Goring Parish Council maintain their objection and a copy of their letter dated 22 April is **attached**.

5.0 **CONCLUSION**

- 5.1 As stated in my previous report, I have concluded on balance that this is an H4 site within the built up area of Goring village. Although an outline application, the original siting shows that a three bedroom dwelling can be accommodated on this site without adversely affecting the living conditions of properties to the south. I consider that the alternative sitings proposed by bringing the dwelling further forward on the site would increase its impact in the street scene and be more dominant in the street scene detracting from the character of the area.
- 5.2 My recommendation to approve this application supports the original siting as indicated on Drawing A003-9. However Members may wish to support either of the alternative

siting positions shown if they support the recommendation.

6.0 **RECOMMENDATION**

6.1 **That outline planning permission be granted for the development shown on drawing A003-9 and subject to the following conditions:**

1. **Commencement three years**
2. **Landscaping**
3. **Tree protection**
4. **Foul drainage prior to development commencing**
5. **Reserved matters – external appearance, access**
6. **Use of sustainable measures as specified**
7. **Sample materials**
8. **No first floor side (north/south elevations) windows**

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