
APPLICATION NO.	P09/E0351
APPLICATION TYPE REGISTERED	Full 3 rd April 2009
PARISH	Goring Heath
WARD MEMBER(S)	Ann Ducker and Pearl Slatter
APPLICANT	Mr & Mrs N Goldsmid
SITE PROPOSAL	Bakers Shaw, Ladygrove, Goring Heath Erection of two-storey 5-bedroom replacement dwelling with detached garage/store/home office and alterations to driveway.
AMENDMENTS	None.
GRID REFERENCE	465089/179415
OFFICER	Paul Lucas

1.0 INTRODUCTION

- 1.1 This application is reported to the Planning Committee as a result of a conflict between Officers' recommendation and the views of Goring Heath Parish Council.
- 1.2 The application site is shown on the OS extract **attached** as Appendix 1. The application site consists of a plot occupied by a 1950's detached dwelling, mostly single storey with a two storey gable front elevation and a sprawling single storey wing at the rear. It is constructed from weatherboarding, hanging tiles and plain clay roof tiles and an integral garage and a gravel hardstanding at the rear. The plot lies at the end of a long gravel driveway rising up to the north of the road between Whitchurch Hill and Goring Heath in an isolated location in the open countryside. The dwelling is about 70 metres from the road and is bordered by a small wooded area, subject to a Tree Preservation Order to the east and by open fields on the other sides, although there are also some mature trees (not subject to a TPO) at the front and rear of the plot. The site lies within the Chilterns AONB.

2.0 THE PROPOSAL

- 2.1 The application seeks full planning permission for the erection of a replacement two-storey 5-bedroom dwelling on a similar part of the site to the existing dwelling. A detached garage and store with a home office above would be located in the north-west corner of the site. The dwelling would have a T-shaped plan with gable ends and would measure 25 metres wide (18 metres at two storey level) with a depth of 12.5 metres and a main ridge height of 8.5 metres, with the rear gable being set down by 0.5 metres. The roof would contain an attic, with a circular window at each gable end. The dwelling would be set into the existing ground levels by 1 to 1.5 metres. The materials would consist of facing bricks with red quoin and soft grey detailing, plain clay roof tiles, timber windows and doors. It would have a leaded porch on wrought iron supports with a glazed canopy.
- 2.2 The garage building would measure 13 metres wide, including the shed and 8.2 metres deep. It would have a main ridge height of 6.2 metres, with the shed elements at 4.4 metres high. The materials would comprise timber posts on staddle stones and timber boarding on a brick plinth, with plain clay tiles on a 45-degree roof pitch. There would be a loading door with a shutter on the front elevation and a shutter in the side elevation, both with glazed windows behind. The ground floor would provide a double garage with a store and shed and an internal staircase would provide access to the

home office on the first floor.

2.3 Details of sustainable measures have been submitted as part of the Design and Access Statement accompanying the application, as has an ecology and protected species appraisal. These can be viewed on the Council's website www.southoxon.gov.uk. The plans of the proposed development are attached as **Appendix 2**.

3.0 **CONSULTATIONS AND REPRESENTATIONS**

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

- The proposed replacement dwelling by reason of its excessive height and bulk, creates a new prominent and dominant feature in the landscape, detracting from the natural beauty and special landscape quality of the Chilterns AONB. The proposal would therefore be contrary to adopted SOLP 2011 policies G2, G6, C2, D1 and H12 and advice in Sections 4.4 and 4.6 of the SODG 2008 and PPS7.
- In particular, the overall impact of the replacement dwelling would be greater than the existing dwelling, contrary to statements clearly set out in Policy H12, para 5.58.

3.2 **OCC Highways** – No objection.

3.3 **Forestry Officer** – No objection subject to detailed tree protection condition.

3.4 **Countryside Officer** – No objection subject to condition to ensure bat mitigation carried out and standard informatives.

3.5 **Environmental Services (Contamination)** – No objection subject to standard condition requiring investigation and mitigation as necessary.

3.6 **Neighbours** – No representations received.

4.0 **RELEVANT PLANNING HISTORY**

4.1 P08/E0776 – Planning permission was granted in September 2008 for extensions and alterations to the existing dwelling, incorporating raising of the roof and the erection of two-storey rear wings.

4.2 P08/E0002 – Planning permission was refused for a similar proposal in March 2008, because the proposed extensions would not be sufficiently subservient to the original dwelling and would result in an overly complex design in an isolated location within the Chilterns AONB.

5.0 **POLICY AND GUIDANCE**

5.1 Adopted South Oxfordshire Local Plan 2011 Policies:

- G2 – Protection of the Environment
- G4 – Development in the Countryside and on the Edge of Settlements
- G6 – Promoting Good Design
- C1 – Landscape Character
- C2 – Areas of Outstanding Natural Beauty
- C8– Species Protection
- C9 – Landscape Features
- 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
- H12 – Replacement Dwellings
- T1 – Transport Requirements for New Developments
- T2 – Transport Requirements for New Developments

5.2 Supplementary Planning Guidance:

- South Oxfordshire Design Guide 2008 – Sections 3, 4 and 5.
- South Oxfordshire Landscape Assessment – Character Area 10.
- Chilterns Buildings Design Guide – Chapter 3.

5.3 Government Guidance:

- PPS1 – Delivering Sustainable Development
- PPS3 – Housing
- PPS7 – Sustainable Development in Rural Areas

6.0 **PLANNING ISSUES**

6.1 The site lies in an isolated location in the open countryside. This is a situation where new housing would not normally be permitted and replacement dwellings are therefore assessed against the criteria of Policy H12. The planning issues that are relevant to this application are whether:

- The use has been abandoned;
- The existing dwelling is not listed, or of historic, visual or architectural interest;
- The proposed dwelling is not materially greater in volume than the existing dwelling (taking account of permitted development rights);
- The overall impact would not be any greater than the existing dwelling on the character and appearance of the site and the surrounding area;
- The siting, design and materials are in keeping with the locality;
- The living conditions of neighbouring residential occupiers would be compromised and the development would provide suitable living conditions for future occupiers; and
- The development would not result in an unacceptable deficiency of off-street parking spaces for the resultant dwelling or other conditions prejudicial to highway safety; and
- The proposal would incorporate sufficient sustainable development and waste management measures.

Abandonment

6.2 Bakers Shaw is still in use as a dwelling and criterion (i) is therefore met.

Historic Value

6.3 The existing dwelling is not listed and is of no particular architectural merit. Criterion (ii) would therefore be complied with.

Volume

6.4 Criterion (iii) of Policy H12 of the SOLP 2011 specifies a limit of 10% for increases in volume for replacement dwellings. The volume of the existing dwelling plus the approved extensions under planning permission Ref P08/E0776 would be 1,218 cubic metres. The proposed dwelling would have a volume of 1,074 cubic metres. Therefore,

whilst the proposed dwelling would result in an increase in volume significantly greater than the 10% limit, it would represent a smaller increase than the extant planning permission and this is a material planning consideration. The proposed dwelling would have a greater amount of first floor accommodation, but the approved scheme involves a greater footprint. Whilst it is acknowledged that the proposed development would not be strictly in accordance with the above criterion of Policy H12, having regard to the planning history of the site, the proposal is considered to be acceptable in this particular instance.

Character and Appearance + Design

- 6.5 Criteria (iv) and (v) of Policy H12 of the SOLP 2011 are concerned with the impact of a replacement dwelling on the character and appearance of the surrounding area and that the design would be appropriate. Criterion (ii) of Policy H13 of the adopted SOLP 2011 requires that the scale and design of proposed extensions and ancillary buildings are in keeping with the character of the dwelling and the site and with the appearance of the surrounding area. Policy G2 seeks to safeguard the natural beauty and landscape quality of AONBs. In spite of being set into the ground, the proposed roofline would be between 0.6 metre and 1.8 metres higher than that of the approved extended dwelling. However, this would be compensated for because, the proposed development would compare favourably with the approved scheme in terms of footprint. This means that the additional roof height would effectively be in substitution for the approved two storey wings, which would extend approximately 10 metres further back into the site than the rear wing of the proposed dwelling. The proposed dwelling would be of a simpler design, incorporating detailing and materials that would be more sympathetic to the local vernacular and in keeping with SODG principles than the existing dwelling or the approved extensions. The dwelling would be positioned closer to the lane than the approved dwelling, but over the distance of 65-70 metres involved, the increase in height would not make it appear significantly more prominent from the road in front of the site, where the roadside hedge already provides good screening. There is another view from an opening in the roadside hedge about 200 metres to the east, where the dwelling is currently seen against the backdrop of the adjacent woodland. From this view, the proposed dwelling would still be seen against the backdrop of the woodland, yet the reduced depth of the current proposal would also be appreciated. The garage would also be of a similar scale and position than the approved garage. The main changes would be the removal of the log store, the enclosure of one of the three approved parking bays and the addition of the hay loft openings at first floor level. Given the discreet location of the garage, largely behind the house and tree in public views, these changes, whilst making the building appear slightly more domestic, would be acceptable. The alterations to the arrangement and surfacing of the driveway would be slight. The Forestry Officer has confirmed that the established trees and hedgerows would be safeguarded from the development through standard tree protection measures that could be required by a planning condition. In light of this assessment, the proposal would not harm the landscape character of the Chilterns AONB and as such the proposed development would comply with the above policies and criteria.

Living Conditions

- 6.6 Policies D3 and D4 of the SOLP 2011 seek to safeguard residential amenity. There are no immediate neighbours. The amount of garden space and internal room sizes would meet recommended standards for future occupiers. The proposal would therefore meet the requirements of the above Policies.

Highways

- 6.7 Policies D2, T1 and T2 of the SOLP 2011 seek to ensure that developments provide secure and convenient parking and would have a safe means of access. The Local Highway Authority has raised no objections to the proposal in terms of parking or access. The proposal would be acceptable in this respect.

Sustainability Measures, Waste Collection and Disabled Access

- 6.8 Policy D8 of the SOLP 2011 requires proposals to incorporate sustainability measures in terms of energy, water and materials efficient design. The SODG 2008 recommends that developments of up to 4 dwellings should demonstrate that Level 1 of Code for Sustainable Homes would be met. The Design and Access statement contains a section making reference to a number of detailed measures. This is a clear benefit of the proposal, as the approved scheme does not include as many specific measures. A planning condition is recommended to require the measures outlined to be implemented. A further condition requiring details of waste storage and collection facilities to be agreed with the Waste Management Officer could also be imposed to ensure compliance with Policy D10, which would make a further contribution to sustainability. A condition is also needed in order to ensure that bat mitigation measures are carried out as set out in the application documents. A contamination condition is not considered to be necessary in this particular instance, given that a dwelling has occupied the site since at least the mid 1900's and there is no history of contamination on the site.

7.0 **CONCLUSION**

- 7.1 Whilst the proposed development would conflict with one of the replacement dwelling criteria, Officers consider that the proposed dwelling would be smaller in size than the extant permission for an extended dwelling on this site. There would be no harmful impact on the immediate locality or the wider Chilterns AONB landscape. The proposal would not give rise to conditions prejudicial to highway safety and would be of a more sustainable design than the existing dwelling and the earlier planning permission. Consequently, the proposal is considered acceptable in relation to the relevant Development Plan Policies, Supplementary Planning Guidance and Government Guidance.

8.0 **RECOMMENDATION**

8.1 **Grant Planning Permission**

Subject to the following conditions:

1. **Standard 3 Year Time Limit**
2. **Details of levels against fixed datum point prior to commencement**
3. **Samples of materials prior to commencement**
4. **Removal of Permitted Development Rights extensions, rooflights, porches, outbuildings and hardstandings**
5. **Sustainable measures implemented as approved prior to occupation**

6. **Details of waste storage and collection facilities prior to commencement**
7. **Details of hard and soft landscaping prior to commencement**
8. **Details of tree protection scheme prior to commencement**
9. **Bat mitigation measures to be implemented as approved prior to occupation**
10. **Home office to be used for incidental purposes related to Bakers Shaw**

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