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<b>SUBJECT</b>	<b>COMMITTEE SITE VISIT REPORTS</b> <b>18 NOVEMBER 2009</b> Attendance – Verbally updated at Committee	<b>ITEM 7</b>
<b>REPORT OF</b>	Head of Planning & Building Control	

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<b>APPLICATION NO.</b>	<a href="#">P09/W0670</a>
<b>APPLICATION TYPE</b>	FULL
<b>REGISTERED</b>	05.08.2009
<b>PARISH</b>	GORING
<b>WARD MEMBER(S)</b>	Mrs A Ducker Mrs P Slatter
<b>APPLICANT</b>	Mr M Lyndon
<b>SITE</b>	Land adjacent to Haydown Elvendon Road Goring-on-Thames
<b>PROPOSAL</b>	Detached house and garage
<b>AMENDMENTS</b>	(As amended by drawing numbers P105 rev A, P102 rev A, P103 rev A, P106 rev A, P107 revA, P108 rev A P109 rev A, P110 rev A, P118 rev A, P117 rev A, P113 rev A, P112 rev A, P110 rev A & P/12 received on 9 September 2009) . Proposed street scene P/12 Rev A - including survey data
<b>GRID REFERENCE</b>	461125181546
<b>OFFICER</b>	Mrs E Hamerton (W)

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**1.0 INTRODUCTION**

- 1.1 This application has been referred to Planning Committee as the views of the Parish Council differ from the officer recommendation.
- 1.2 This site lies within Goring-on-Thames. Previously the site was part of the extensive garden area of Haydown, the property to the east. The site is within the Chilterns Area of Outstanding Natural Beauty and is the subject of a group Tree Preservation Order that was issued on all the remaining trees on this site. **Attached** at Appendix 1 is a OS location plan of the site.

**2.0 PROPOSAL**

- 2.1 This application is for a new house with a detached garage.  
The site has its own access, which is one of the access points that originally served Haydown the main house on the adjacent site.
- 2.2 The proposed house is an Arts and Crafts style property with a detached double garage in front of the house with first floor accommodation. The house will be set approximately 26m from the road frontage and the garage will be set back some 14m. At officers request amended plans have been submitted that include the re-positioning of the staircase to the garage and the reduction in size of a window on the west

elevation. A street scene drawing has also been provided showing spot levels from the survey. **Attached** at Appendix 2 is a copy of the proposed plans. A copy of the accompanying information including the Design and Access Statement can be viewed on the Council's website.

**2.3 Background**

The principle of a new house on this site was established at appeal in 2008. Since then a further application was submitted (reference P09/W0094) for amendments to the application approved at appeal. The changes to this revised application involved making the plot for the new house smaller by reducing its width and depth. In addition to these changes, planning permission has also been granted for extensions and alterations at Haydown, the main house including a new garage building to the west of the house.

**3.0 CONSULTATIONS & REPRESENTATIONS**

**3.1 A verbal update will be provided at the meeting to report comments on the street scene elevation that was submitted as additional information (drawing 12 A).**

**Goring Parish Council**

**Comments on amended plans (excluding the street scene drawing)**

- Refused
- The garage is located in front of the house
- The building is incongruous to its setting, contrary to Policy H4.3
- The design is inappropriate for the road
- Concerned that the proposed street scene drawing no P/12 does not include the large garage block on the neighbouring property, Haydown for which planning permission has been granted, the effect of this will be to reduce the open space between the proposed new dwelling and Haydown
- This part of Elvendon Road is characterised by large houses set in large plots of land, with generous spacing. Planning permission was granted on appeal for a house set in a large plot of land, land which is now incorporated into the land of Haydown. At the time of the appeal decision, there were no plans for a large garage block on Haydown land, which has now effectively brought Haydown close to the boundary with the proposed new house on the adjacent plot of land.
- The Council understand that the appeal decision was allowed because the Planning Inspector believed that there was significant space between Shepherds, the proposed new property and Haydown to maintain the spacious, open character of the area.
- The Council considers that the street scene will now appear over crowded in comparison to that originally approved by the Planning Inspector, with a continuum of built form. The Council strongly believes that the cumulative effect of the proposed new development together with the development at Haydown, already approved, will damage the character and amenity of the surrounding area.
- A street scene projection showing the approved garage block and the proposed dwelling would enable comparison between the proposals approved at appeal and the potential terracing effect arising if these new plans are approved.

**Neighbour**

**Comments on amended plans (excluding the street scene drawing)**

- 1 letter of objection

- The block plan gives a very misleading impression of the distanced between the proposed new building and our own property, in that it does not include the extension built on our property more than fifteen years ago
- It would be helpful to have an accurate street scene elevation drawing included to show the relative chimney and ridge heights compared to our own property, particularly bearing in mind the fact that the road slopes downwards from east to west
- The property is approximately 1.4m closer to our house than the one for which planning permission has been granted. We ask you to consider whether the height of the chimneys, together with the additional garage roof height and surface area would be over bearing
- We would be grateful if the architect would confirm that the west facing roof on the north side of the property would prevent anyone standing on the balcony at the first floor level from being able to see directly into our conservatory and bedroom
- Note that there are south facing windows on the first floor of the garage, would like confirmation that the roof overhang will prevent a sight line from those windows directly into our bedroom windows.

**Forestry Officer**

- The trees on the site are subject to a tree preservation order
- No objection to the proposed development subject to a landscaping condition and tree protection condition

**Health & Housing - Env. Protection Team**

- No objection
- Land contamination investigation condition recommended

**Building Control Serv.Manager**

- No objection at this stage

**Conservation & Design Officer**

- The street scene elevation demonstrates that the proposed dwelling would be lower in height than the adjacent Haydown and would therefore fall within the existing pattern of staggered heights visible along Elvendon Road
- The removal of the staircase to the garage structure is also an improvement and given the previous consent granted approval for a detached garage in not a dissimilar location, the current location is acceptable.
- The proposed building would improve its relationship with surrounding properties if eaves levels were increased and the main depth reduced, but the current design is not harmful to the street scene or setting of adjacent buildings

**4.0 RELEVANT PLANNING HISTORY**

**4.1 The application site history:**

P09/W0094 – Erection of single dwelling and detached garage. Planning permission granted April 2009.

P07/W0653 – Erection of a detached country house and double garage. Planning permission refused September 2007. Allowed at appeal 24 September 2008.

4.2 The relevant site history at Haydown:

P09/W0125 – Two and a half storey rear extension. Replacement single storey extension. Internal alterations. Planning permission granted April 2009.

P09/W0457 – Proposed two and a half storey rear extension, replacement single storey side extension, amendment to P09/W0125. Erection of three bay garage on west elevation. Planning permission granted July 2009.

All of the above planning applications can be viewed on the Council's website.

5.0 **POLICY & GUIDANCE**

5.1 National Government Guidance

- Planning Policy Statement 1
- Planning Policy Statement 3
- Planning Policy Statement 7

Regional Planning Policy

The South East Plan May 2009

- BE5 – Village Management
- C3 - Areas of Outstanding Natural Beauty
- CC4 – Sustainable design and construction

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
- C4 – The landscape setting of settlements
- C9 – Landscape features
- D8 – Energy, water and materials efficient design
- H4 – Towns and large villages outside the Green Belt

South Oxfordshire Design Guide

South Oxfordshire Landscape Assessment

6.0 **PLANNING CONSIDERATIONS**

6.1 The principle of a new house on this site was established at appeal when it was confirmed that it is a H4 site under to adopted South Oxfordshire Local Plan housing policy. The main planning considerations in relation to this current proposal are:

- Would this development lead to the loss of an important open space
- Impact on the character of the street scene
- Design
- Impact on neighbours
- Highway safety, convenience and parking
- Impact on trees / landscaping
- Impact on AONB

**6.2 Would this development lead to the loss of an important open space**

The Parish Council have raised concerns that the culmative impact of this proposed house and the recently approved applications to extend Haydown will significantly close the gap between Shepherds, the proposed house and Haydown and that this will damage the character and amenity of the surrounding area.

6.3 In the appeal decision the Inspector referred to the gap between Haydown and the adjacent dwellings and he stated at paragraph 16 that the proposed house would to a significant degree close the gap. However, he did not accept that this would significantly diminish views from the landscape beyond as from the road views beyond the trees, fencing and planting are limited and not characteristic of the road in general which is essentially that of a sylvan enclosure.

6.4 The open spaces between the houses along this part of the road is part of the character of the area. However there are some houses in this area that are more closely positioned either to the neighbouring property or the common boundary, such as Cleavelands, 106 and 108 Elvendon Road. Therefore, a close relationship between houses is not entirely out of keeping with the character of the area. In your officers opinion, although the gap between the houses would decrease further as a result of the development this would not lead to the loss of an important open space or public view.

**6.5 Impact on the character of the street scene**

This part of Elvendon Road is characterised by large houses set in good sized plots. Most of the properties along this part of the road have generous distances between them, although some are positioned more closely together or close to the boundary. Trees and vegetation are also more prominent along this part of the road, which also adds to its character. Just beyond the entrance to Summerfield Rise, the road starts to gradually rise and the ridges of houses to the north of the street are gradually stepped. The proposed house will remain in keeping with this gradual stepped height.

6.6 The gap between Haydown and the proposed house will decrease from 13.5 to 4.5m, this is because the proposed house is approximately 2.5m wider and planning permission has been granted for a triple bay garage on the west elevation of Haydown. Although the gap between the two houses will be reduced, the proposed house will be set 8m back from the front elevation of Haydown so will not be directly juxtaposed. In addition the views from street level are limited as the site sits at a higher level and the vegetation and fencing limits views.

6.7 The proposed garage is forward of the house. This is generally discouraged in advice set out in the Design Guide due to detrimental impact this can have on the street scene. The garage currently proposed is larger than the one previously allowed and incorporates first floor accommodation and an external staircase. However, a garage forward of the house was allowed at appeal and the garage will be approximately 14m back from the front of the site. This aspect of the proposal is not considered to be harmful and the proposal would not detract from the character of the street scene.

**Design**

6.8 The style of the proposed house is Arts and Crafts, which is in keeping with the style of the surrounding houses. Compared to the previously approved scheme this house will be wider by some 2.5m and taller by 1m, the garage is also larger.

- 6.9 Despite these changes to the design of the house your officers consider that the house will still fit into the staggered ridge line that is characteristic of this part of the road and the style of the house is appropriate.
- 6.10 The supporting Design and Access Statement refers to the energy efficiency and renewable energy features that the house will incorporate which includes ground source heat pumps, rainwater harvesting and the use of local materials in the construction of the house. A condition is recommended to ensure that these aspects of the design are achieved.
- 6.11 **Impact on neighbours**  
One letter of objection has been received from the occupiers of Shepherds which lies immediately to the west of the site. They are concerned about the impact of this proposed house compared to the previously approved application. It is their view that as the new house will be closer to them with the combination of a higher roof, taller chimneys and a taller garage this would have an overbearing impact on them. They are also concerned that the proposed balcony on the rear elevation could lead to overlooking of their conservatory and bedroom.
- 6.12 The common boundary between Shepherds and the application site is not straight and tapers out towards the north and south of the site. The trees that are along the common boundary are protected by a TPO. Despite this existing vegetation, it is still quite open between Shepherds and the application site, even during the months when the trees are in full leaf. Given the topography of this part of the road, Shepherds sits at a lower level than the site and Haydown sits at a higher level.
- 6.13 At its closest point, the proposed house would be 10m from the common boundary and 11m at its furthest point. This is approximately 2.5m closer than the previously approved house; however, the proposed garage is slightly further away by 1m and sits some 13m from the common boundary. The proposed house is also 1m higher than the previously approved one. However there is still a reasonable distance between Shepherds and the proposed house, some 15m and at this distance it is not considered that the proposed development would be overbearing and harmful to the amenity of the occupiers of Shepherds. A landscaping condition is recommended to ensure that further planting is carried out across the site and to ensure more substantial planting along the common boundary so that the site is less open to the neighbouring property.
- 6.14 The occupier of Shepherds also raised concerns about the proposed balcony on the rear elevation. The balcony will be on the side of the house closest to Shepherds. Given the roof style the balcony will be fully enclosed by the roof on the east elevation and partly enclosed on the west elevation which will restrict any overlooking. To the north the balcony will be open, however at this distance and angle it is not likely to lead to any direct overlooking that would be harmful to the occupiers of Shepherds. In relation to the windows on the house there is only one opening at first floor on the east elevation facing Haydown, this window serves a bathroom. On the west elevation facing Shepherds there is also only one first floor window proposed, which also serves a bathroom. A condition is recommended requiring that both windows are obscure glazed.
- 6.15 This current proposal does result in a larger house that will be closer to Shepherds. However given the distance between the properties and the limited openings on the side elevations, the proposal is not considered to be harmful to the amenity of the occupiers of Shepherds.

- 6.16 The proposed house will be closer to Haydown, sitting some 1.5m away at its closest point from the common boundary. The proposed house will be some 8m back from the front elevation of Haydown, however there will not be any windows in the east elevation that would lead to an unacceptable level of overlooking. In addition, a condition is recommended that the bathroom windows in the both the east and west elevation are obscure glazed and permitted development rights are removed to restrict additional windows being inserted in these elevations. This development is not considered to be harmful to the amenity of the occupiers of Haydown.

**Impact on AONB**

- 6.17 In his appeal decision the Inspector did not consider that the original proposal for a new house was harmful to the AONB. It was his view that although the proposed house would close the gap between Haydown and the application site to a significant degree, it would not significantly diminish views of the landscape beyond. This is because from the road views beyond the trees, planting and fence are limited and are not characteristic of the road in general which is essentially that of a linear enclosure.
- 6.18 Although as part of this proposal the new house will be larger than the previously approved one, this development is not considered to be harmful to the natural beauty of the AONB and is in accordance with Policy C2 of the adopted South Oxfordshire Local Plan.

**7.0 CONCLUSION**

- 7.1 The principle of a new house and garage has been established in the original application (ref P07/W0653). Although the house is more substantial and planning permission has been granted for extensions and a garage at Haydown which reduced the gap between the houses, this is not considered to be harmful to the character of the street scene or lead to the loss of an important open space. The development is not considered to have a harmful impact on the AONB or the amenity of the occupiers of nearby neighbouring properties.

**8.0 RECOMMENDATION**

- 8.1 **That planning permission is granted subject to the following conditions:**

1. **Commencement within 3 years**
2. **Sample materials**
3. **Turning area and parking to be provided before occupation**
4. **Vehicular access to be provided in accordance with the approved plans**
5. **Landscaping scheme**
6. **Protection of trees and hedges**
7. **Slab heights to be approved to demonstrate compliance with drawing 680.09.01 P/12 A**
8. **Hours of operation during construction**
9. **Control of external lighting**
10. **Sustainable design to be in accordance with the Design and Access Statement**

- 11. Withdraw PD rights – outbuildings, enclosures, swimming pools**
- 12. Withdraw PD rights – no additional windows to be inserted on east and west elevations**
- 13. Obscure glazing, windows in east and west elevation**
- 14. Contaminated land investigation**

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