
APPLICATION NO.	P09/E0944
APPLICATION TYPE	Full
REGISTERED	8 October 2009
PARISH	Woodcote
WARD MEMBER(S)	Robin Peirce
APPLICANT	Mrs D Knox
SITE	Land adjoining west side of Woodpeckers Reading Road Woodcote
PROPOSAL	Erection of single storey 3 bedroom dwelling incorporating access and parking.
AMENDMENTS	One – vehicular sightlines included
GRID REFERENCE	464839/182049
OFFICER	Paul Lucas

1.0 INTRODUCTION

- 1.1 This application is reported to the Planning Committee as a result of a conflict between Officers' recommendations and the views of Woodcote Parish Council.
- 1.2 The application site is shown on the OS extract **attached** as Appendix 1. The application site lies on the south side of Reading Road, close to the junction of Greenmore within the built up area of the village of Woodcote. The site contains an open parcel of private amenity land, containing several semi-mature trees and hedges around the site boundaries, with a mixture of deciduous and evergreen species. The open land forms part of a 1970's residential cul-de-sac serving four bungalows with flat roof dormers providing first floor accommodation. Millaway is located on the western side of the cul-de-sac, with the other three bungalows at the end of the cul-de-sac. The eastern site boundary is formed with Woodpeckers, a 1960's four-bedroom bungalow constructed of beige brick and a hip roof with concrete tiles. A chalet bungalow is under construction on the eastern side of Woodpeckers. A narrow strip of land formerly belonging to Woodpeckers has been added to the site by relocating the boundary. The adjacent dwelling, Haseley, to the east of the new dwelling is a similar 1970's bungalow to Woodpeckers in terms of scale and footprint, but with a gable roof. The boundary between the properties until recently consisted of a hedgerow, but this has been replaced with a low close-boarded fence. However, the position of the fence is closer to Woodpeckers than the proposed site boundary line and is to be relocated to reflect the application. There are two telegraph poles, a bus stop pole and a lamp post all located on the footpath close to the north-east corner of the site. There is a shop and garage and two storey houses opposite the site.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for the erection of a detached three bedroom dwelling. The dwelling would measure 11.8/10.5 metres deep and 7.4 metres wide. The main front and rear building lines would be staggered about 2 metres further back than the front and rear elevations of Woodpeckers. It would be set in by 1.5 metres from the boundary with Woodpeckers and 2.2 metres from the boundary with the cul-de-sac. The roof would have gable ends facing the front and rear, with ridge heights of 4.1 and 3.6 metres. There would be two rooflights and two solar panels on the east facing roof slope. The external materials would consist of orange multi facing bricks, horizontal boarding on the gables, brown concrete tiles and white painted softwood windows.

2.2 There would be a new access point onto Reading Road involving a 3 metre wide crossover. This would incorporate the removal of the front boundary hedge in order to establish sightlines and a new hedge set behind the sight lines on either side of the access. The shingle surfaced frontage would provide two parking spaces with a turning area and a paved area for bin collection. The rear garden would amount to about 85 square metres. The supporting statement submitted with the application refers to several sustainable measures to be incorporated in the new dwelling and can be viewed on the Council's website.

2.3 The plans of the proposed development are **attached** as Appendix 2.

3.0 **CONSULTATIONS & REPRESENTATIONS**

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

- Policy D2 applies: there is a telegraph pole, a bus stop, an entrance to a garage and shop opposite and an entrance to adjacent houses. The access to the main road would be dangerous and vision splay is inadequate.
- Policy D3 applies, almost no garden proposed.
- Policy H5 applies, loss of important green space in the village.

3.2 **OCC Highways** – No objection to amended plans, subject to standard conditions relating to retention of vision splays and parking and turning areas to be SUDs compliant.

3.3 **Forestry Officer** – No objection, subject to conditions requiring the submission of tree protection measures and a landscaping scheme incorporating replacement conifer tree at front and retention of Apple tree in south-west corner.

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

3.5 **Environmental Services – (Waste Management)** – No objection subject to standard condition.

3.6 **Countryside Officer** – Site would not qualify as a priority habitat, therefore no objections.

3.7 **Neighbours** – Eight representations received raising objections to the proposal as originally submitted, which are summarised as follows:

- Out of keeping with open character of village and intrusive in AONB, particularly when combined with recent nearby development.
- Increased density and plot too small to accommodate dwelling of this size.
- Sightlines remove tree screen resulting in loss of rural character.
- Not type of housing required in village.
- Street furniture and bus stop users would block visibility from proposed access.
- Opposite shop, garage and garden centre and close to school entrance - road already congested, so would be unsafe.
- Lack of turning within the site.
- Loss of parking to Woodpeckers.

- Increased surface water run off.
- Orchard plot – loss of wildlife haven.
- Overlooking of Noaks Cottage.
- Impact on property values (not a planning matter).
- Damage during construction process.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P09/E0072 – A planning application for the partial demolition of Woodpeckers and the erection of a detached chalet bungalow was granted in May 2009.

5.0 **POLICY & GUIDANCE**

- 5.1 Adopted South Oxfordshire Local Plan 2011 Policies:

- G2 – Protection of the Environment
- G5 – Making the Best Use of Land
- G6 – Promoting Good Design
- C1 – Landscape Character
- C2 – Areas of Outstanding Natural Beauty
- C4 – Landscape setting of Settlements
- C6 – Biodiversity Conservation
- 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

- 5.2 Supplementary Planning Guidance:
South Oxfordshire Design Guide 2008 – Sections 3, 4 and 5.
Chilterns Buildings Design Guide – Chapter 3.

- 5.3 Government Guidance:
PPS1 – Delivering Sustainable Development
PPS3 – Housing
PPS7 – Sustainable Development in Rural Areas
PPG13 – Transport

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 of 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 and the extensions to the existing dwelling would be in keeping with the character and appearance of the surrounding area;
- 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.

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 parcel of private amenity land, historically within the ownership of White Gates, one of the bungalows in the cul-de-sac and as such constitutes previously developed land. It is surrounded by residential properties and their gardens and the main public views would be from Reading Road against the backdrop of existing dwellings. The Council's Countryside Officer considers that the site has no particular ecological value and would not qualify as a priority habitat, because it comprises a small area of land and the fruit trees appear to have been planted at the same time as the surrounding development. This criterion would therefore be satisfied.

Character and Appearance

- 6.3 Criteria (ii) and (iii) of Policy H4 of the SOLP 2011 explain that the design, height, scale and materials of the proposed development should be in keeping with its surroundings and that the character of the area is not adversely affected. This is one of the main concerns of Woodcote Parish Council and local residents. The surroundings are primarily residential in character, with dwellings located on both sides of Reading Road and behind the application site. There is considerable variety in the form, scale and design of these residential properties and also in the size and shape of the plots on which they sit. Although this would be a smaller plot than most of the adjoining plots, the building: plot ratio would be under 30%. The proposed dwelling would be set in from both side boundaries in excess of the 1 metre recommended standard, a similar distance as Millaway to its side boundary. The wall to wall distance between the dwelling and Woodpeckers would be 4 metres. The dwelling would be single storey, with a low profile, so that the ridge would be lower than the other bungalows and chalet bungalows in the vicinity. There is considerable variety in the appearance of the properties in the locality and the proposed dwelling would be of a simple form and design and would employ materials similar to those used on other properties in the locality. The Council's Tree Officer is satisfied with the proposal to replace the foliage to be removed and this would help assimilate the dwelling into its surroundings. 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 be broadly in line with the footprint of Woodpeckers and as such would be unlikely to result in any significant loss of light or outlook to the rear facing rooms or windows of the occupiers. There is a side window in Woodpeckers facing the site, which is the sole opening to a bedroom. However, given the wall to wall distance of 4 metres and the low profile of the proposed dwelling, a 25 degree line of sight from the centre of this window would

remain unobstructed and consequently the impact on light and outlook would be acceptable. Apart from rooflights positioned well above head height, there would be no windows facing Woodpeckers, so there would be no loss of privacy. The distance of 15 metres to the front boundary and 30 metres to the front wall of Noaks Cottage would be sufficient to prevent any significant overlooking of this neighbouring dwelling. The main private amenity space to the rear would be 15 square metres less than the recommended standard of 100 square metres in Section 3.2 of the SODG for a three bedroom dwelling, but this would be supplemented by small portions of open space at the front and western side of the dwelling. Although there would be a first floor window at Millaway facing the development, this serves a loft space, is over 10 metres from the site boundary and the proposed extension of the beech hedge round the entire site perimeter as part of a landscaping scheme would help to ensure that the proposed rear garden would not be significantly overlooked. The remaining garden area for Woodpeckers would continue to comply with the 100 metre standard. On the basis of this assessment, the proposed development would meet the above criterion.

Highways and Parking

- 6.5 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 proposed access and parking arrangements for the new dwelling would have substandard visibility, worsen existing on-street parking congestion and lead to reversing manoeuvres prejudicial to highway safety. However, the Highway Authority is satisfied that the access and parking arrangements would be acceptable, subject to standard conditions. Specifically, the Highway Liaison Officer has found the sightlines to be acceptable and not to be compromised by the position of the various items of street furniture to the east of the access, the parking and turning areas are to standard and there would be no loss of off-street parking at the front of Woodpeckers. It is acknowledged that there is congestion along Reading Road, however, this is an existing problem and the proposal is considered not to significantly worsen this situation. The proposed development would therefore satisfy the above criterion.

Sustainability Measures and Waste Management

- 6.6 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. The sustainability section of the supporting statement refers to minimising the amount of hard surfacing to reduce surface water run off, an A-rated condensing boiler and solar panels with a view to achieving Level 1. A planning condition is required to ensure that these and details of further measures are implemented. The implementation of the refuse and recycling storage and collection and composting facilities can also be secured via a planning condition in accordance with Policy D10.

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 and could achieve an appropriate level of sustainable measures.

8.0 RECOMMENDATION

8.1 That planning permission be granted subject to the following conditions:

- 1. Standard 3 Year Time Limit**
- 2. Details of slab levels prior to commencement**
- 3. Samples of materials prior to commencement**
- 4. Removal of Permitted Development Rights for extensions, rooflights, porch, outbuildings, hardstandings**
- 5. Details of sustainability measures having regard to the Code for Sustainable Homes prior to commencement**
- 6. Details of refuse and recycling storage facilities and composting facilities to be implemented as shown prior to commencement**
- 7. Formation of new access and visibility splays as plan prior to occupation and thereafter retained as such**
- 8. Formation of parking and turning areas as plan, to be SUDS compliant and to include a secured surface within 5 metres of the highway prior to occupation and thereafter retained as such**
- 9. Details of hard and soft landscaping prior to commencement**
- 10. Details of tree protection prior to commencement**
- 11. Details of contamination investigation and mitigation as necessary prior to commencement**

Author: Paul Lucas
Contact No: 01491 823434
Email: Planning.east@southoxon.gov.uk