

**SUBJECT**                    **COMMITTEE SITE VISIT REPORTS**                    **ITEM 7**  
                                      **19 MAY 2010**  
                                      Attendance – Verbally updated at Committee

**REPORT OF**                Head of Planning & Building Control

<b>APPLICATION NO.</b>	<a href="#">P10/E0187</a>
<b>APPLICATION TYPE</b>	FULL
<b>REGISTERED</b>	01.03.2010
<b>PARISH</b>	BINFIELD HEATH
<b>WARD MEMBER(S)</b>	Robert Peasgood Malcolm Leonard
<b>APPLICANT</b>	Mr D. Barton
<b>SITE</b>	Carillon, Heathfield Avenue / New Road, Binfield Heath
<b>PROPOSAL</b>	Erection of a two storey 4-bed house and a new garage in altered position, set back from the road. Demolition of existing dwelling.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	474944/178627
<b>OFFICER</b>	Miss E. Bowerman

## 1.0 INTRODUCTION

1.1 This application is referred to Planning Committee as the views of Binfield Heath Parish Council differ from the Officer’s recommendation. The application was deferred from the Planning Committee meeting of 28 April 2010 to allow members to visit the site. Members visited the site on 17 May 2010 to assess the impact of the proposal on the character and appearance of the surrounding area and the impact on neighbouring properties.

1.2 The application site is shown on the OS extract **attached** as Appendix 1. The OS map refers to the property as Garrillyon but it is now known as Carillon. The site is located at the end of New Road and its frontage faces open fields. There is no vehicular access from Heathfield Avenue onto New Road but a public right of way runs along Heathfield Avenue, to the front of the application site and through the open field to the east. The application property is one of two similar detached dwellings that lie adjacent to each other. They are situated on the edge of a built up area that is characterised by a variety of designs and sizes of dwellings. The application property and the adjacent bungalow, Towyn, are visible in views from Shiplake Row to the south. The site does not fall within any areas of special designation.

## 2.0 PROPOSAL

2.1 The application seeks full planning permission for the replacement of the existing bungalow with a two storey 4-bed dwelling. The proposed dwelling would be located in a similar position to the existing dwelling. The main body of the dwelling would have a footprint of 9.7 metres by 7.6 metres and it would have a pitched roof of 7.8 metres in

height. The dwelling would also have a single storey element to the side facing the adjacent dwelling Towyn and another single storey element facing the open fields to the south. The walls of the proposed dwelling would be finished with a white render and the roof with slate. The application also proposes a replacement garage that would be adjacent to No.6 New Road. The garage would measure 7 metres by 5.5 metres and would be pitched to a height of 4.5 metres. The proposed garage would be finished with timber weatherboarding.

- 2.2 The plans of the proposed development are **attached** as Appendix 2. The Design and Access Statement that accompanied the application can be viewed on the Council's website at [www.southoxon.southoxon.gov.uk](http://www.southoxon.southoxon.gov.uk)

3.0 **CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Binfield Heath Parish Council** - This is the second application for a new build on this site. Once again, the proposed building is overlarge for the site, and from the rear, looks to be 3 storeys and over-high. It will dominate Towyn next door, which although has been extended, still remains a cottage style building in keeping with its original design. Whilst we understand the applicants need for more space, the Parish Council feels that the design should be more in keeping with Towyn, the neighbouring property. Pictures of the various Victorian cottage properties throughout the village should have no bearing on the design – it is where it is, and its place in New Road. Binfield Heath Parish Council therefore refuses this application. The address of Heathfield Avenue is somewhat misleading – the property can only be reached from New Road – Heathfield Avenue ends with a posted walk-through to a public footpath, and no building traffic for this property should use Heathfield Avenue as a means of access.
- 3.2 **Highways Area Liaison Officer** - No objection subject to a condition requiring the parking and turning areas to be completed prior to occupation.
- 3.3 **Forestry Officer** - No objection subject to conditions requiring tree protection and a landscaping scheme.
- 3.4 **Countryside Officer** - No objection. Recommended an informative is attached to the permission bringing to the applicants attention the potential for the dwelling to be used by bats.
- 3.5 **Neighbour Representations** - Five letters of objection received. The issues raised are, in summary:
- The use of dissimilar wall and roof finishes are out of character with the village
  - The height of the dwelling compared to the bungalow next door is excessive
  - Significant increase in volume of garage and main house
  - Limited site access as Heathfield Avenue is a no through road to the location of the property
  - The application is for a three storey house with skylights that would result in overlooking
  - Heathfield Avenue should not be made into a through road
  - No builders or contractors should use Heathfield Avenue for access
  - The proposal would not fit in and would be a blot on the landscape
  - Construction vehicles would damage the road
  - The dwelling would be out of keeping and tower over the small community
  - The height would block light
  - The double width garage would border a considerable length of garden
  - The development would be more suited to a town

**4.0 RELEVANT PLANNING HISTORY**

- 4.1 Application P09/E0469 proposed extensions and alterations to the existing dwelling and was refused on the basis that the extensions were considered to be overly complicated and contrived. In dismissing the subsequent appeal the Inspector commented that the extensions would overwhelm the original structure, which would be almost unrecognisable and that it would be a dominant and bulky structure.

**5.0 POLICY & GUIDANCE**

- 5.1 Adopted South Oxfordshire Local Plan (SOLP) 2011 Policies

- G2 – Protection of the Environment
- G5 – Making the Best Use of Land
- G6 – Promoting Good Design
- 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
- H5 – Larger villages within the Green Belt and smaller villages throughout the district
- 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.

- 5.3 Regional Guidance:  
South East Plan

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

**6.0 PLANNING CONSIDERATIONS**

- 6.1 Binfield Heath is designated as a smaller village under paragraph 5.17 of the SOLP 2011. It is a village where small scale infill development is acceptable as advised by Policy H5. The principle of a replacement dwelling is acceptable and the proposal falls to be assessed against the criteria of Policy H4. The planning issues that are relevant to this application are whether the proposed development would:
- result in the loss of an open space or view of public, environmental or ecological value;
  - be in keeping with the character and appearance of the surrounding area;
  - compromise the living conditions of neighbouring residential occupiers and would provide suitable living conditions for future occupiers;
  - result in an unacceptable deficiency of off-street parking spaces for the resultant dwelling or other conditions prejudicial to highway safety;
  - 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 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. The existing dwelling is a small scale bungalow and is 5.6 metres high. The proposed dwelling would be 2.2 metres higher than the existing building and would be noticeably higher than the adjacent bungalow Towyn. However, there are a variety of house types in the local area and the street scenes submitted with the application show the proposed dwelling in the context of both New Road and Heathfield Avenue. There is a mixture of both two storey dwellings and bungalows in the area and Officers do not consider that the scale of the replacement dwelling would be out of keeping. The proposed dwelling would be based on a simple rectangular plan form, in accordance with the guidance in the Design Guide, and the single storey side element would create a step between the main body of the dwelling and the neighbouring bungalow. The materials proposed would be different from the immediate neighbours but there are rendered dwellings in the local area and there are also nearby examples of slate roofs. Therefore Officers consider that the materials proposed would be appropriate. The proposed dwelling would be positioned so as to retain a gap to the side boundaries and in your Officer's opinion would not appear cramped within the plot. As such, the proposed development is considered to 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 located 4.5 metres away from the side elevation of Towyn. This neighbour has a first floor window that faces the application site. This serves a study / small bedroom and as such is a habitable room. Given that the part of the building closest to this neighbour would be single storey, Officers consider that the proposal would not have an unacceptable impact on this room in terms of loss of light and outlook. The proposed dwelling would not project any further into the rear garden and would not be overbearing when viewed from the rear windows or amenity area of Towyn. The replacement dwelling would introduce first floor windows to the site and roof lights would serve the loft space. These windows would allow for oblique views into the rear garden of Towyn and would therefore have some impact on this neighbour. However, as the relationship would be the same as other dwellings in a typical street scene, Officers do not consider that this impact would warrant refusal of the application. The proposed replacement dwelling would be located a distance of 24 metres from No.6 New Road, 28 metres from 1 The Cobblers and 38 metres from The Briars. Officers consider that these distances are sufficient to ensure that the proposed replacement dwelling would not have direct or significant impact on the other surrounding dwellings in terms of light, outlook or privacy.
- 6.5 The proposed garage is the same as the garage proposed under application P09/E0469 and was previously found to be acceptable. Whilst the proposed garage would be in close proximity to the side boundary with Towyn. Officers consider that it would not have an adverse impact on Towyn in terms of light or outlook. The proposed garage would have some impact on this neighbour's rear amenity area, but it would only affect the very end of the garden. The proposed garage would also be positioned close to the side boundary with No.6 New Road. Given that there would be a distance of 4 metres to this neighbour and the roof would slope away, the proposal would not have a significant or adverse impact on this neighbour.

6.6 The proposal would provide an appropriate level of on site parking and amenity space and acceptable living conditions for the future occupiers. The proposal would change the position of the main entrance to the rear of the dwelling and would allow pedestrians to access the dwelling along a path directly from the parking area. Officers consider that this would provide an acceptable solution for the occupants and would not have any significant additional impact on the neighbouring properties. On the basis of this assessment, the proposed development would meet the above criterion.

6.7 Highways and parking

Criterion (iv) of Policy H4 of the adopted SOLP 2011 also requires that there are no overriding highway objections. The application proposes a double garage with a parking and turning area. The Highway Authority is satisfied that the parking arrangements for the replacement dwelling would be acceptable, subject to a condition. The proposed development would therefore satisfy the above criterion.

6.8 Sustainability Measures and Waste Management

Policy D8 of the adopted SOLP 2011 requires proposals to incorporate sustainability measures in terms of energy, water and materials efficient design. 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 these measures to be implemented prior to the first occupation of the dwelling. An appropriate location for refuse, recycling and composting storage and collection facilities could also be secured via a planning condition in accordance with Policy D10.

6.9 Other material considerations

The Council's Forestry Officer commented that the young walnut tree on site is a good specimen and should be retained and protected. Additional landscaping would also help to assimilate the proposal into its surroundings. Conditions to secure these matters are recommended in accordance with the requirements of Policy C9.

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, that the proposal 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 **That planning permission be granted 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. **Sustainability measures to be implemented**
5. **Parking / turning spaces as plan prior to occupation and retained as such**
6. **Landscaping plan to be submitted prior to commencement**

- 7. Tree protection to be submitted prior to commencement**
- 8. Scheme of waste storage and collection facilities to be submitted prior to commencement**
- 9. Details of contamination investigation and mitigation as necessary prior to commencement**

Author: Emma Bowerman  
Contact No: 01491 823761  
Email: [Planning.east@southoxon.gov.uk](mailto:Planning.east@southoxon.gov.uk)