
APPLICATION NO.	P10/E0377
APPLICATION TYPE	Full
REGISTERED	06.04.2010
PARISH	Harpsden
WARD MEMBERS	Mr Malcolm Leonard Mr Robert Peasgood
APPLICANT	Mr Matthew Munson
SITE	New England Cottage, Harpsden Bottom, Harpsden
PROPOSALS	Erection of a replacement dwelling and car port (revision to planning permission P09/E0472)
AMENDMENTS	Yes
GRID REFERENCE	474387/180497
OFFICER	Mr T Wyatt

1.0 **INTRODUCTION**

- 1.1 This application is referred to Committee as the Officer's recommendations conflict with the views of the Parish Council.
- 1.2 The application site, which is shown on the OS extract **attached** as Appendix A, is located in a relatively isolated position within the Chilterns Areas of Outstanding Natural Beauty. The site is surrounded by open agricultural land and woodland giving the site and its surroundings a strong rural character and appearance. The existing dwelling, which lies in a slightly elevated position above the highway, is a two storey timber clad dwelling dating from the 1950s. The dwelling was originally granted on the basis of agricultural need, however, the restrictive agricultural condition was removed on appeal in 1982.
- 1.3 Planning permission was granted by the Planning Committee on 16th September 2009 under application P09/E0472 for a replacement dwelling.

2.0 **THE PROPOSAL**

- 2.1 This application seeks planning permission for the replacement of the existing dwelling with a new dwelling on a similar siting. The new dwelling would consist of three storeys, including the proposed basement, and would comprise 4 bedrooms at first floor level with a guest suite and swimming pool within the basement area. The proposed facing materials would consist of brickwork, and an element of flintwork and clay tiles to the roof. A modest car port is also proposed to the side of the detached garage single garage.
- 2.2 The differences between this proposal and the previously approved scheme (P09/E0472) are relatively minor and are listed as follows:
1. Increased width of single storey side element by approximately 0.7 metres
 2. Replacement of dormer window on front elevation with two dormer windows
 3. Partial infilling between two gables on the rear elevation
 4. Enlarged basement area to accommodate a swimming pool
 5. Introduction of flintwork to the front gable
- 2.3 A copy of the proposed plans is **attached** at Appendix B and for comparison a copy of the previously approved plans are **attached** at Appendix C whilst other documents

relating to the application can be found on the Council's website,
www.southoxon.gov.uk.

3.0 CONSULTATIONS AND REPRESENTATIONS

- 3.1 **Harpden Parish Council** – The application should be refused due to a poor design which is damaging to the Chilterns AONB.
- 3.2 **OCC Highway Liaison Officer** – No objections
- 3.3 **Forestry Officer** – No objection subject to conditions.
- 3.4 **Waste Management Officer** – Provision needs to be made for the collection of waste and recyclables.
- 3.5 **OCC (Rights of Way Convenor)** – There should be no encroachment onto the adjacent rights of way.
- 3.6 **Neighbours** – One letter of objection received of relevance to both the original and amended plans:
- Concern about possible extensions to the dwelling due to the presence of the basement extending beyond the above ground footprint of the dwelling
 - Concern about the amount of spoil generated and the method of disposal
 - Concern about the design of the proposed dwelling

4.0 RELEVANT PLANNING HISTORY

- 4.1 P10/E0291 - Change of use of land from agricultural to residential curtilage. Demolition of existing single garage and erection of triple garage building. Planning permission granted on 14th May 2010.
- 4.2 P09/E0472 - Demolition of existing cottage and erection of a replacement dwelling and carport. Planning permission granted on 16th September 2009.
- 4.3 P08/E0970 - Two storey side and rear extensions and single storey side extension. Planning permission granted on 8th October 2008.
- 4.4 P56/H0287 – Dwellinghouse and access. Planning permission granted on 23rd May 1956.

5.0 POLICY AND GUIDANCE

- 5.1 Policies of the Adopted South Oxfordshire Local Plan 2011 (SOLP):
- G1 – General Restraint and Sustainable Development
 - G2 – Protection and Enhancement of the Environment
 - G6 – Promoting Good Design
 - C2 – Areas of Outstanding Natural Beauty
 - C8 – Species Protection
 - 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
 - H12 – Replacement Dwellings
 - T1 & T2 – Transport Requirements for New Developments

- 5.3 Government Guidance:
- PPS1 – Delivering Sustainable Development
 - PPS3 – Housing
 - PPS5 – Planning for the Historic Environment
 - PPS7 – Sustainable Development in Rural Areas
 - PPS23 – Planning and Pollution Control

- 5.4 Supplementary Planning Guidance
- South Oxfordshire Design Guide July 2008 (SODG)
 - Chilterns Buildings Design Guide

6.0 **PLANNING ISSUES**

- 6.1 The planning issues that are relevant to this application are:
1. The impact on the character and appearance of the surrounding area
 2. Other material considerations

The Impact on the Character and Appearance of the Surrounding Area

- 6.2 Policy H12 of the SOLP allows for the replacement of existing dwellings within the countryside providing certain criteria are met.
- 6.3 Criterion (i) requires that the existing use has not been abandoned. The existing dwelling is still in use, and therefore, this criterion is satisfied.
- 6.4 Criterion (ii) requires that the existing dwelling is not listed, or of historic, visual or architectural interest. The existing dwelling is not listed, is not historic and is of limited architectural interest. Therefore, this criterion is satisfied.
- 6.5 Criterion (iii) requires that the proposed dwelling is not materially greater in volume than the existing dwelling. The supporting text of Policy H12 of the SOLP defines the term 'not materially greater' in relation to the replacement dwelling as not being more than 10% larger in volume than the existing dwelling plus any unused 'permitted development' rights. In this case, the existing dwelling, including the extensions approved under application P08/E0970, has a volume of approximately 511m³. Excluding the basement area, the previously approved scheme has a volume of 533m³ and this proposal adds a small amount of additional volume, which would not conflict with this Criterion.
- 6.6 Officers consider that it reasonable to include the volume of the approved extensions within the volume of the 'existing' dwelling as the permission is still extant and the extensions could be constructed at any time up 7th October 2011. Officers also consider it reasonable to omit the volume of the proposed basement from the volume calculations as this part of the dwelling would be below ground and would not be readily visible from the surrounding area.
- 6.7 Criterion (iv) requires that the overall impact of the dwelling would be no greater than the existing on the character and appearance of the site and surrounding area. The dimensions of the proposed dwelling are essentially as previously approved with the above ground increase beyond the approved building lines only being the small increase in the width of the single storey element to the side. As a result Officers do not consider that the visual impact of the development would be significantly greater than that of the approved scheme.

- 6.8 Criterion (v) requires the siting, design and materials to be in keeping with the locality. The siting of the proposed dwelling has moved approximately 1 metre to the south to ensure that the basement can be accommodated within the residential curtilage of the dwelling. This revised siting does not have a material impact on the visual prominence of the dwelling. The changes to the design of the dwelling compared to the approved scheme are relatively minor and again do not have any significant impact on the character and appearance of the surrounding area compared to the approved scheme. Officers acknowledge that the design of the replacement dwelling could be improved to be more reflective of the rural position of the dwelling within the Chilterns AONB. However, given the lack of any significant changes to the design compared to the approved scheme Officers do not consider that there are sufficient grounds to sustain a refusal reason based on the design of the dwelling.
- 6.9 The site is in an isolated location in the countryside, and in public views the built form on the site is not readily viewed in context with other existing development. Therefore, there is no immediate requirement for development on the site to replicate the proportions and design of other buildings in the locality. Indeed, the existing dwelling on the site has no particular architectural merit and cannot be regarded as traditional development within the Chilterns AONB. Although relatively unobtrusive, the existing dwelling does not in itself make a positive contribution to the appearance of the site or surrounding area.
- 6.10 The proposed use of traditional facing materials would be in keeping with the character and appearance of the surrounding area, and would comply with the Chilterns Buildings Design Guide. The amended plans have introduced brick and flint detailing on the front gable and this would improve the appearance of the dwelling compared to the approved scheme. The proposed materials are more appropriate than the facing materials of the existing dwelling.
- 6.11 As well as Policy H12, several other policies of the SOLP are also relevant to the consideration of the proposal. Policy C2 of the SOLP relates to development within AONBs. It seeks to ensure that development does not harm the natural beauty and special landscape quality of the area. In light of the above considerations Officers do not consider that the proposal would result in any significant harm to the landscape qualities of the Chilterns AONB.

Other Material Considerations

- 6.12 The proposal would retain the existing timber garage on the southern boundary of the site. A modest car port would be attached to the garage, which would provide an additional covered parking space. The existing access into the site would be retained. The car port would be a small simple structure set back from the highway. It would have a very limited visual impact and would be entirely subservient in scale to the dwelling.
- 6.13 The Forestry Officer has confirmed that the proposal would not require the removal of any significant trees and that it would be outside of the root protection areas of these trees. There is good tree cover on and adjacent to the site, and this vegetation would help to soften the development and assimilate it into the rural scene. A condition requiring tree protection measures should be attached to any planning permission.
- 6.14 The application is accompanied by a short sustainability statement. Further details of sustainability measures in relation to the use of water, energy and materials can be secured and agreed through the imposition of a suitable condition.

6.15 There are no close neighbouring properties to the application site, and as such the development would not adversely affect the amenity of neighbouring occupiers.

7.0 **CONCLUSION**

7.1 The application proposal is considered to be in accordance with the relevant development plan policies and national planning policy, as the proposal would not cause any significant harm to the character and appearance of the site and the surrounding area, or the natural beauty and special landscape qualities of the Chilterns AONB.

8.0 **RECOMMENDATIONS**

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

1. **Commencement – 3 years**
2. **Development to be in accordance with approved plans**
3. **Samples of materials to be approved**
4. **Details of fencing/means of enclosure to be approved**
5. **Proposed floor and ground levels to be approved**
6. **Tree protection to be approved**
7. **Permitted development rights for extensions and outbuildings restricted**
8. **Details of spoil disposal to be approved**
9. **Details of sustainability measures to be approved**
10. **Contaminated land condition**

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