
APPLICATION NO.	P10/W0636 P10/W0646/CA
APPLICATION TYPE	Minor
REGISTERED	10 May 2010
PARISH	Great Milton
WARD MEMBER(S)	Mr Nowell-Smith
APPLICANT	Mr K Hipkin
SITE	Brook Bank, Church Road, Great Milton
PROPOSAL	Demolition of existing bungalow, garage and greenhouse. Replacement dwelling and detached garage and minor alterations to access.
AMENDMENTS	As amended by drawing numbers 6423/P11 rev C, P12 rev C & P13 rev C accompanying letter from Agent dated 13 August 2010 & as amended by revised drawing no 6423/P11 rev D received 26 August 2010.
GRID REFERENCE	462852/202525
OFFICER	Emily Hamerton

1.0 **INTRODUCTION**

1.1 This application is referred to Planning Committee as the views of the Parish Council differ from the Officers recommendation.

1.2 This property lies within the built up limits of Great Milton. It lies to the south of the village and is within the Green Belt and the Great Milton Conservation Area. The site currently comprises a detached 1960's bungalow, a detached garage, greenhouse and an outbuilding where the wall of this structure forms part of the boundary wall adjacent to the road. The bungalow has a footprint of 10.8m by 7.2m. The property has a good sized rear garden area extending some 0.12ha. A copy of the OS extract plan is **attached** at Appendix 1.

2.0 **PROPOSAL**

2.1 This application is for the demolition of the existing bungalow, garage and greenhouse and the erection of a detached house. Conservation Area Consent is required for the demolition (application reference P10/W0646/CA).

2.2 Planning permission is sought for a replacement house (application reference P10/W0636). The new house will have a kitchen and breakfast room, utility, snug, living room, study, WC and dining hall at ground floor and five bedrooms each with their own bathrooms at first floor. In front of the property and to the side is a detached double garage with a first floor that is accessed by external stairs. The new house has a maximum width of 17.7m and a maximum depth of 15.9m.

2.3 The applicant has submitted amended plans that reduce the depth of the house in response to concerns raised by a nearby neighbour. Copies of the amended floor plans and elevations are **attached** at Appendix 2. Copies of the supporting information and surveys can be found on the Councils website at www.southoxon.gov.uk.

- 2.4 For the purposes of this report and because the two applications are connected the planning considerations are set out together, however section 8 of this report has a separate recommendations for each application.

3.0 **CONSULTATIONS & REPRESENTATIONS**

3.1 **Planning Application Reference P10/W0636**

Great Milton Parish Council

Original Plans

- Refused
- The proposals are an overdevelopment of the site
- The replacement of a single storey dwelling with a large house and the apparent tripling of the footprint of the property is unacceptable
- It will alter the character of a unique part of the village
- This contravenes the South Oxon Local Plan 2010 Con 5/6/7 and H12

Amended plans

- Refused
- Original objections remain

Neighbour Objections

Original and Amended plans

- 13 letters of objection (original plans and amended plans)
- The replacement dwelling is far too big for its site, it would neither conserve or enhance the character and appearance of the Conservation Area Whilst replacing the present house in principle should not be a problem, these plans for a replacement house are inappropriate in that the house would be too large and the style would not be in keeping with the area at all.
- Concern about overlooking of The Priory. The Design and Access Statement refers to the pleasant views and the architectural approach has taken 'advantage of the open views of the pond'.
- Concerned about the impact on the setting of a Grade II* building (The Priory)
- In stark contrast to the existing dwelling the proposed dwelling would straddle the width of the site filling the area between the existing bungalow and the outbuilding with a new garage proposed between it and the existing
- This building will be a modern eyesore being placed in the midst of a group of elegant 150 to 200 year old buildings the proposed house will drastically alter the look and feel of the area
- The removal of much greenery will drastically alter this Conservation Area allowing such a property would not be conserving the area at all
- This represents a total over development of the site and contravenes local planning policy on Green Belt.
- The house is also much closer to the road than the present house and would be imposing in a way that would not complement the other surrounding properties
- The side elevations are only rendered and these are visible to the neighbouring properties
- Neither the materials used in the construction nor the windows are in keeping with the buildings in the Conservation Area
- This area is prone to flooding and it is likely that because it is built up much rain water will spill into the road and affect the stream level near Brook Cottages.
- Privacy is an issue, front facing with a high elevation and many windows will lose privacy into the gardens of the surrounding area

- It would as a result dominate Church Road to the north by its main building form

Conservation Officer

Original Plans

- Concerned about the bulk, massing and scale
- The fenestration details need to be rationalised especially on the east elevation
- In this particular design the glazed link does not help reduce the bulk of the rear wing
- The design meets the minimum sustainable design requirements
- The pallet of materials reflects the locality

Amended Plans

- The reduction in the size of the link has helped reduce the overall bulk, size and massing
- The fenestration details have become more unified

Countryside Officer

Original Plans & Amended Plans

- The surveys submitted as part of the application are sufficient
- No objection

Highway Officer

Original Plans

- In highway terms the proposals are similar to the existing situation
- Would recommend that the entrance gates are set further back to ensure and pavement are not obstructed when the gates open and close
- The hardstanding driveway area must be permeable paving, tarmac is not acceptable

Amended Plans

- No objection, comments in relation to the driveway and gates have been addressed

Oxfordshire County Council Archaeological Services

- No objection
- The building concerned lies within an area of some archaeological interest located within the historic core of the settlement
- Conditions recommended requiring a watching brief

Forestry Officer

- No objection
- Conditions recommended

Planning Application Reference P10/W0646/CA

Neighbours

- Demolition of the existing dwelling should not be allowed because the proposed replacement by way of its scale and design is not at all sympathetic to the character of and appearance of this part of the Conservation Area which is characterised by well treed spaciousness.

4.0 **RELEVANT PLANNING HISTORY**

4.1 None relevant to this application

5.0 **POLICY & GUIDANCE**

5.1 The relevant policies and guidance are:

South Oxfordshire Local Plan

G2 Protection and enhancement of the environment

G6 Promoting good design

C8 Species protection

C9 Landscape features

GB2 New buildings in the Green Belt

GB4 Visual amenity

CON5 The setting of listed buildings

CON6 Proposals affecting a conservation area

CON7 Proposals affecting a conservation area

CON14 Archaeological and historic buildings analysis and recording

D8 Energy, water and materials efficient design

H5 Housing policy

H12 Replacement dwellings

D2 Vehicle and bicycle parking

T1 Transport requirements for new developments

South Oxfordshire Design Guide

Planning Policy Guidance Note 2

Planning Policy Statement 5

6.0 **PLANNING CONSIDERATIONS**

6.1 For the purposes of this report the planning considerations of the planning application and the conservation area consent application are considered together. The relevant planning considerations are:

- The principle of the development
- The impact on the Green Belt
- The impact on the character and appearance of the Conservation Area
- Impact on neighbours
- Design / sustainable design
- Impact on trees
- Impact on protected species
- Highway safety and convenience
- Archaeology

The principle of the development

6.2 The settlements in the district have been categorised by the services and facilities they offer, and a hierarchy of policies have been established on this basis. Paragraph 5.17 of the adopted Local Plan categorises all the villages and towns into the district. Policy H4, H5 and H6 then identifies the levels of housing development permitted based on the different categories with more housing development permitted in areas with more services and facilities.

- 6.3 Each year the settlement categories are reviewed as part of the Annual Monitoring Report (AMR). In the most recent AMR Great Milton was identified as one of the smaller villages within the Green Belt where infill development or backland development of a small scale is permitted, therefore new housing development in this location is assessed under Policy H5 and must comply with the criteria under Policy H4. I have considered the criteria under Policy H4 in the following sections of this report.
- 6.4 If a replacement dwelling is proposed outside the built up limits of the settlements listed in paragraphs 5.17 (i)-(iv) of the adopted Local Plan then Policy H12 applies. However, as this site is within the built up limits of a village where the principle of new housing is acceptable then the principle of the development is assessed under Policy H5. Therefore there is no objection to the principle of a replacement dwelling on this site.

The impact on the Green Belt

- 6.5 Great Milton is within the Oxford Green Belt. This site lies within the built up limits of the village.
- 6.6 Within the Green Belt there is a presumption against inappropriate development. This is set out in Policy GB2 of the adopted Local Plan which also sets out the forms of development which, under certain circumstances, may be acceptable within the Green Belt. Criteria (iv) of Policy GB2 identifies new housing development within the built up limits of the smaller villages of the Green Belt as be acceptable, providing that it complies with Policy H5.
- 6.7 As this site is within the built up limits its impact on the openness and visual amenity of the Green Belt will be minimal. Therefore this aspect of the proposal accords with policies GB2 and GB4 of the adopted Local Plan.

The impact on the character and appearance of the Conservation Area

- 6.8 This site lies within the Great Milton Conservation Area. There are also several Grade II listed buildings nearby including, The Priory Cottage, The Old Vicarage and Creeper Cottage. The land abutting the site to the east is part of the grounds of The Priory which is a Grade II* Listed Building, although the building itself sits approximately 100m away. The Conservation Officer does not consider that this development will be harmful to the setting of any of the nearby listed buildings given the distances from the site.
- 6.9 The existing bungalow is a modest building with a footprint of 10.8m by 7.2m. This building currently sits to the north of the site with a detached garage building to the east. To the south is a greenhouse. The Conservation Area consent application relates to the demolition of all of these buildings.
- 6.10 Policy CON6 of the adopted Local Plan permits the demolition of buildings within conservation areas only if the loss of the building would not adversely affect the character of the area and, where appropriate, if there are detailed and acceptable plans for the redevelopment of the site.
- 6.11 The Conservation Officer does not have any objection to the demolition of the existing bungalow which is a 1960's style property, as this is an opportunity to create a development that could enhance the character of the area.
- 6.12 New buildings within conservation areas cannot be considered in isolation but must be seen as a whole. New development should respect the established and recognised

character of an area and the design should be in sympathy with that character. As set out in Policy CON7 of the adopted Local Plan, planning permission will not be granted for development which would harm the character and appearance of a conservation area.

- 6.13 Your Officers has had concerns with the design of the proposed house. These concerns primarily relate to the form, the rear elevation and the fenestration details. The amended plans have sought to address these concerns. The pallet of materials that are proposed reflects the locality and it is recommended in section 8 of this report that sample materials are submitted. The bulk, scale and massing is acceptable and the fenestration details have become more unified.

Impact on neighbours

- 6.14 A number of local residents have objected to the application for the new house. The majority of these concerns relate to the size and design of the proposed house and the impact this will have on this part of the village and the Conservation Area.
- 6.15 The closest neighbouring property is Priors Gate which sits to the west of the application site. The occupiers of Priors Gate had concerns about the size of the replacement dwelling and the dominant impact this would have on their property.
- 6.16 The replacement dwelling has a larger footprint and overall mass than the existing bungalow, the new house will also be positioned further back into the site and will be closer to the neighbouring property, Priors Gate. The amended plans sought to reduce the size of the rear projection which has reduced the impact on the neighbour at Priors Gate.
- 6.17 Concerns were also raised by the occupiers of The Priory. One of their main concerns relates to overlooking of a pond which is to the east of the site and lies within the grounds of The Priory. The Priory itself sits approximately 100m from the site therefore any direct overlooking into the house itself is not an issue. There will however be overlooking of the pond area that is within the grounds of The Priory.
- 6.18 Overall, given the distances between the neighbouring properties, this development would not be harmful to the amenity of the occupiers of nearby neighbouring properties.

Design / sustainable design

- 6.19 Sustainable design ensuring that a development is energy, water and materials efficient is an integral part of the overall design and a requirement of Policy D8 of the adopted Local Plan and the South Oxfordshire Design Guide.
- 6.20 There is potential on this site to create a high quality sustainable house. The applicants have submitted a Sustainability Template that accompanies this application. This shows some consideration of sustainable design.

Impact on trees

- 6.21 There are a number of trees across this site and on neighbouring land. The trees and vegetation in this area are an important part of the character of the street scene and this particular part of the village.
- 6.22 The applicants have submitted an arboricultural report in support of the application. From the information set out in the report and the proposed plans, the Forestry Officer considers that the development would not be harmful to the longevity of the remaining trees on the site and does not have any objection to the removal of some of the

existing vegetation and trees.

Impact on protected species

- 6.23 The Council's Countryside Officer considers that the demolition of the existing buildings on the site and the erection of a replacement house would not have an adverse impact on any protected species. This aspect of the development complies with Policy C8 of the adopted Local Plan.

Highway safety and convenience

- 6.24 The Highway Officer did have concerns with the original plans in relation to the position of the gate and the materials that were proposed for the area of hardstanding to the front. The applicants have submitted amended plans that now show the access gate set further back into the site to prevent any obstruction of the pavement and road when vehicles are entering and leaving the site. In addition, the applicants have confirmed that permeable paving will be used for the driveway area in front of the house.
This development would not create any highway safety and convenience issues.

Archaeology

- 6.25 The site lies within an area of some archaeological interest and is located within the historic core of the settlement. The site is located within the area of the medieval Manor and village and could therefore encounter archaeological deposits related to the development of the current village.

For these reasons the archaeologist at Oxfordshire County Council has recommended an archaeological watching brief as a condition of the permission.

7.0 CONCLUSION

- 7.1 There is no objection to the demolition of the existing bungalow and associated outbuildings on this site. This site provides an opportunity for a high quality sustainable development that will enhance the character and appearance of the Great Milton Conservation Area. The site is a good sized plot that could accommodate a development that would have a minimal impact on neighbours.

8.0 RECOMMENDATION

8.1 P10/W0646/CA

That conservation area is approved, subject to the following condition:

1. Demolition within three years

P10/W0636

- 8.2 **That planning permission is approved subject to the following conditions:**

- 1. Commencement within three years**
- 2. Approved drawings**
- 3. Sample materials**
- 4. No extensions and alterations (permitted development restriction)**
- 5. No additional outbuilding (permitted development restriction)**
- 6. Landscaping scheme to be submitted including details of all boundaries**

- 7. No garage conversion into accommodation**
- 8. Parking and manoeuvring areas retained**
- 9. Archaeological watching brief**
- 10. Details of slab heights to be submitted**
- 11. Tree protection**

Author: Emily Hamerton
Contact No: 01491 823275
Email: planning.west@southoxon.gov.uk