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<b>APPLICATION NO.</b>	<a href="#">P10/W1244</a>
<b>APPLICATION TYPE</b>	FULL
<b>REGISTERED</b>	02.09.2010
<b>PARISH</b>	CHOLSEY
<b>WARD MEMBER(S)</b>	Mrs Pat Dawe Ms Felicity Aska
<b>APPLICANT</b>	Soha Housing Ltd
<b>SITE</b>	17 - 23 Amwell Place Cholsey
<b>PROPOSAL</b>	Reorganisation of existing car parking areas and construction of 2 new houses on two storeys with new access. (As amended by Drawing No. P01C and amplified by Pre-Assessment accompanying letter from Agent dated 29 September 2010).
<b>AMENDMENTS</b>	Drawing No. P01C – Revised layout and deletion of detached garage.
<b>GRID REFERENCE</b>	Drawing P03a – Revised blue site area.
<b>OFFICER</b>	458958186425 Mr P Bowers

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1.0 **INTRODUCTION**

- 1.1 The application is referred to Planning Committee because the views of Cholsey Parish Council conflict with the recommendation.
- 1.2 The site lies within the built up limits of Cholsey which is one of the larger villages in the district outside the Oxford Green Belt. It comprises a large concrete parking area located between the rear of properties on Panters Way to the east and Amwell Place to the west. There are two existing concrete garages on the site located at the southern end.

2.0 **PROPOSAL**

- 2.1 The application seeks full planning permission to erect a pair of semi detached, two bedroom properties. Private amenity areas are located to the rear along with an area of car parking which is accessed via a driveway which runs along the western boundary of the site. The development will involve the removal of existing concrete garages.
- 2.2 A plan identifying the site can be found at [Appendix A](#) and a block plan and elevations at [Appendix B](#).

3.0 **CONSULTATIONS & REPRESENTATIONS**

3.1 **Cholsey Parish Council -**

The parish council believe that the proposal is an over development of a back land site and the development is contrary to the Cholsey Parish Plan. They are concerned that the development will exacerbate the existing parking problems in the area. However the parish council wishes to seek Section 106 monies from the development to put towards a new village pavilion.

3.2 **Neighbour Object (2) –**

Concerns with regard to loss of parking spaces forcing people to park on the road and cause problems for emergency vehicles.

Windows in the side elevation will cause overlooking.

Concerns about the location of the previously proposed detached garage and the impact to number 27 Amwell Place.

Parking places for residents of Amwell Place will not be adequate.

3.3 **Health & Housing - Env. Protection Team** – No objection on contamination grounds. Planning condition requiring investigation along with informative is recommended.

3.4 **Area Liaison Officer** – To be updated at the committee meeting.

3.5 **Thames Water** – No objection

4.0 **RELEVANT PLANNING HISTORY**

4.1 **P93/W0323** - Single garage - **Planning Permission on 19 July 1993**

**P93/W0324** – Garage - **Planning Permission on 19 July 1993**

5.0 **POLICY & GUIDANCE**

5.1 **Adopted South Oxfordshire Local Plan 2011**, policies.

G2 – Protection and enhancement.

G6 – Promoting good design.

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.

H4 – Towns and larger villages outside the green belt.

H7 – Range of dwelling types and size.

T1 – Transport requirements for new developments.

T2 – Transport requirements for new developments.

**South Oxfordshire Design Guide 2008**

**PPS3 Housing**

**Cholsey Parish Plan**

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to consider in this case are as follows:

- i) **Whether the principle of development is acceptable.**
- ii) **Impact on the character and appearance of the area with regard to the provisions of Policy H4.**
- iii) **Impact on the amenities of the occupants of nearby properties.**
- iv) **Alternative provision for communal parking.**

- v) **Whether the development includes a high standard of sustainable features.**
- vi) **Developer contributions.**

6.2 **i) Whether the principle of development is acceptable.**

The site lies within the built up limits of Cholsey where proposals for residential development will be permitted providing they meet the provisions set out in Policy H4 of the South Oxfordshire Local Plan.

6.3 **ii) Impact on the character and appearance of the area with regard to the provisions of Policy H4.**

Provision (i) *states ‘an important open space of public, environmental or ecological value is not lost, nor an important view spoilt.’*

The existing site contains a large area of concrete open space with detached garages at the southern end. The loss of this area and replacement with two new dwellings will be an enhancement to the areas overall character and appearance.

Provision (ii) *states ‘the design, height, scales and materials of the proposed development are in keeping with its surroundings.’* whilst Provision (iii) *states that the ‘character of the area is not adversely affected.’*

The design of the pair of semis has been kept purposefully simple with uniform openings and detailing and simple canopy porches over the front doors. The proposed materials reflect the traditional red brick and tiled roofs seen locally.

They sit between the two differing dominant designs of the dwellings on Panters Road and Amwell Place. The design and appearance of the new dwellings acts as a transition between the two types whilst reflecting a similar size and scale. The dwellings will also reflect the design of numbers 12 and 14 Amwell Place to the west which were built in the early 2000’s. When viewed from the junction with Panters Road the new dwellings will be seen in the context of these three designs and will fit in with the overall visual character of the locality.

*Provision iv) of Policy H4 states that there should be no overriding amenity or environmental or highway objections.*

The dwellings provide for sufficient private amenity space for two bedroom properties. The South Oxfordshire Design Guide sets out the minimum amount of private amenity space for different types of dwelling. For two bedroom properties, sites should accommodate for an area of 50 square metres. The proposed development provides for an area of 80 square metres and 101 squares metres.

In terms of highway safety there is no objection in respect of the new access. Sufficient parking is shown at the rear of the properties to meet with the minimum parking standards for two bedroom properties. This means that there is no increased pressure to park on the public highway as a result of the addition of two dwellings in this location.

The matter of the loss of the communal parking area is discussed in paragraph 6.5.

Provision v) relates to back land development and seeks ensure that it would not *create problems of privacy and access and would not extend the built up limits of the settlement.*

Cholsey parish council contend that the proposal constitutes back land development and is contrary to the parish plan.

Officers do not consider this to be back land development. The dwellings will front directly on to the road and fill an existing gap on an otherwise built frontage albeit between the side elevations of number 14 Panters Road and 17 and 19 Amwell Place. They do not create a tandem style form of development with one property located behind another. Whilst there will be neighbourly considerations these are considered in paragraph 6.4. For the purposes of this criterion of Policy H4 however it is not applicable to this development.

**6.4 iii) Impact on the amenities of the occupants of nearby properties.**

The properties most affected by the development are those fronting on to Amwell Place and Panters Road. The eastern side elevation of Plot 1 is 25 metres from the rear wall of numbers 14 and 16. This distance is sufficient to offset the impact of the mass and height of the building adjoining the rear boundaries. The dwellings will be orientated west of these properties. In this position any loss of direct sunlight will be extremely limited to the very latter part of the day.

The west facing end elevation is closer to the boundary with the flats comprising number 17 and 19 Amwell Place. These properties have shallow rear gardens. The new dwelling will be offset to the rear of the building. The flank elevation does not extend the full width of the property. It covers only 1.8 metres of the width of 17 and 19 with the latter portion of the rear of the new building and sloping roof. It will have an impact on the occupants of these properties however the off set in position, orientation and width of the access drive means that it will not be significantly overbearing or oppressive. It will not reduce the amount of sunlight in to these properties.

Both new properties include first floor windows in the side elevation. Understandably there is some concern about overlooking from these windows which serve first floor landings. The plans show them to be obscure glazed thus addressing any issue of direct overlooking. It should be noted that permitted development rights prevent these windows being replaced with clear opening windows. If this were proposed they would need planning permission from the Council and their impact would be assessed.

**6.5 iv) Alternative provision for communal parking.**

The existing site provides for the parking of vehicles. The agent has confirmed in his letter dated 04 October 2010, which can be seen at **Appendix C**, that the site is not a dedicated parking area. No one individual or group has a formal agreement to park vehicles on the site. The existing arrangements are entirely informal.

However, it is recognised that regardless of the legitimacy of parked vehicles on the site the development of this piece of land will mean that these vehicles will now likely be parked on the public highway. The applicants have therefore proposed to utilise an existing similar area of concreted open space on the northern side of Amwell Place. It is shown on the revised site plan as being 'blue land' and within the applicant's ownership. The site is able to provide for 8 spaces and provide for an alternative area for parking for the displaced vehicles.

Because this area is shown as blue land it can be controlled through the use of a condition that the area is made available for parking. Because there is no formal arrangements for parking on the existing site this provision creates an added benefit as

a result of the development.

**6.6 v) Whether the development includes a high standard of sustainable features.**

Policy D8 of the South Oxfordshire Local Plan requires new developments to demonstrate a high standard of conservation and efficient use of energy, water and materials.

The letter dated 29 September and accompanying pre-assessment has stated that the new dwelling would attain Code Level 3 of the 'Code for Sustainable Homes'.

The South Oxfordshire Design Guide 2008 requires that up until April 2010 proposals for 1 dwelling shall be looking to attain one star rating. The proposed dwelling therefore meets this minimum requirement. In conjunction with the proposed condition which requires details of how Code Level 3 will be achieved before the development begins, the development demonstrates a high level standard that is required in Policy D8.

**6.7 vi) Developer contributions.**

The parish council have requested that the new development be the subject of a section 106 agreement to secure monies towards the provision of the village pavilion.

Whilst there is a clearly identified local need the addition of two dwellings is not normally the size of a development that would trigger the need to make such contributions. Taking in to account that the development provides for smaller residential units and is being made by a registered social land lord the developer contributions through a section 106 agreement are not justified in this case.

**7.0 CONCLUSION**

7.1 The development provides for two 2 bed properties with an acceptable level of amenity and parking space. It removes a large area of concrete surface and replaced with a pair of semis which are acceptable in terms of size and design and which enhance the character of the area. In addition alternative provision for the existing parking space is made and ensured through the use of an appropriately worded condition. Your officers consider that the development is acceptable.

**8.0 RECOMMENDATION**

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

- 1. Commencement 3 yrs - full planning permission**
- 2. Approved drawings**
- 3. Sample materials required (walls and roof)**
- 4. Turning areas and car parking**
- 5. Sustainable Homes – Code Level 3**
- 6. Contamination (investigation)**
- 7. Landscaping (incl boundary fencing and screen walls)**

<b>Author</b>	Mr. P. Bowers
<b>Contact Number</b>	01491 823278
<b>Email Add.</b>	planning.west@southoxon.gov.uk