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<b>APPLICATION NO.</b>	<a href="#">P10/W1703</a>
<b>APPLICATION TYPE</b>	FULL
<b>REGISTERED</b>	08.11.2010
<b>PARISH</b>	BECKLEY
<b>WARD MEMBER(S)</b>	Ms A Purse
<b>APPLICANT</b>	Mr & Mrs M Conway
<b>SITE</b>	Thrushwood Woodperry Road Beckley
<b>PROPOSAL</b>	Erection of replacement dwelling.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	457027/210774
<b>OFFICER</b>	Mr D.Burson

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1.0 **INTRODUCTION**

- 1.1 This application is referred to Committee as the Officer’s recommendation conflicts with the views of the Parish Council.
- 1.2 The application site stands in a row of detached bungalows on the southern side of Woodperry Road to the edge of Beckley. The area is within the Oxford Green Belt. The location of the application site is shown on the OS extract **attached** as Appendix A.
- 1.3 Thrushwood was a detached bungalow with a tile hipped roof and brick skinned frontage. The dwelling featured a single garage to the eastern side. The dwelling had been significantly extended over the years with extensive flat roof extensions to the rear elevation. The piecemeal extension of the dwelling was reflected in the range of materials and details present on the dwelling. Elevational drawings of the former dwelling and photographs are **attached** as Appendix B.
- 1.4 In May 2010 planning permission (ref: P10/W0422) was granted for significant extensions to the dwelling including the creation of first floor accommodation. Copies of the approved plans are **attached** as Appendix C.

2.0 **PROPOSAL**

- 2.1 The application is submitted as the original dwelling has now been demolished; as such the previous permission is not capable of implementation as an extension to a dwelling. The proposal seeks permission for a development matching that previously approved through the construction of a new dwelling rather than extension of one existing including details previously approved under conditions for the extension and non-material amendments to the scheme accepted under application P10/W1057/NM. Copies of the proposed plans are **attached** as Appendix D.
- 2.2 The council’s attention was drawn to the demolition of the dwelling in October 2010. Following investigation from the council’s enforcement officers, in consultation with building control officers, it was established that works undertaken on site went beyond those expected to extend a dwelling, and instead constituted the demolition of the bungalow. The applicant has ceased works on site with no further works undertaken to construct a new dwelling pending the outcome of this application.

### 3.0 CONSULTATIONS & REPRESENTATIONS

#### 3.1 Beckley Parish Council

- Application should be refused. Objection from neighbours, light to properties would be reduced by the height of the proposal.

#### 1 x Neighbour objection

- Objection to dwelling being constructed to same specification as approved, as a new dwelling proposal should be amended and improved
- Despite flat roofs proposal will restrict light to their dwelling
- Proposed dwelling would be out of keeping with row of bungalows on this part of Woodperry Road
- Object to enlargement of modest dwellings removing affordable housing in the village

#### Health & Housing - Environmental Protection Team

- No objection- potential issues of land contamination from previous land uses have been addressed

### 4.0 RELEVANT PLANNING HISTORY

#### 4.1

- **P57/M0191:** Erection of a cornish unit bungalow with access- *Planning permission on 12 March 1957*
- Various permissions for use of bungalow and gardens as tea gardens and fish and chip shop.
- **P74/N0425:** Refurbishing existing bungalow- *Planning Permission on 30 October 1974*
- **P76/N0347:** Proposed extension- *Planning Permission on 23 July 1976*
- **P78/N0251:** Single-storey living room extension- *Planning Permission on 22 May 1978*
- **P84/N0617:** Improvements to front elevation involving extension to garage and erection of screen wall with gates (As amplified by plans accompanying agents letters dated 2 November 1984 and 6 November 1984)- *Planning Permission on 14 November 1984*
- **P09/W1152:** Demolition of existing garage, erection of detached double garage. Raising roof and extensions to dwelling- *Withdrawn prior to determination on 18 January 2010*
- **P10/W0422:** Replacing and raising roof over existing pitched and flat roofs to provide loft accommodation together with side and front extensions- *Planning Permission on 18 May 2010*
- **P10/W1057/NM:** Non material minor amendments to Planning Permission P10/W0422. Replace areas of tile hanging with timber boarding, to raise the cill height of windows of front extension at east and west elevations, to omit the window to the sitting room at East elevation, and to raise the cill height of 4

windows at the south elevation and create french doors- *Agreed on 17 August 2010*

5.0 **POLICY & GUIDANCE**

5.1 The following Policies and Guidance are considered relevant to this application:

South Oxfordshire Local Plan 2011 policies:

G2 – Protection and enhancement of the environment

G6 – Promoting good design

GB2 – New buildings in the Green Belt

D1 – Good design and local distinctiveness

D2 – Vehicle and bicycle parking

D4 – Privacy and daylight

H5 – Larger villages within the Green Belt and smaller villages throughout the district

T1 – Transport requirements for new dwellings

Guidance contained in the South Oxfordshire Design Guide 2008

Government Guidance set out in:

PPS1 – Delivering sustainable development

PPG2 – Green Belts

6.0 **PLANNING CONSIDERATIONS**

6.1 The main considerations in this application are:

**i) Whether the principle of the construction of a replacement dwelling is acceptable in this location**

**ii) Whether the proposal satisfies the amenity requirements set out under policy H4 of the South Oxfordshire Local Plan 2011**

**i) Whether the principle of the construction of a replacement dwelling is acceptable in this location**

6.2 Beckley is classed as one of the district's smaller villages and lies within the Oxford Green Belt. The application property falls within the built limits of the village; this has been accepted on this site and others in the vicinity through previous planning applications, and decisions of the planning inspectorate.

6.3 The proposal involves the creation of a new dwelling, in place of the former bungalow in a built up frontage of detached dwellings. The principle of the construction of a dwelling in this location is accepted subject to the satisfaction of the amenity criteria considered below.

**ii) Whether the proposal satisfies the amenity requirements set out under policy H4 of the South Oxfordshire Local Plan 2011**

6.4 *'An important open space of public, environmental or ecological value is not lost, nor an important public view spoilt'*

6.5 The application site stands within a developed frontage as an established residential property. The proposal would not result in the loss of an important public open space, nor would it involve the loss of a space of environmental or ecological value. The proposed dwelling would be built on largely the same footprint as the former bungalow, the only public viewpoint in close proximity is the Woodperry Road, from which the only view obscured would be of the private garden to the dwelling, formerly

screened in a similar manner by the bungalow. Although the proposal will present an increased roof form to the public aspect it is not considered this would result in the loss of an important public view.

- 6.6 *'The design, height, scale and materials of the proposed development are in keeping with its surroundings and impact on the openness of the Green Belt'*
- 6.7 The proposed dwelling is of an identical design and scale to that previously approved as an extension under permission P10/W0422 (as amended). While a significant departure from the former bungalow the proposal retains a simple form and symmetrical appearance. While the immediate vicinity of the application property consists of bungalows the wider Woodperry Road has a more varied character with a range of dwelling types.
- 6.8 The height, scale and design of the proposed dwelling are in keeping with their surroundings in your officer's view. In view of the Woodperry Road's varied character the creation of a two storey dwelling is in character with the locality while the height of the proposal remains relatively low with the ridge set at 6.2 metres sensitive to the bungalows in the immediate vicinity.
- 6.9 While the front elevation of the dwelling has a simple symmetrical form the rear elevation features flat roofs to either side, limiting development adjacent to boundaries with neighbouring dwellings. The use of flat roofs is not normally encouraged, however in view of the very limited visibility of those proposed, their presence in the previously approved scheme and the proliferation of flat roofs on the former bungalow a refusal of permission on the basis of design would not be justified in your officer's view.
- 6.10 Considered in the context of the Woodperry Road and previous decisions of the council and planning inspectorate, and having regard to the previously approved development it is not considered a refusal of planning permission on the basis of the proposal's impact on the appearance of its surroundings would be sustainable.
- 6.11 The application site is within the Oxford Green Belt but is within the built limits of one of South Oxfordshire's smaller settlements. As the site is within a recognised settlement there is no limit on the volumetric increase of extensions, however, these must be limited to be appropriate development. Guidance contained in PPG2 states that replacement dwellings should not be materially greater than the dwelling replaced.
- 6.12 The proposed dwelling represents a material increase in volume over the former bungalow; as such the proposal is inappropriate development in the Green Belt; as the development is inappropriate planning permission can only be granted where very special circumstances exist to justify the harm.
- 6.13 The recent planning permission P10/W0422 assessed the impact of the proposed extension upon the openness of the Green Belt, as an extension to the dwelling. The proposal constituted a limited extension to the dwelling, and was therefore appropriate development in the Green Belt. While the proposal is now for a replacement dwelling, in view of the recent approval for extensions, to now refuse the current application on the basis of Green Belt impact would be perverse and would not be sustainable. In view of this it is considered that in this instance very special circumstances exist to justify the grant of planning permission.

- 6.14 As a replacement dwelling the proposed scheme would result in an entirely new property, as opposed to the previously extended dwelling. Permitted development rights for extensions to dwellings work on the basis of the 'original dwelling', in view of this a replacement dwelling would benefit from full permitted development rights for extensions, whereas these had been largely exhausted for the extended dwelling. In view of the increase in volume proposed it is recommended that if planning permission is granted permitted development rights for the enlargement of the dwelling be removed so that any future extensions are assessed in terms of neighbour and Green Belt impact.
- 6.15 *'The character of the area is not adversely affected'*
- 6.16 As considered above the proposal is of a design, height and scale in keeping with its surroundings. The proposed dwelling is to be constructed upon the same footprint as the former bungalow; as such the building line in this section of Woodperry Road would be retained. As noted above the elements of the proposal visible in the public aspect are appropriate to the character of the area in your officer's view.
- 6.17 *'There are no overriding amenity, environmental or highway objections'*
- 6.18 The application site stands between two modest bungalows on Woodperry Road, both neighbours are in close proximity to their boundary with Thrushwood.
- 6.19 A neighbour objection has been received particularly in respect of the impact with regard to light. The impacts of the proposal would be identical to those of the scheme previously approved under planning permission P10/W0422.
- 6.20 The introduction of a pitched roof to the rear portion of the dwelling is a significant alteration with potential to impact upon neighbours. The ground floor element of the dwelling retains flat roofs at the boundary, as such this would not result in any greater impact upon the neighbours than the former structure. The pitched roof element of the proposal is set centrally within the plot to mitigate impacts upon neighbours, the base of the pitch roof is set four metres from the nearest boundary with the ridge set a further four metres away. While the pitched roof inevitably results in an increased impact upon neighbouring properties, in view of the separation from the boundaries, the impact upon either neighbour would not justify a refusal of planning permission.
- 6.21 Lalapanzi is constructed with its gable facing Woodperry Road set well back in a long narrow plot to the west of Thrushwood. The proposal features a hipped roof mitigating the impact on the development close to the boundary, when viewed in the context of the hipped roof of the former dwelling the front portion of the proposed dwelling would not have a materially greater impact upon the amenity of Lalapanzi than previously existed. The proposal would involve the introduction of two first floor windows facing Lalapanzi, both are rooflights set at high level to serve a bathroom and shower room; as such they will not offer opportunity for additional overlooking.
- 6.22 New Bungalow is located to the east of Thrushwood close to the boundary set forward of the proposed dwelling. The proposal involves the replacement of the former garage close to the boundary, with habitable accommodation, with associated ground floor windows. The introduction of the windows could result in overlooking due to the low boundary hedge, such overlooking would be unacceptable, however this has been overcome through the installation of a boundary fence that can be secured by condition, as such a refusal of planning permission on this ground would not be justified. All windows introduced in the eastern elevation are rooflights set at high level and as such will not offer increased opportunities for overlooking. The proposal

involves an increase in development adjacent to New Bungalow with the introduction of the hipped roof to the eastern end of the dwelling. While development on the boundary would be increased in view of the set forward of New Bungalow the proposal would not result in an unacceptable loss of amenity to the occupiers of the property.

6.23 Having regard to the above and considered in the context of the identical neighbour impacts of the previously approved scheme a refusal of planning permission on the basis of the impact upon neighbours would not be sustainable in your officer's view.

6.24 No objections have been raised to the environmental impacts of the proposal. The scheme involves an increase in accommodation at the property; there is however sufficient parking provision available at the property and considered in the context of the former dwelling is acceptable in highways terms.

## 7.0 **CONCLUSION**

7.1 The proposal complies with the relevant Local Plan policies and subject to the attached conditions, the development is acceptable in terms of its impact on the character of the area and in terms of its relationship with neighbouring properties and very special circumstances exist to justify the development in the Green Belt.

## 8.0 **RECOMMENDATION**

### 8.1 **Planning Permission be granted:**

1. **Commencement within 3 years**
2. **Condition listing approved plans**
3. **Materials**
4. **Boundary walls and fences**
5. **Withdrawal of permitted development rights**

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