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<b>APPLICATION NO.</b>	P11/E0354
<b>APPLICATION TYPE</b>	Minor
<b>REGISTERED</b>	9 May 2011
<b>WARD MEMBER(S)</b>	Angie Paterson and Anna Badcock
<b>APPLICANT/AGENT</b>	Mr James Roff
<b>SITE</b>	15 The Ridgeway, Nettlebed, RG9 5AN
<b>PROPOSAL</b>	Demolition of existing garage/workshop building and erection of one 3 bedroom dwelling
<b>AMENDMENTS</b>	As amended by agent's email dated 11 April 2011 amended plans and description
<b>OFFICER</b>	Miss Charlotte Crapper

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**1.0 INTRODUCTION**

- 1.1 This application has been referred to the Planning Committee as the Officers' recommendation differs to that of the Parish Council.
- 1.2 15 The Ridgeway is a semi detached property in Nettlebed with off street parking to the front. The site benefits from a long rear garden that backs onto Wanbourne Lane. Both The Ridgeway and Wanbourne Lane are lined with two storey, predominantly semi-detached, dwellings. Wanbourne Lane leads onto Lion Meadow which is a residential cul de sac. There is a Veterinary Surgery to the rear of the site and a footpath located near the proposed entrance for the new dwelling which leads to the bowling green and Village Hall. The site is located within an Area of Outstanding Natural Beauty (AONB). A location plan is **attached** at Appendix A.
- 1.3 An application was approved in January 2007 for the construction of a garage/workshop in the rear garden with a new vehicular access onto Wanbourne Lane (REF: P06/E1208/RET) and the permission has been implemented.

**2.0 PROPOSAL**

- 2.1 This application seeks planning permission to demolish the existing garage/workshop in the rear garden of No.15 and for the erection of a two storey, 3 bed dwelling in its place. The site would be split into two providing a site 28m deep for No.15 with a garden size of 12m wide and 11m deep. The site for the new dwelling house would also measure 28m deep in total and it would use the existing gated access at the rear of No.15 onto Wanborne Lane. Its garden area would measure 12m wide by 11m deep.
- 2.2 The new dwelling would be located approximately 6.5m from its entrance and 1.5m from each side boundary. The dwelling would measure 9.2m wide, 7.7m deep and have a maximum height of 5.5m. The dwelling is proposed to have a sloping roof on its southern elevation so that it would be only one storey high along the southern boundary. Proposed plans are **attached** at Appendix B whilst other documents associated with the application can be viewed on the council's website, [www.southoxon.gov.uk](http://www.southoxon.gov.uk).

**3.0 CONSULTATIONS & REPRESENTATIONS**

- 3.1 Nettlebed Parish Council – The application should be refused. Overdevelopment of land and access onto Wanbourne Lane would set a precedent.

- 3.2 Highways Liaison Officer – No Objection. The access proposed is a pre-existing one and the proposal does not represent a significant intensification of the use of the access.
- 3.3 Waste Team – The property must have room for 1 x 240Lt, 1 x 180 Lt and 1 x 23Lt bins, which should be presented at the property boundary for collection.
- 3.4 Thames Water – It is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. With regard to sewerage infrastructure there is no objection to the planning application.
- 3.5 Monson (Drainage Consultants) – The applicant should clarify where the house would drain to.

The applicant has subsequently clarified that it is possible to provide a foul connection within the application site.

- 3.6 Environmental Protection – The proposed residential development is regarded as a particularly sensitive use to any land contamination. This requires a precautionary approach. Therefore a condition should be imposed on any permission, which requires the applicant to investigate for contamination before development commences.
- 3.7 Neighbours – Three letters of objection received, raising the following concerns:
- Would cause overlooking and affect privacy.
  - Would feel enclosed.
  - Road surface of Wanbourne Lane in poor state, entrance had very little use and planned use would cause problems to footpath.
  - Description of garage misleading – there has never been one.
  - Traffic and parking issues along Wanbourne Lane will be increased.

#### 4.0 **RELEVANT PLANNING HISTORY**

- 4.1
- P06/E1208/RET - Erect single storey garden workshop at rear of garden. Remove two existing sheds. New vehicular access with double gates at rear (part retrospective) - Planning Permission granted on 24 January 2007
  - P96/S0315 - Detached garage and workshop with new vehicular access. Relocation of two garden sheds - Planning Permission granted on 21 August 1996
  - P89/S0870 - Extension to provide dining room, cloakroom, utility room, bedroom and shower room - Planning Permission granted on 26 January 1990
  - P71/H0561 - Proposed colt or guildway two-bedroom bungalow. Access – Refusal of Planning Permission on 4 November 1971

#### 5.0 **POLICY & GUIDANCE**

- 5.1 South Oxfordshire Local Plan 2011 (SOLP)  
Policies G2, G6, C2, H4, H5, H13, EP4, EP6, EP7, EP8, D1, D2, D3, D4, D6, D8, D10, T1, T2
- 5.2 South Oxfordshire Design Guide 2008 (SODG)  
Planning Policy Statements 1, 3, 5, 7 and 23

#### 6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main considerations in the determination of this application are;
- Whether the principle of development is acceptable
  - Other considerations

### **Principle of Development**

- 6.2 The principle of a new dwelling within the settlement of Nettlebed needs to be assessed against the criteria of Policy H5 of the Local Plan given that Nettlebed is categorised as a smaller village. Policy H5 permits the development of a new dwelling provided that the following criteria, i)-v) of Policy H4, can be met:
- i) An important open space of public, environmental or ecological value is not lost, nor an important public viewpoint spoiled.
- 6.3 The site is enclosed residential garden land and is not an open public space. A new dwelling in this location would be visible from surrounding properties in The Ridgeway, Wanbourne Lane and Lion Meadow, however given that the area comprises a residential estate, Officers are satisfied that the proposal would not detract from existing views. The garden is laid to grass and is unlikely to be of any significant ecological or environmental value.
- ii) The design, height, scale and materials of the proposed development are in keeping with its surroundings.
- 6.4 The design of the proposed new dwelling would be of a different style to those within the immediate vicinity and would be lower in height and have a different roofline to surrounding properties.
- 6.5 The properties in Lion Meadow, a cul de sac leading from Wanbourne Lane and situated approximately 30m from the site entrance, are of a lower height to the proposal. The maximum height of the new dwelling house would be 5.5m which is lower than surrounding 2 storey dwellings in the area. The overall design and appearance of the dwelling would not appear incongruous given that there is a single storey surgery and bungalows within the area.
- 6.6 The proposed dwelling would be located behind No.19 and 20 The Ridgeway, which are located to the rear of No.17 & 18 The Ridgeway. These dwellings have considerably shorter gardens than No.13 and 15 The Ridgeway. The new dwelling would have a similar relationship with No.15 as No.17 and 18 have with No.19 and, given the depth of the garden in this location, a new dwelling would fit comfortably on the site.
- 6.7 The Parish Council is of the opinion that the dwelling would lead to an overdevelopment of the site, however the proposed dwelling would occupy a similar sized plot to No. 15 The Ridgeway, providing adequate amenity space for both dwellings with 2 off street parking spaces and appropriate waste facilities. The proposed layout of the dwelling, stepped in from both boundaries and set back from the entrance would not appear overly large for the size of the site and would be in keeping with surrounding plots. In addition the application proposes materials that are similar to those used on adjacent dwellings.
- iii) The character of the area is not adversely affected.
- 6.8 An application for a new dwelling in this location was refused in 1977 however the property proposed was for a single storey two bedroom bungalow of a pre-fabricated appearance which was considered not to be in keeping with the character and appearance of the surrounding area.
- 6.9 The new dwelling would be visible from surrounding properties especially No. 13, 17 and 18 The Ridgeway, however, Officers are of the opinion that there would not be a detrimental impact on the residential character of the area. There is an existing access to the rear of the site off Wanbourne Lane that would serve the new dwelling without

resulting in an awkward relationship with neighbouring dwellings or No.15 The Ridgeway. At present there are no other properties along this side of Wanbourne Lane. However given the location of the new dwelling, at the end of Wanbourne Lane and on the corner with Lion Meadow, Officers consider that the new dwelling would be acceptable in the context of surrounding properties.

- 6.10 Officers consider that the style of the dwelling would not harm the character of the surrounding area and this part of the AONB.

iv) There are no overriding amenity, environmental or highway objections.

- 6.11 The Highways Officer had an initial objection to the proposal given that there is a surgery located at the end of Wanbourne Lane. However, he noted that there was a previous permission for a new access in this location and double gates have been installed. In addition the access's location allows for views of traffic travelling from Lion Meadow and Wanbourne Lane when exiting the site with suitable space to turn around in the site to leave in a forward movement. Some concerns have been raised as to the surface of the existing road, however this is a matter for the County Council. There is a footpath in close proximity to the access but this would not be adversely affected by the provision of a new dwelling in this location.

- 6.12 There is a large, well established hedge which runs along the western side of Wanbourne Lane. There have been some concerns raised that this would set a precedent for other properties to open an access onto the Lane through the hedge. However the hedge is not protected and this hedge could be removed should the owners wish.

- 6.13 The proposed dwelling would have a maximum height of 5.5m and would sit adjacent to the boundary with 19 & 20 The Ridgeway. The nearest wall of the proposed new dwelling would be located approximately 8m from the rear wall of these dwellings. There is a tall evergreen hedge which runs along this boundary which would screen the majority of the new dwelling from these properties. There have been no representations from these neighbours and Officers are of the opinion that there is no significant impact upon their amenity.

- 6.14 The owners of No.17 & 18 The Ridgeway have concerns that the new dwelling would overlook their properties and cause a loss of privacy. The SODG advises that there should be a distance of 25 metres back to back between residential properties. The proposed dwelling would accord with this advice and there would be no significant overlooking or a loss of privacy given the distance of the new dwelling from these neighbouring properties. No. 15 The Ridgeway would also retain a garden of sufficient size.

- 6.15 Officers are satisfied that there would not be a significant impact upon the amenity of the occupiers at No.13 The Ridgeway given the length of the garden and the size of the property. There would be some loss of light to No 13's garden but only to the far end.

v) If the proposal constitutes backland development, it would not create problems of privacy and access and would not extend the built limits of the settlement.

- 6.16 The site is located within an established residential estate, therefore I am satisfied that the built limits of the settlement would not be extended.

- 6.17 The Highways Officer has advised that he has no objection to the use of the existing access for a new dwelling and that there would be little impact upon highway safety. Privacy issues have been considered overleaf and are in accordance with the SOLP

and advice in the SODG.

Other Considerations

- 6.18 The applicant has advised that surface water would drain into the existing site, waste facilities will be accommodated and water connections can be made available on the site in accordance with comments raised.
- 6.19 The site has the potential for contamination, however, this concern can be addressed by a condition.

7.0 **CONCLUSION**

- 7.1 The proposal complies with the relevant Development Plan policies and it is considered that, subject to the attached conditions, the proposed new dwelling to the rear of 15 The Ridgeway would not have an adverse impact on the character and appearance of the immediate surroundings, the Area of Outstanding Natural Beauty, surrounding neighbours' amenity or highway safety.

8.0 **RECOMMENDATION**

8.1 **Grant Planning Permission**

1. **Three years permission**
2. **To be built in accordance with the approved plans**
3. **Materials to be submitted and approved**
4. **Investigation for contaminated land**
5. **Waste and recycling storage to be provided prior to implementation**
6. **No gates shall be provided at the site entrance**
7. **Parking and manoeuvring areas to be retained**
8. **Vision splay dimensions**
9. **Removal of permitted development for Classes A – E**
10. **Window at first floor level in north elevation to be obscure glazed**

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