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**SUBJECT            DEVELOPMENT APPLICATION REPORTS            ITEM 7**

**REPORT OF**        Head of Planning & Building Control

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<b>APPLICATION NO.</b>	<a href="#">P11/W0872</a>
<b>APPLICATION TYPE</b>	FULL
<b>REGISTERED</b>	15.06.2011
<b>PARISH</b>	DIDCOT
<b>WARD MEMBER(S)</b>	Mrs Margaret Davies Mrs Eleanor Hards
<b>APPLICANT</b>	Mr Salim Uddin
<b>SITE</b>	191 Broadway Didcot
<b>PROPOSAL</b>	Erection of 2 new two-bed dwellings (As amended by drawing 6079 PA_01 rev. B accompanying e-mail from agent received 22 July 2011).
<b>AMENDMENTS</b>	Drawing 6079 PA_01 rev. B altering the number of bedrooms.
<b>GRID REFERENCE</b>	452276/189972
<b>OFFICER</b>	Mr P Bowers

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**1.0 INTRODUCTION**

- 1.1 The application is referred to committee as the recommendation of the Didcot Town Council conflicts with the views of officers.
- 1.2 The application site comprises an area of garden land to the side of number 191 Broadway, Didcot which is one half of a pair of dwellings. Located on the southern side of the main road through the centre of the town the site is located opposite an ambulance and fire station on the northern side of the Broadway.
- 1.3 Planning permission was granted in 2001, 2006 and again in November of 2010 for the erection of a single 4 bedroom detached dwelling.

**2.0 PROPOSAL**

- 2.1 The application seeks full planning permission from the Council for the erection of a pair of semi detached properties as an alternative to the extant planning permission. The siting of the two properties is the same as the extant permission as is the height. The pair of semis does not include a forward projecting garage which makes the footprint of the proposed building smaller than the existing planning permission.
- 2.2 A plan showing the location of the site can be found at **Appendix 1** and the detailed elevation and block plans can be found at **Appendix 2.**

**3.0 CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Didcot Town Council** – Recommend Refusal of Planning Permission to the original submission. Waiting for comments on the amended plans.

- 3.2 The Town Council are concerned about the design of the building in that it is out of place in the street scene and that there is inadequate parking and that the development could be a hazard for emergency vehicles
- 3.3 **Neighbour** – 1 x Letter of representation expressing concern about the potential for overlooking and the need for the erection of a fence between the two properties.
- 3.4 **Thames Water Development Cntrl** – No objection.
- 3.5 **Area Liaison Officer** – In comparison to the previous permission the proposed development will not lead to adverse highways effects.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 **P10/W1534** - Erection of one dwelling. - **Planning Permission on 12 November 2010**
- P06/W0261** - Erection of dwelling with detached garage. - **Planning Permission on 24 April 2006**
- P01/W0658** - Erection of two storey detached house with attached garage (as amended by plan accompanying letter received on 2 November 2001 from the Agent). - **Planning Permission on 05 December 2001**

5.0 **POLICY & GUIDANCE**

- 5.1 **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**

6.0 **PLANNING CONSIDERATIONS**

- 6.1 **The main issues to consider as part of this proposal are;**

- **Whether the principle of development is acceptable.**
- **Impact on the character and appearance of the area with regard to the provisions of Policy H4.**
- **Impact on the amenities of the occupants of nearby properties.**
- **Whether the development includes a high standard of sustainable features.**

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

The site lies within the built up limits of Didcot which is one of the four main towns within the district 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 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 site forms part of the garden of number 191 Broadway and is a sizeable gap in the built form between the red brick tiled roof half of the semi forming number 191 and the detached brick and tile hung dwelling of number 193 Broadway.

Whilst it is a sizable area of grassed garden area the development does not result in the loss of a public open space and has no environmental or ecological value. Beyond the site to the south are the rear gardens of properties on Newlands Avenue and the three storey building comprising Marlborough Court. These do not make up an important view. The closing of the gap between the buildings is not therefore considered to harm the wider character or appearance of the area.

In addition the principle of development has already been established for a detached dwelling on the site.

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.

The Didcot Town Council have raised objection on the basis that the design is unsympathetic and incompatible with the street scene.

Whilst it is distinctively different from the red brick pair of semi detached properties to the east it is also different from the detached building at number 193 and the two storey Mansard roofed property at number 195. There is no clear distinct dominant design in the street scene which means that the proposed building will not appear out of place or detract from the wider character of the street scene.

It should of course be noted that the detached two storey building recently approved is also different from the immediate properties.

***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 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 and for three bedroom properties 100 square metres.

The 2 bed unit provides for a private amenity area of 83 square metres and the 3 bed unit for 83 square metres.

It would be possible to provide for gardens that meet the standards because of the overall size of the site however the boundaries would be contrived. The proposed plans show a better layout than would otherwise be proposed if the gardens were to reflect the normally required size of gardens.

In terms of highway safety there is no objection in respect of the access. Sufficient parking is shown for the new dwellings and the existing property which meets with the minimum parking standards for two and three bedroom units. This means that there will be no increased pressure to park on the public highway as a result of the addition of two dwellings in this location.

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.*** The proposal is clearly within the built limits of Didcot and does not constitute back land development and therefore this criterion does not apply.

The proposal broadly complies with Policy H4.

#### 6.4 **Impact on the amenities of the occupants of nearby properties.**

Policy D4 of the South Oxfordshire Local Plan seeks to ensure that new dwellings should be designed and laid out in such away to secure a reasonable degree of privacy for the occupiers and that the development will not be permitted if it would unacceptably harm the amenities of neighbouring properties through loss of privacy, daylight or sunlight.

The two most affected properties are numbers 191 and 193 Broadway. In respect of siting, height and depth the building comprising the two units is comparable to the approved scheme. There will not be an increase in overbearing or oppressive impact over and above that of the extant planning permission.

There are windows in the side elevations of the units however these serve bathrooms and en-suites and it is therefore reasonable to ensure that these windows are obscure glazed for the privacy of the new occupiers and the two adjoining properties. Any additional windows in the first floor of the side elevation will require planning permission automatically unless they are obscure glazed and any opening parts of the window are 1.7 metres above the floor level.

In terms of neighbour impact the proposed development is considered to accord with Policy D4.

#### 6.5 **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 South Oxfordshire Design Guide 2008 requires that up until April 2010 proposals for 1 dwelling shall be looking to attain one star rating after this date a three star code level is expected. A sustainability statement has been submitted with the application setting out what measures are being undertaken under the relevant categories such as energy and CO2 emissions, materials, waste etc. It has also been confirmed in the

covering letter accompanying the amended plans that a Code Level 3 star rating is achievable.

The development demonstrates a high level standard that is required in Policy D8.

**7.0 CONCLUSION**

7.1 The development provides for two properties (one x 2 bed and one x 3 bed) with an acceptable level of amenity and parking space. The dwellings are acceptable in terms of size and design and which enhance the character of the area. They will not give rise to an unacceptable level of overlooking or create a harmful overbearing or oppressive impact. Your officers consider that the development is acceptable.

**8.0 RECOMMENDATION**

8.1 **Planning Permission is granted subject to the following conditions;**

1. **Commencement 3 years**
2. **List of approved drawings**
3. **Sample Materials – Walls and Roof**
4. **Landscaping scheme**
5. **Parking as per plan**
6. **No additional windows**
7. **Obscure glazing**
8. **One dwelling to be two bed unit and retained as such.**
9. **Contamination (investigation)**
10. **New fence to boundary**

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