
APPLICATION NO.	P11/E0578
APPLICATION TYPE	Full
REGISTERED	12 April 2011
PARISH	Shiplake
WARD MEMBER(S)	Malcolm Leonard and Robert Simister
APPLICANT	Mr K Greenfield
SITE	Chiltern Lodge, Station Road, Lower Shiplake
PROPOSAL	Erection of two storey five-bedroom dwellinghouse, detached double garage and construction of new access.
AMENDMENTS	One – Reduction in amount of development close to boundary with Holme Cottage to retain more boundary trees and updated arboricultural method statement.
OFFICER	Paul Lucas

1.0 INTRODUCTION

- 1.1 This application is reported to the Planning Committee as a result of a conflict between the Officers' recommendation and the views of Shiplake Parish Council.
- 1.2 The application site is shown in bold on the OS extract at **Appendix 1**. The application site consists of a residential plot within the built up area of Lower Shiplake comprising a large detached two storey dwelling known as Chiltern Lodge located towards the front of the site with a tennis court and store building positioned towards the rear of the site. There are similar frontage dwellings on either side of the site, Waynflete to the west and Little Holme to the east. There are properties to the north that front onto Bolney Trevor Drive, of which Grays Lodge and Milverton directly back onto the rear boundary of the site. Waynflete is finished in brick and render with clay tiles. Chiltern Lodge presently takes vehicular access from Station Road with the crossover being in the south-east corner of the site leading to a garage attached to the side of the house. There is a slight downwards slope from west to east across the site, which continues across adjoining land. The site contains several mature trees, mainly located close to the boundaries of the plot. Holme Cottage is a detached dwelling located to the rear of Little Holme. Beyond Holme Cottage to the east, another dwelling has been recently constructed and full planning permission was granted by the planning committee for a detached five-bedroom dwelling to replace the garage/store at the rear of Waynflete. The site and the surrounding area have no special designations.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for the erection of a two-storey five-bedroom dwelling and detached double garage accessed from Station Road via a new drop-kerb and driveway running along the western site boundary. The proposed dwelling and its plot would largely occupy the space taken up by the existing tennis court, with the garage and turning area located in front of the house and the main private garden to the rear. The land to the south and east of the access would remain as garden for Chiltern Lodge. The dwelling would provide first floor accommodation within the roof. It would measure 15.5 metres in width and the depth would range from 8.5 metres to 11.5 metres including the front wings. The main ridge height would be 7 metres. It would be positioned 6.24 metres from the boundary with Holme Cottage, 6.77 metres from the boundary with Waynflete, 13.5 metres from the boundary with Grays

Lodge/Milverton and 20 metres from the new rear boundary of Chiltern Lodge.

- 2.2 There would be a basement under the half of the dwelling located closest to Holme Cottage. The dwelling would have a catslide roof ridge running east to west with two projecting ridges on the front and one on the rear. There would also be two dormers on the rear roof slope. The double garage would be located 5.4 metres in front of the house and 4.5 metres from the boundary with Holme Cottage and would have a square plan measuring 6 metres and a roof ridge of 5 metres height with gable ends facing east and west. The facing materials for the proposed house and garage would consist of red multi-bricks and plain clay roof tiles with timber and aluminium framed windows and timber garage doors. The hardstanding would consist of gravel, although some fencing would be installed to form the boundary between Chiltern Lodge and the new dwelling, the majority of mature trees and hedges along other boundaries would be retained. The applicants' supporting design and access statement is available to view online on the Council's website, www.southoxon.gov.uk. The plans of the proposed development are shown at **Appendix 2**.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 **Shiplake Parish Council** – The application should be refused:
- Inappropriate development would be contrary to PPS3 with no previous permission on the site.
 - Scale and bulk would constitute overdevelopment of site and inappropriate to character of surroundings and environment.
 - Loss of amenity and privacy to existing neighbours.
 - Highway safety implications of additional dwelling and access onto Station Road.
 - Amended plans do not mitigate original fundamental objections.
- 3.2 **OCC Highways** – No objection subject to standard conditions.
- 3.3 **Waste Management Officer** – Detailed advice regarding bin collection, which could form the basis of a planning condition.
- 3.4 **Forestry Officer** – No objection to amended plans and arboricultural method statement subject to standard landscaping and tree protection conditions.
- 3.5 **Neighbours** – Three representations of objection and one of concern submitted in relation to original plans, summarised as follows:
- Would dominate rear gardens due to size and distance from boundaries.
 - Loss of boundary trees.
 - Considerably larger than and harmful to outlook from Holme Cottage.
 - Rear windows would overlook dwellings and gardens to the rear, particularly Grays Lodge.
 - Should be moved further south closer to host dwelling than houses to rear.
- 4.0 **RELEVANT PLANNING HISTORY**
- 4.1 P10/E0878/O – An outline planning application for a dwelling with a larger footprint than that now proposed was withdrawn in August 2010 following officers raising concerns about the visual impact on the surroundings and loss of residential amenity to adjoining occupiers.
- 4.2 P11/E0033 – Planning permission was granted for a two storey dwelling and detached garage in the rear garden of Waynflete in April 2011. This has yet to be implemented.

- 4.3 P09/E1430 & P10/E0951 – Planning permissions were granted in March 2010 and September 2010 for alternative designs for a two storey dwelling and detached garage in the rear garden of Gateways, to the east of Holme Cottage. The latter planning permission has been implemented.

5.0 POLICY & GUIDANCE

- 5.1 Adopted South Oxfordshire Local Plan 2011 Policies:

G2 – Protection of the Environment
G5 – Making the Best Use of Land
G6 – Promoting Good Design
C4 – The Landscape Setting of Settlements
C9 – Landscape Features
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
D10 – Waste Management
H4 – Towns and Larger Villages Outside the Green Belt
H5 – Larger Villages Within the Green Belt and Smaller Villages Elsewhere
T1 – Transport Requirements for New Developments
T2 – Transport Requirements for New Developments

- 5.2 Supplementary Planning Guidance:
South Oxfordshire Design Guide 2008 – Sections 3, 4 and 5.
South Oxfordshire Landscape Assessment – Character Area 11.

- 5.3 Government Guidance:
PPS1 – Delivering Sustainable Development
PPS3 – Housing
PPS7 – Sustainable Development in Rural Areas
PPG13 – Transport

6.0 PLANNING CONSIDERATIONS

- 6.1 The proposed dwelling would be located within the built-up area of the village of Lower Shiplake, which is a settlement where infill residential development of up to 4 dwellings is acceptable in principle. Consequently, through Policy H5, the proposal falls to be assessed against the criteria of Policy H4. The planning issues that are relevant to this application are whether the development would:

1. result in the loss of an open space or view of public, environmental or ecological value;
2. be in keeping with the character and appearance of the surrounding area;
3. compromise the living conditions of neighbouring residential occupiers and the development would provide suitable living conditions for future occupiers;
4. provide an adequate level of off-street parking spaces for the existing and proposed dwelling or other conditions prejudicial to highway safety;
5. incorporate sufficient sustainability and waste management measures; and
6. have regard to any other material planning considerations.

Loss of Open Space

- 6.2 Criterion (i) of Policy H4 of the SOLP 2011 requires that an important open space of public, environmental or ecological value is not lost, nor an important public view spoilt. The site has formed part of an established residential plot landlocked by other gardens for many decades. There is no evidence that it has any particular ecological value and there are limited public views of the rear of the site from the main road. This criterion would therefore be satisfied.

Character and Appearance

- 6.3 Criteria (ii) and (iii) of Policy H4 of the SOLP 2011 seek to ensure that the design, height, scale and materials of the proposed development are in keeping with its surroundings and the character of the area is not adversely affected. The dwelling would be positioned in place of a domestic tennis court and whilst the dwelling would inevitably have a greater massing, it would not be in a prominent location in public views from the main road. The dwelling would be more noticeable in private views across the surrounding back gardens, but would be positioned further away from the closest eastern and northern boundaries than the footprint of the dwelling approved at Waynflete. The size of the plot would be sufficient to enable the dwelling to fit onto the site without appearing cramped, when compared with the other dwellings recently granted planning permission in that area and it would have a relatively traditional form and massing, with first floor accommodation contained within the roof, which would be sympathetic to its surroundings. The detailed appearance of the proposed dwelling would be acceptable, given that houses within the locality cover a broad cross section of design styles from Victorian/Edwardian to mock Tudor and late 20th century. The Forestry Officer is satisfied that trees worthy of protection would be retained through tree protection and landscaping conditions and that new planting would help to soften the impact of the development into its surroundings. The proposed garage and driveway works would be sympathetic in scale and appropriately located. In light of this assessment, the proposed development would comply with the above criteria.

Living Conditions

- 6.4 Criterion (iv) of Policy H4 of the SOLP 2011 requires that there are no overriding amenity objections. Criterion (v) explains that if the proposal constitutes backland development, it should not create problems of privacy or access. Officers consider that the level of separation between the proposed dwelling and nearby properties would be consistent with and in places greater than the approved layouts of the dwellings at the rear of Waynflete and Gateways. The proposed design of the dwelling would also be consistent with these dwellings in respect of ridge height. Although there would be windows to habitable rooms on the first floor of the rear elevation, these would be at a sufficient distance to the rear boundary to prevent overlooking of the dwellings and gardens to the north and in particular would ensure that the established standard window to window distance of 25 metres would be complied with. The level of separation would also be sufficient to prevent any loss of outlook or light to the adjoining dwellings and gardens. Although the dwelling and garage would be positioned entirely in front of Holme Cottage, the amended plans show that the distance to the boundary and retention of established boundary screening would ensure that the outlook from the adjoining garden would not be adversely affected by the proposed development. The first floor side windows serve bathrooms and planning conditions could be imposed to ensure that these windows are obscure glazed.

- 6.5 The aforementioned landscaping and tree protection conditions would also ensure that established screening foliage is retained and strengthened with new planting. The outdoor amenity space provision would provide sufficient living conditions for the future occupiers of both Chiltern Lodge and the new dwelling. On the basis of this assessment, the proposed development would meet criteria (iv) and (v) of Policy H5.

Highways and Parking

- 6.6 Criterion (iv) of Policy H4 of the SOLP 2011 also requires that there are no overriding highway objections. Criterion (v) explains that if the proposal constitutes backland development, it should not create problems of privacy or access. The proposed access arrangements would be consistent with those already agreed by the Local Highway Authority at Waynflete, where satisfactory visibility and parking standards could be secured through planning conditions. The Forestry Officer is satisfied that the required access and driveway works would not harm the important trees on the site boundaries. The proposed development would therefore satisfy the above criterion.

Sustainability Measures and Waste Management

- 6.7 Policy D8 of the SOLP 2011 requires proposals to incorporate sustainability measures in terms of energy, water and materials efficient design. Section 3 of the SODG 2008 recommends that single dwellings reach at least Level 3 of the Code for Sustainable Homes. A section of the design and access statement submitted with this application outlines house construction and renewable energy measures with a view to obtaining Level 3. The implementation of the measures outlined could be secured through a planning condition. Policy D10 requires the provision of waste collection facilities and space for refuse and recycling collection for both dwellings is shown on the plans. Both of these aspects could be secured via planning conditions.

Other Material Planning Considerations

- 6.8 Shiplake Parish Council has previously drawn comparison with a recently dismissed appeal for the erection of two dwellings in a backland location at the rear of dwellings on the northern side of Baskerville Road, shown hatched on the site plan at **Appendix 1**. There are some key differences between that site and the site of the current application. Firstly, all of the dwellings around Baskerville Road are frontage dwellings and there is no established backland development. Near to Chiltern Lodge there is Holme Cottage, Croft Cottage, the recent planning permission at Waynflete and another dwelling at the rear of Gateways nearing completion, which are all in backland locations. Secondly, the depth of the existing Chiltern Lodge plot and the back to back distance between existing dwellings is about 20 metres greater than on Baskerville Road. Although private residential gardens are now excluded from the definition of previously developed land, if they are in relatively sustainable and accessible locations they are potentially suitable for housing development in policy terms, because they reduce the pressure for development on existing public and private open spaces, Green Belt land and the countryside. Using land efficiently is still a key consideration in planning for housing. Paragraph 50 of PPS3 makes clear that the density of existing development should not dictate that of new housing by stifling change or requiring the replication of existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment. Thus, the thrust of national policy has not been materially changed by the recent changes to PPS3.

7.0 CONCLUSION

7.1 The application proposal would comply with the relevant Development Plan Policies, Supplementary Planning Guidance and Government Guidance and it is considered that, subject to the attached conditions, the proposed development would not materially harm the living conditions of nearby residents or the character and appearance of the area or result in conditions prejudicial to highway safety.

8.0 RECOMMENDATION

8.1 Grant Planning Permission subject to the following conditions:

- 1. Standard 3 Year Time Limit**
- 2. Approved plans condition**
- 3. Details of levels prior to commencement**
- 4. Schedule of materials prior to commencement**
- 5. Removal of permitted development rights for new dwelling for extensions, roof extensions, outbuildings, hardstandings**
- 6. Obscure glazed and fixed shut windows first floor side elevations**
- 7. Implementation of sustainability measures prior to occupation**
- 8. Implementation of refuse and recycling collection points prior to occupation**
- 9. Provision of vision splays and access as plan prior to occupation**
- 10. Provision of parking and turning areas prior to occupation**
- 11. Retention of garages for car and cycle parking only**
- 12. Gates to be a minimum of 6 metres back from footpath**
- 13. Details of hard and soft landscaping prior to commencement**
- 14. Implementation of tree protection as set out in amended Arboricultural Method Statement prior to commencement**
- 15. Details of Contaminated Land Statement prior to commencement**

Author: Paul Lucas
Contact No: 01491 823434
Email: Planning.east@southandvale.gov.uk