
APPLICATION NO.	P11/W0877
APPLICATION TYPE	FULL
REGISTERED	17.06.2011
PARISH	GORING
WARD MEMBER(S)	Ann Ducker MBE Pearl Slatter
APPLICANT	Mrs J Edmonds
SITE	12 Wallingford Road Goring-on-Thames
PROPOSAL	Demolition of existing bungalow and construction of two new two storey dwelling houses.
AMENDMENTS	Drawing numbers PVD/434/AR 202-11, PVD/434/AR 205-3, PVD/434/206-3 rec 12.08.11.
GRID REFERENCE	460245/181029
OFFICER	Mrs E Hamerton

1.0 **INTRODUCTION**

1.1 This application is referred to the Planning Committee as the views of the Parish Council differ from Officer's recommendation.

1.2 The application site, which is shown on the OS extract **attached** as Appendix A, is located within the built up limits of Goring-on-Thames. It currently comprises a detached bungalow with adjoining garage set within a generous plot. The site, like Goring as a whole, lies within the Chilterns AONB.

2.0 **PROPOSAL**

2.1 This application seeks permission for the demolition of the existing bungalow and garage and the erection of one 3 bedroom house and one 4 bedroom house. Both have adjoining garages. **Attached** at Appendix B is a copy of the floor plans and elevations. The new houses have been identified on the plans as number 12 and number 10.

2.2 Number 12 comprises a lounge, garage, kitchen and bedroom at ground floor, with three bedrooms and a bathroom at first floor. Number 10 comprises a dining room, kitchen, lounge and garage at ground floor and three bedrooms and a bathroom at first floor.

2.3 Both houses will have a ridge height of 8.15m. The ground levels between the site and the neighbouring properties either side differ slightly, with the ground gently sloping from north to south.

2.4 The applicants submitted amended plans which sought to address the concerns raised by nearby neighbours and the Parish Council.

3.0 **CONSULTATIONS & REPRESENTATIONS**

3.1 The following comments have been received in relation to this proposal. O – indicates comments made on the original proposal and A – indicates comments made on the amended plans.

3.2 **Goring Parish Council**

O – Recommend application should be refused

- The proposal is contrary to Policy H4 (ii) in that the design, height and scale are out of keeping
- Contrary to Policy H4 (iii) in that the character of the Wallingford Road is currently for detached dwellings fairly well spaced apart
- The proposed is an overdevelopment of the site

3.3 A – Refused

- For the same reasons stated above

3.4 **Neighbours**

- 8 letters of objection in total in relation to the original and amended plans

O – objections

- Out of character in an area of Outstanding Natural Beauty and close to a Conservation Area
- Overdevelopment of the site
- Unimaginative box design – would not blend with the existing houses in this stretch of Wallingford Road
- They break the rhythm and ambiance of the road
- Tarmac drive is out of keeping
- The new dwellings extend twice the depth of the existing properties in this area
- Privacy will be compromised due to the rear facing first floor windows
- Views across Lardon Chase will be lost due to the height of the proposed properties
- High density development
- Not in keeping with the space and tradition of this road
- Will block out sunlight into garden
- First floor and ground floor accommodation will be overlooked

3.5 A – objections

- Does nothing to address previous concerns will still be out of keeping and reduce privacy
- The height of the properties remain too high
- Original comments remain

3.6 **Highway Officer**

O – No objection

- No objection, subject to conditions
- The Wallingford Road is currently punctuated along its length on the side where the proposed dwellings are with a number of accesses.
- The road is a long straight road which has reasonable levels of visibility in each direction despite a brow of an incline to the northern side of the site.
- The addition of a second access to the site would not be detrimental to highway safety and visibility given there are turning areas provided on the driveways

A – No objection

- Comments above still apply

3.7 **Forestry Officer**

- No objection, subject to tree protection condition

3.8 **Monson Engineering**

- No objection

3.9 **Environmental Health – Contaminated Land**

- No objection subject to conditions

3.10 **Thames Water**

- No objection

4.0 **RELEVANT PLANNING HISTORY**

4.1 P10/W1821/O – Outline application for the demolition of the existing bungalow and construction of two new semi-detached houses and new access. Withdrawn January 2011.

P67/H0293 – Dwelling house and access. Refusal of planning permission June 1967

5.0 **POLICY & GUIDANCE**

5.1 **Adopted South Oxfordshire Local Plan Policies 2011**

G2	Protection and enhancement of the environment
G6	Promoting good design
C1	Landscape character
C2	Area of Outstanding Natural Beauty
C9	Landscape features
D2	Vehicle and bicycle parking
D3	Plot coverage and garden areas
D4	Privacy and daylight
H4	Housing
T1	Transport requirements for new developments

5.2 **South Oxfordshire Design Guide**

5.3 **Goring-on-Thames Village Plan 2006**

5.4 **Planning Policy Statement 7**

6.0 **PLANNING CONSIDERATIONS**

6.1 The planning issues that are relevant to this development are:

- The principle of the development
- Is the site an important open space of public, environmental or ecological value and would an important public view be spoilt as a result of this development
- The impact on the character and appearance of the surrounding area
- The design of the development
- The impact on the amenity of nearby neighbours
- The impact on the AONB
- The impact on existing trees and landscaping on the site
- Amenity space

The principle of the development

6.2 Policy H4 of the adopted Local Plan permits new housing development within the built up limits of the four main towns in the district and within the built up limits of the larger villages outside the Green Belt. Goring-on-Thames is one of the larger villages within the district; therefore there is no objection in principle to new housing development, providing the criteria under Policy H4 are met. The following sections of this report address each of the criteria.

Is the site an important open space of public, environmental or ecological value and would an important public view be spoilt as a result of this development

- 6.3 Criteria (i) of Policy H4 does not permit development where an important open space of public, environmental or ecological value is lost. It also seeks to protect important public views.
- 6.4 The site currently comprises a detached bungalow set within a generous plot. There are a number of mature trees across the site and established vegetation along the boundaries. The development of this site would not result in the loss of an important open space, however several neighbours have objected to the proposal on the grounds that their own view of Lardon Chase, which is to the west, would be lost or compromised.
- 6.5 Criteria (i) of Policy H4 relates to the loss of an important public view. Therefore although neighbours have raised concerns about the loss of their own personal view of Lardon Chase, the right to a private view is not a material planning consideration.
- 6.6 There are a variety of established trees and vegetation across the site, which is part of its current character. The Council's Forestry Officer does not have any objection to the development of this site on environmental or ecological grounds. For these reasons this development is not considered to be contrary to criteria (i) of Policy H4.
- The impact on the character and appearance of the surrounding area**
- 6.7 The Parish Council and a number of neighbours are concerned that the proposal would be out of keeping with the character and appearance of the surrounding area. It is their view that Wallingford Road comprises detached houses that are fairly well spaced apart and this development would represent an overdevelopment of the plot.
- 6.8 The character of Wallingford Road is varied and comprises a range of different styles and ages of properties. There are parts of Wallingford Road where the housing is of higher density, where as in other parts the houses benefit from a more spacious setting. The area around the site only comprises houses on the eastern side of the road as there is a train line adjacent, on the opposite side of the road.
- 6.9 Some of the properties in this area benefit from generous plots, such as number 12, whilst others do not have such deep rear gardens. To the rear of Wallingford Road is Lockstile Mead where the density of housing is greater than along Wallingford Road. The closest neighbouring property to the site is number 14, this property has a garage that abuts the common boundary with number 12. The other neighbouring property, number 8 has recently benefited from planning permission to extend which has now resulted in the property sitting some 0.5m from the common boundary with number 12.
- 6.10 The proposed house on plot no. 12 would sit some 2m from the common boundary with number 14 and 2m from the other new house on plot 10. There is a distance of some 2.5m from the house at plot no. 10 to the common boundary with number 8. Therefore at these distances the two new houses would have a more generous distance between the houses to the common boundaries than the neighbouring properties either side. The recessed single storey garages to the side of both dwellings also create a sense of space between the buildings. For these reasons this development is not considered to appear cramped on the plot or out of keeping with the character of the area which is a residential street which comprises a varied character and appearance.

The design of the development

- 6.11 Both the Parish Council and several neighbours have raised concerns about the design, scale and height of the houses. The applicant has sought to address these concerns through the amended plans which slightly reduced the height of the houses and repositioned the garage at plot no. 12 in line with the garage at the neighbouring property.
- 6.12 The design and style of the houses in this area are varied. Milldown Avenue, Lockstile Mead and Lockstile Way comprise 1960's style properties. Along Wallingford Road the design, scale and age of the properties are varied and there is not a common design.
- 6.13 The design of the proposed houses and their associated garages are simple. Some neighbours are concerned the design of these houses are unimaginative and box like and would not blend in with the rest of the houses along this part of Wallingford Road.
- 6.14 Section 5.1.1 of the South Oxfordshire Design Guide advises that building forms should be simple and draw inspiration from local building traditions, avoiding deep plan forms and inappropriate historic features.
- 6.15 The footprint of the two new houses will be deeper than the neighbouring properties either side, however the bulk of this is broken up with only part of the rear projection being two storey.
- 6.16 Concerns have also been raised in relation to the height of the houses. The applicant has sought to address this through the amended plans which slightly reduce the height by some 20cm to create a slight staggered appearance to the ridge lines within the street scene.

The impact on the amenity of nearby neighbours

- 6.17 Your Officers have visited nos. 14 and 18 Wallingford Road, 4 Milldown Avenue and 15 and 17 Lockstile Mead in order to assess the impact of the development on the amenity of nearby neighbours.
- 6.18 Nearby neighbours concerns relate to the impact of the development on their privacy, due to overlooking, loss of views and loss of light and concern about the height of the proposed houses. The loss of a private view is not a material planning consideration and therefore cannot be considered in relation to this development.
- 6.19 Nos. 15 and 17 Lockstile Mead are to the rear of the site and sit some 40m from where the two houses are proposed. At this distance the development is not considered to be oppressive or overbearing and the back to back rear window distances exceed the 25m that is advised in the South Oxfordshire Design Guide. No. 4 Milldown Avenue sits to the north west of where the two houses are proposed, the occupiers of this property are concerned that the development will lead to an unacceptable level of overlooking. Given the particular layout of the existing houses along Milldown Avenue, and Wallingford Road there is already a mutual degree of overlooking which is not uncommon in a residential area. The angle at which the two new houses will sit in relation to no. 4 Milldown Avenue and nos. 14 and 8 Wallingford Road would not give rise to a level of overlooking that is any worse than the existing situation and it would not give rise to a level of overlooking that would be detrimental to the neighbours amenity.

- 6.20 Some of the neighbours have also raised concerns about the height of the proposed houses and the impact this will have in terms of loss of light and being overbearing. The applicant has amended the plans in order to reduce the height slightly, marginally below the ridge line of no. 14. The plans have also been amended resulting in the garage at no. 12 being brought forward away from the rear garden area of no. 14 which originally was overbearing. The main two storey bulk of the house would be some 6m from no.14. At this distance the development is not considered to be oppressive or overbearing.
- 6.21 Along the common boundary with no. 8 is established trees and vegetation, most of which is within the application site boundary. This provides an effective screen between the site and no. 8 and therefore a condition is recommended requiring the protection of existing trees and vegetation along with a landscaping scheme. Even if there was not any vegetation along the common boundary with no.8 the house at plot 10 would be some 7m away which would not be considered oppressive or overbearing or give rise to an unacceptable level of overlooking.

Impact on the AONB

- 6.22 This site is within the Chilterns Area of Outstanding Natural Beauty (CAONB). The site currently comprises a detached bungalow and is within the built up limits of the village surrounded by residential development. Given the context of this site, the development is not considered to be harmful to the natural beauty of the CAONB.

Impact on existing trees and landscaping

- 6.23 The existing trees and landscaping on the site are an important part of its character. The trees and vegetation towards the front of the site, adjacent to Wallingford Road contribute towards the character of the street scene, which along this part of Wallingford Road is made up of mature landscaping.
- 6.24 None of the trees on this site are protected by a Tree Preservation Order. The Forestry Officer had some concerns about the proposed surface treatment for the driveway and the impact this could have on the Cedar tree which is in the front garden area of no. 14. The applicant has amended the details of this and has confirmed that the driveway for plot 12 shall remain the same. In order to ensure this, a condition is recommended that removes the owners permitted development rights to lay a hardstanding without consent from the Local Planning Authority.
- 6.25 The block plan shows the applicants intention to retain the most significant and established planting on the site. To ensure this a tree protection and landscaping condition is recommended. The landscaping condition also requires details of the boundary treatment between the two plots.

Amenity Space

- 6.26 Both plots benefit from good sized rear garden areas, which are in excess of the garden space sizes advised in the South Oxfordshire Design Guide which for this size property would be 100 sqm.
- 6.27 On the block plan, plot 12 has a reduced rear garden area and part of this is shown outlined in blue. This reflects the fact that the applicants are currently in discussions with one of the neighbours in relation to the sale of this land. Even if this land is sold, the rear garden size would still comply with the requirements of the South Oxfordshire Design Guide.

7.0 CONCLUSION

7.1 This application is recommended for approval. The principle of new housing in this location is acceptable. The development would not be detrimental to the character and appearance of the street scene, the natural beauty of the AONB or the amenity of nearby neighbours.

8.0 RECOMMENDATION

8.1 **That planning permission is recommended subject to the following conditions:**

1. **Commencement 3 yrs - Full Planning Permission**
2. **Approval of plans**
3. **Sample panels of facing brickwork**
4. **Sample tiles**
5. **Tree Protection**
6. **Landscaping (incl boundary fencing and hard surfacing)**
7. **Construction Traffic Management Plan**
8. **Any gates to driveways to be set back by minimum of 0.5m**
9. **Parking and turning area as approved plan**
10. **Contamination (investigation)**
11. **No additional windows, doors or other openings**
12. **Level details to be submitted**
13. **Fenestration details to be provided before development commences**
14. **No laying of hardstanding without LPA consent**

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