
APPLICATION NO.	P11/W1252
APPLICATION TYPE	FULL
REGISTERED	11.8.2011
PARISH	DORCHESTER
WARD MEMBER(S)	Mr Philip Cross Mr Marc Hiles
APPLICANT	Trident Property Holdings Ltd
SITE	Land between 32-36 High Street and 1 Crown Lane Dorchester-on-Thames, OX10 7HN
PROPOSAL	To raise the levels of proposed dwellings Units 1 & 2 (400mm) and Units 3, 4 & 5 (100mm) together with adjoining access roads and carports as otherwise consented in approved applications P09/W1029 & P09/1030CA.'Demolition of all existing buildings and construction of access road and erection of five, two storey dwellings with associated carports and car parking.'
AMENDMENTS	None
GRID REFERENCE	457796/194388
OFFICER	Mrs S Crawford

1.0 INTRODUCTION

- 1.1 The application has been referred to the Committee because the recommendation conflicts with the views of the Parish Council.
- 1.2 The site lies in the centre of the village and the conservation area of Dorchester, in a backland location between High Street and Queens Street. Most of the buildings on the High Street frontage are listed buildings. The site was in use until recently for the manufacturing of fireplaces and kitchen surfaces. The approved scheme involved the demolition of commercial workshops on the site and the bungalow on Crown Lane and the removal of a swimming pool. The commercial buildings have now been demolished. The bungalow on Crown Lane is still in situ. Part of the site is designated as a Scheduled Ancient Monument.
- 1.3 Dorchester lies within the Oxford Green Belt and a public footpath runs along Crown Lane.
- 1.4 The site is identified on the Ordnance Survey Extract attached at Appendix 1.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for revisions to the scheme approved under application P09/W1029. The revisions are:
- Raise the foundation levels of units 1 and 2 by 400mm and the slab level of adjoining car ports by 300mm (involves respective increases in the ridge

heights)

- Raise foundation levels of units 3, 4 and 5 by 100mm (involves respective increase in the ridge heights)
- Raise in the level of the access road and driveways by no more than 160mm.

In all other respects the design details and footprint of the buildings from the previous scheme remain the same.

2.2 The 2009 scheme, P09/W1029, granted planning permission for:

- Five dwellings in a T shape plan form in a backland location off the High Street. One no 2 bed dwelling, two no 3 bed dwellings and two no 4 bed units are proposed.
- Four houses to be accessed off the High Street using the access point for the workshops and one house to be accessed off Crown Lane using the access point for the existing bungalow.
- A total of nine parking spaces to be provided; two spaces each for the three and four bed units and one space for the two bed unit.
- Private gardens to be provided to the rear of each dwelling and a bin collection point near to the high street entrance.

2.3 Reduced copies of the plans accompanying the current application and the additional section showing proposed and existing levels are **attached** at Appendix 2. Full details of the application and the consultation responses can be viewed on the Council's website at www.southoxon.gov.uk.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Parish Council Keen to see the site re-developed as soon as possible but the current application should be refused on the following grounds.
1. Design reasons. No consideration about how the changes in levels will be dealt with at or near the boundaries of 34 and 36 High Street who have vehicular access rights across the access. No consideration about how surface water drainage will be dealt with to stop it flowing down into the rear of 34 and 36 High Street.
 2. Impact on conservation area and listed buildings. The ridge height on plots 1 and 2 will now be higher than the listed buildings – this will be significant from the High Street. The bin store is too prominent.
 3. Neighbour impact. Additional height is overbearing for 9, 9a and 11 Queen Street involving a loss of light. The drawings do not show the impact sufficiently.
 4. Landscaping. Restrictions on planting in the rear gardens will restrict ability to plant screening to Queen Street.
- 3.2 English Heritage There have been detailed discussions between the Agent and English Heritage to overcome concerns in relation to the impact on archaeology. No objection subject to conditions.
- 3.3 OCC (Archaeology) No objection subject to conditions
- 3.4 Conservation Officer No objection

- 3.5 Neighbour Objectors (5) Concerned about visual impact and cramped feeling. Development will be higher than all the surrounding buildings which will tower over and overshadow neighbours. Concern about lack of drainage detail and the potential for surface water drainage onto the High Street, Increases size of bin storage area. The plans misrepresent the legal vehicular right of way to 36 High Street. Concern about amendment, height increase will increase impact on existing small rear patio. Would prefer an alternative solution.

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P09/W1029](#) - Demolition of all existing buildings, construction of access road and the erection of five, two storey dwellings with associated car ports and parking - **Approved**

[P09/W1030/CA](#) - Demolition of all existing buildings, construction of access road and the erection of five, two storey dwellings with associated car ports and parking. **Approved**

[P08/W1021/CA](#) - Demolition of existing workshops. **Withdrawn**

[P08/W0896](#) - Construction of access road and the erection of a terrace of four, two storey dwellings with associated parking. **Withdrawn**

[P06/W0535](#) - Demolition of existing timber workshops. Erection of two pairs of two storey semi-detached houses, with a single garage, seven parking spaces, and associated new access. **Refused**

5.0 POLICY & GUIDANCE

- 5.1 South Oxfordshire Local Plan 2011 policies;

- G2 - Protect district from adverse development
- G3 - Development well served by facilities and transport
- G6 - Appropriateness of development to its site & surroundings
- GB2 - New buildings in the Green Belt
- GB4 - Openness of Green Belt maintained
- C8 - Adverse affect on protected species
- C9 - Loss of landscape features
- CON5 - Setting of listed building
- CON7 - Proposals in a conservation area
- CON11 - Protection of archaeological remains
- CON12 - Archaeological field evaluation
- D1 - Principles of good design
- D2 - Safe and secure parking for vehicles and cycles
- D3 - Outdoor amenity area
- D6 - Community safety
- D8 - Conservation and efficient use of energy
- D9 - Proposals for renewable energy
- D10 - Waste Management
- EP1 - Adverse affect on people and environment
- EP6 - Sustainable drainage
- EP7 - Impact on ground water resources
- EP8 - Contaminated land
- H5 - Housing sites in larger villages in the Green Belt
- H7 - Mix of dwelling types and sizes to meet district need
- H8 - Density of housing development in and outside town centres

- T1 - Safe, convenient and adequate highway network for all users
- T2 - Unloading, turning and parking for all highway users

South Oxfordshire Design Guide 2008

- PPS1 – Delivering sustainable development
- PPS3 - Housing
- PPS5 – Planning for the historic environment (archaeology)
- PPS7 – Sustainable Development In Rural Areas
- PPG13 – Transport
- PPS22 – Renewable Energy

6.0 PLANNING CONSIDERATIONS

- 6.1 Planning permission has already been granted for five dwellings on the site. The current application seeks planning permission for revisions to the scheme, namely;
- Raise the foundation levels of units 1 and 2 by 400mm and the slab level of adjoining car ports by 300mm (involves respective increases in the ridge heights)
 - Raise foundation levels of units 3, 4 and 5 by 100mm (involves respective increase in the ridge heights)
 - Raise level of the access road and driveways by in the region of 160mm

The main issues in this case is to assess the impact of the changes to the levels of the foundations and access on ;

- Archaeology
 - Neighbours
 - The character of the conservation area and setting of listed buildings
 - Concerns in relation to surface water drainage
- 6.2 **Archaeology.** This application is required to correct an anomaly in details approved under the consented scheme. The anomaly became apparent following discussions with English Heritage in relation to the discharge of Condition 6 on the consented scheme. Condition 6 required raft foundations to be used in the construction of Units 1 & 2 as detailed on drawing no 09-195/sk1.

This foundation detail identified the depth of the Scheduled Ancient Monument (SAM) as 48.62m whereas the depth of the SAM as identified on BS199/50 (and also referred to in the conditioned consent from English Heritage dated 2nd February 2010 permitting development over the Ancient Monument) defines the base of the raft foundation as being of 48.225m, a difference of 395mm.

It has subsequently been determined from a review of the previous archaeological investigations on the site that the correct level of the SAM is in fact 48.62m and the applicant is therefore seeking consent to raise the foundations/floor level (and ridge) of Units 1 - 5 and adjoining carports by the stated amounts in order to avoid breaking through the “Archaeological Horizon” of the Ancient Monument.

Raising the levels of Units 1 & 2 by 400mm, the levels of 3, 4 & 5 by 100mm, the raising of the access road and raising carport levels by 300mm is the minimum increase necessary to permit excavation for the foundations specifically designed and approved for this scheme and to preserve the archaeology of this Scheduled Ancient Monument. A scheduled Ancient Monument designation means that the archaeology is of national importance and the protection of these features is extremely important.

- 6.3 **Neighbours.** The design and elevational treatment of the dwellings is exactly the same

as the consented scheme. The only difference is the change of the finished floor levels, which has a corresponding effect on the ridge height. It has not been possible to reduce the heights of the ridges as the internal ceiling heights are minimal with the first floor rooms already within roof space. The neighbours most affected by the changes in eaves and ridge height are 9, 9a and the Old School House on Queen Street and 32, 34, 36 and 48 High Street.

9 and 9a High Street. The dwellings on plots 1 and 2 are due west of 9 and 9a Queen Street and there is a direct line of vision from rear to rear. The distance between the rear walls of the new dwellings would meet the minimum 25 metre back to back distance. Neighbours are concerned at both the visual impact and the cramped feeling that the additional height will cause, however at a distance of 25 metres the increase in eaves and ridge height of 400mm this impact would not be significant. A condition to restrict the addition of rear extensions to the houses on plots 1 and 2 is recommended, as such extensions could have an unneighbourly impact.

The Old School House (11 Queen Street). The dwelling on plot 5 lies due west of The Old School House. The proposal seeks to raise the finished floor level, eaves and ridge by 100mm. The neighbours have objected due to the proximity of the building to their house and rear patio which would increase the loss of privacy and blocking light. Whilst the concerns of the neighbours are noted, the siting of the building has not changed and a raise in height of only 10cm will not have a significantly greater impact on neighbour amenity.

32 High Street. 32 is a chalet style bungalow set from the road; the dwelling and car port to plot 1 would be north east of the dwelling. The neighbours have objected because they consider that raising the levels will increase overlooking from the ground floor kitchen window in particular and would be oppressive. They also have concerns about the location of the bin store. The position of the bin store has not changed and it is only the weekly collection point for the bins and will not be in permanent use; all the units have assigned bin storage areas for the permanent storage of individual bins. The dwellings on plots 1 and 2 are proposed to be raised by 400mm with the car ports being raised by 300mm. The increase in height will not affect light due to the north east orientation of the buildings but will appear higher.

34 and 36 High Street. The dwellings on plot 1 and 2 lie almost due east of 34 and 36 with over 25 metres distance between the buildings. Neighbours have objected to the increase in height as the development will block morning sunlight from the east and the buildings will tower over all the surrounding buildings. There are also concerns in relation to drainage from the raised site into the rear garden and courtyards of 34 and 36 High Street. Given the distance between the buildings the change in levels will not have a significantly greater impact. Additional details have been supplied in relation to drainage (see below).

- 6.4 **Conservation area and impact on the setting of listed buildings.** The character of the area is of small scale, terraces of cottages fronting directly onto the High Street. Most of the buildings on the High Street frontage are listed buildings that are relatively simple, with low eaves and steeply pitched roofs. The design and elevational treatment of the dwellings is exactly the same as the consented scheme. The only difference is the change of the finished floor levels, which has a corresponding effect on the ridge height. The ridge height of the existing consent matches that of 36 High street at 55.58m. The maximum ridge height now proposed is 55.98 (similar to that of 34 High Street). A gap of approx 29 m exists between the ridge of plot 1 and 2 and that of 36. The site is in a backland location with the dwellings and car port on plots 1 and 2 being the only properties visible from the High Street; the dwellings would be 30m back from

the High Street and at this distance the 400mm increase in height would have a minimal impact on the character of the area and the setting of listed buildings.

- 6.5 **Concerns in relation to surface water drainage.** Following concerns in relation to surface water run off and the changes in levels between the site and 36 and 34 High Street, a section drawing has been submitted showing the existing and proposed levels. The existing level on the application site is higher than 36 High Street and provides a large expanse of asphalt and a concrete surfaced drive, neither of which is permeable. The new access road and turning area to the rear of 34 & 36 would have a permeable surface for sustainability and to avoid water run-off problems, There is also an area of planting that will provide an additional area to absorb water runoff. Storm water from the roofs will be taken to a purpose built soakaway. This will be located in the area of the former swimming pool, in order to avoid any disturbance to archaeology on the site. These measures will further reduce the likelihood of flooding due to storm water.

It should also be noted that the site levels are already higher than those on the High Street, and will be raised at most by 160mm over existing.

Concerns in relation to water run off are valid but the additional details show that despite the slight increase in levels the use of permeable surfaces and the planting areas should actually reduce run off problems that may be currently experienced.

7.0 **CONCLUSION**

Your officers recommended that planning permission is granted for the changes in levels on the site because of the importance of the archaeology on the Scheduled Ancient Monument. The changes are the minimum required to protect the underground features and to reduce the additional impact on surrounding neighbouring properties. The changes in height will not have a significantly greater impact on the amenity of neighbours than the consented scheme and accords with the Development Plan Policies.

8.0 **RECOMMENDATION**

8.1 **To grant planning permission subject to the following conditions:**

1. **Commencement 3 yrs - Full Planning Permission**
2. **Planning condition listing the approved drawings**
3. **Recording of archaeology**
4. **Achaeology – staged programme of investigation**
5. **Achaeology – no ground disturbance below 48.63AOD**
6. **Achaeology – further details to be submitted**
7. **Sample materials – all**
8. **Windows and external doors to specification**
9. **Contamination investigation and remediation**
10. **Landscaping**
11. **Tree protection**
12. **Rooflights to be conservation style**
13. **Rainwater goods to be painted metal**

- 14. Ridge Heights (Two storey)**
- 15. Sustainable Design**
- 16. Parking & Manoeuvring Areas Retained**
- 17. Hours of Construction**
- 18. No alterations or extensions**
- 19. Withdrawal of P.D. no access to Crown Lane**

Author: Sharon Crawford
Contact No: 01491 823739
Email: planning.west@southandvale.gov.uk