
APPLICATION NO.	P11/W1651
APPLICATION TYPE	FULL
REGISTERED	3.11.2011
PARISH	WHEATLEY
WARD MEMBER(S)	Ms Janet Carr Mr Roger Bell
APPLICANT	Dr Cecylia Harvey
SITE	24 Westfield Road Wheatley, OX33 1NG
PROPOSAL	Demolition of existing single storey dwelling and outbuildings and the erection of 1 no. 2 bedroom dwelling and 1 no. 3 bedroom dwelling, 1 and a half storeys high.
AMENDMENTS	As amended by drawing nos, WR02-B, WR07-B, WR18-B, WR19-B & WR20-B (accompanying Agent's email dated 14 December 2011).
GRID REFERENCE	459429/206112
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 24 Westfield Road is a brick built, bungalow under a slate roof on an irregularly shaped, spacious plot. A corrugated iron, single garage and small, timber shed lie to the northern end of the site. The site lies within the built up limits of Wheatley. Westfield Road properties are constructed in a former quarry site with lime kilns and the levels vary considerably in the area. Park Hill properties are set at the top of a small cliff with Westfield Road properties being considerably lower. Westfield Road climbs up to join a private road that links into Park Hill. The character of the area is varied in terms of the size and design of dwellings but most properties are detached.
- 1.3 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 the demolition of the existing bungalow and garage and the erection of two new dwellings; one no. three bed dwelling on plot 1 and one no. two bed dwelling on plot 2. The application proposes a contemporary design with asymmetric roofs which face south and are lined with photovoltaic tiles to harness solar energy. The properties would be built into the cliff side with access to upper terrace gardens from first floor bedrooms. Sedum roofs are also included in the design.

2.2 Reduced copies of the plans accompanying the application 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 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Wheatley Parish Council **Comments on original plans.** The modern design is out of keeping with and unsympathetic with the surrounding properties and whilst being outside the Wheatley Conservation Area (CA), the site being up the hill means that it will be visible from the CA. The development is overbearing to 31 Park Hill plus the plans seem to indicate that the development at Plot 2 goes right on the boundary with No 31. There is also concern over the access to the site especially emergency vehicles and construction vehicles.
Comments on amended plans. None to date.
- 3.2 OCC Highways No objection. Subject to parking provision and informatives.
- 3.3 Health and Housing (contamination) No objection subject to a condition to mitigate for contamination and informatives.
- 3.4 Building Control Serv.Manager No objection subject to informatives.
- 3.5 Forestry Officer No objection subject to a condition.
- 3.6 Waste Management Officer Comments in respect of bin provision.
- 3.7 Neighbour Object (3) to original plans (3) to amended plans Overdevelopment, design is not in keeping, insufficient space for manoeuvring vehicles onto narrow and private access lane, buildings are too high. Intrusive and out of character for the area and the rural lane.
Amended plans improve the relationship to boundary but original objections still stand.
- 3.8 Neighbour No Strong Views (1) This is a welcome redevelopment of a run down site.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P65/M0841](#) - Approved (24/11/1965)
SEMI-BUNGALOW.

[P56/M0422](#) - Approved (24/08/1956)
Three bungalows.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Local Plan 2011 (SOLP) policies;

- C1 - Development would have adverse impact on landscape character
- C9 - Loss of landscape features
- D1 - Principles of good design
- D2 - Safe and secure parking for vehicles and cycles
- D3 - Outdoor amenity area
- D4 - Privacy and daylight
- D6 - Community safety
- D8 - Conservation and efficient use of energy
- D10 - Waste Management
- EP1 - Adverse affect on people and environment
- EP3 - Adverse affect by external lighting
- EP4 - Impact on water resources
- EP6 - Sustainable drainage
- EP7 - Impact on ground water resources
- EP8 - Contaminated land
- G2 - Protect district from adverse development
- G6 - Appropriateness of development to its site & surroundings
- H4 - Housing sites in towns and larger villages outside Green Belt
- H7 - Housing mix
- T1 - Safe, convenient and adequate highway network for all users
- T2 - Unloading, turning and parking for all highway users

South Oxfordshire Design Guide 2008 (SODG)

- PPS1 – Delivering sustainable development
- PPS3 - Housing
- PPG13 – Transport
- PPS22 – Renewable Energy
- PPS23 – Planning and Pollution Control

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues in this case are;

- Whether the principle of development is acceptable
- H4 Criteria
- Provision of gardens
- Affordable housing
- Mix of units
- Sustainable design issues

6.2 **Principle.** The site lies within the centre of Wheatley, one of the larger villages in the district where the principle of residential redevelopment is acceptable on appropriate sites subject to the criteria of Policy H4 of the South Oxfordshire Local Plan 2011.

6.3 **H4 criteria issues.**

- i. That an important open space of public, environmental or ecological value is not lost;

A 1950s bungalow, corrugated metal garage and shed currently occupy the site. In my view the site is not an important open space and would have little ecological value as the bungalow is single storey with a shallow pitched roof and is unlikely to provide opportunities for roosting bats.

6.4 ii. Design, height and bulk in keeping with the surroundings;

The design of the proposed two dwellings is contemporary with asymmetric roofs to maximise the amount of roof space for photovoltaic cells and large areas of glazing for passive solar gain. The application aims to achieve a code level 4 of the Code for Sustainable Homes. The materials are a mix of glazing, slate and sedum for the roofs and render, glazing and western red cedar for the walls.

The design is quite different to any other building in the vicinity and neighbours have objected to the scheme on the grounds that the design is not in keeping with the character of the area. However, the area is varied in terms of size and design of existing properties and the proposed design would add to the already varied character of the area.

The SODG encourages good quality modern architecture and sustainability and the proposed dwellings would achieve these aims in my view.

6.5 iii. That the character of the area is not adversely affected;

The Parish Council have commented that “the modern design is out of keeping with and unsympathetic with the surrounding properties and whilst being outside the Wheatley Conservation area, the site being up the hill means that it will be visible from the CA”. Neighbours have also commented that the design is out of keeping with what they consider to be a rural lane.

The site lies within the built up limits of Wheatley and Westfield Road, whilst not densely developed, can not be described as rural in my view. The new dwellings will be built into the side of the existing cliff and will be screened from any public views from Park Hill. The site is some 55 metres from the boundary of the conservation area and the top part of Westfield Road is a private road not accessible to the public. The application proposes a modern design but all the properties on Westfield Road are different and there is no uniformity. The modern design is different again but this in itself is not harmful to the character of the area in my view.

6.6 iv. Amenity, environmental or highway objections;

The site is also located in a highly sustainable location close to the village centre shops and within walking distance of the local bus stops.

Highway issues. There is no objection from the Highway Authority in terms of traffic generation or highway safety associated with the residential use of the site. Neighbours expressed some concern in relation to manoeuvring on to the lane from Plot 2 but these have been addressed with the submission of the amended plans which show how cars can enter and leave the site without the need to encroach over neighbouring properties.

Parking provision. Plot 2 provides for two parking spaces, one of these is a garage space; a condition is recommended to ensure that the garage is retained

for parking. Plot 1 provides a garage space and a turning area and hardstanding that would accommodate more than two cars. This provision would meet the Council's minimum parking standard.

Neighbour impact. The main impact of the proposed development will be on the occupants of 31 Park Hill. 22 Westfield Road and 26, 33 and 29 Westfield Road.

31 Park Hill. The Parish Council has commented that “the development is overbearing to 31 Park Hill plus the plans seem to indicate that the development at Plot 2 goes right on the boundary with No 31”. 31 Park Hill sits up at the top of the cliff at a considerably higher level than its own detached double garage. The new roof of the dwelling on plot 2 will be visible from the garden of 31 but users of the garden would be looking down onto the roof area of plot 2 because of the drastic changes in levels. I do not believe that the new roof will be oppressive to 31 Park Hill.

Neighbours have also commented that the ridge height of the dwelling on plot 2 is 2 metres higher than the double garage of 31. Plot 2 has a flat, sedum covered roof that would be adjacent to the garage for 31 and comparable in terms of eaves height with that building. The ridge height of the proposed dwelling on plot 2 (approx 6.5m) would be some 1.5m higher than the ridge of the adjacent garage (approx 4.9m). As this is a sloping site ridge heights along Westfield Road are not uniform and there is no objection per se to the 1.5 metre difference in height between the adjacent buildings.

The plans have now been amended to pull the garage of Plot 2, 700mm off the boundary with the adjacent garage of 31 to address concerns in relation to manoeuvring of vehicles.

22 Westfield Road is the immediate neighbour to the south of the site. A flat sedum roof is proposed adjacent to the boundary with 22 and the asymmetric roof over the main body of the house slopes away from the boundary. The south roof slope faces 22 at first floor and contains high level rooflights to bedrooms at two levels; the respective cill height for the roof lights are 1.8m and 4.2m above first floor level. The south roof slope also contains a large area of glazing which serves the landing area which will be obscure glazed. The proposed roof is higher than the roof of the existing bungalow but the impact is considered acceptable. The neighbours at 22 support the proposal for redevelopment.

26, 33 and 29 Westfield Road. These properties are on the opposite side of Westfield Road and sit behind mature hedging. Given the orientation of buildings, the existing screening provided by landscaping and the distance between buildings the neighbour impact on these properties is acceptable in my view.

6.7 v. Backland development issues
Not applicable.

6.8 **Provision of gardens.** Minimum standards for new residential development are recommended in the SODG and in Policy D3 of the SOLP. The Council's

standards require 50 square metres of private amenity area for 2 bed units and 100 square metres for 3 bedroom houses.

In this case the garden sizes are both well over minimum standards although set into a steep slope; gardens are provided as a series of rising terraces.

Plot 1 – over 200 square metres

Plot 2 – over 100 square metres

- 6.9 **Provision for affordable housing.** Policy H9 of the SOLP seeks to achieve a provision of affordable housing on sites of 0.5 hectares or would accommodate 15 or more dwellings in settlements where the population is more than 3000. In this case, the site area (0.13 hectares) and the number of units are below the threshold and there is no requirement for affordable housing.
- 6.10 **Mix of units.** Policy H7 of the SOLP requires an acceptable housing mix to ensure a steady provision of small two bedroom properties. On all sites that are capable of accommodating two or more dwellings, 45% of the development shall be two bedroom units unless this provision for small dwellings would adversely affect the character of the area. In this case, the proposal is for one no. 2 bed dwelling and one no. 3 bed dwelling which would comply with the requirements of Policy H7.
- 6.11 **Sustainable design issues.** Policy D8 of the SOLP seeks to ensure that all new development demonstrates high standards in the conservation and efficient use of energy, water and materials. The design and access statement states that the house is designed to achieve a code level 4 of the Code for Sustainable Homes; the measures to achieve a code 4 rating are as follows;
- The slope of the roofs is orientated to the south so photovoltaic cells can be installed with maximum efficiency.
 - The vertical northern face of the roof structure, the coldest face, on both buildings is heavily insulated and with limited openings.
 - The buildings are constructed of highly insulated structural panels which are required to achieve Code 4.
- 7.0 **CONCLUSION**
- 7.1 Your officers recommend that planning permission is granted. The site lies in a highly sustainable location and the site can accommodate two dwellings with adequate standards of garden and parking provision and will not be unneighbourly. The contemporary design is different to other properties in the vicinity but is not harmful in an area where there is already a variety of designs. As such the proposal accords with the Development Plan Policies.
- 8.0 **RECOMMENDATION**
- 8.1 **That planning permission is granted subject to the following conditions**
1. **Commencement 3 yrs - Full Planning Permission**
 2. **Compliance with approved plans**
 3. **Sample materials required (walls and roof)**
 4. **Investigate and remediate against contamination**
 5. **Surface water drainage works (details required)**

- 6. Landscaping (incl boundary fencing and screen walls)**
- 7. Tree Protection**
- 8. Parking & Manoeuvring Areas Retained**
- 9. Sustainable Design Features - as approved**
- 10. No Surface Water Drainage to Highway**
- 11. Retain garage accommodation on plot 2 house**
- 12. Levels to be agreed**

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