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<b>APPLICATION NO.</b>	<a href="#">P11/W1505</a>
<b>APPLICATION TYPE</b>	FULL
<b>REGISTERED</b>	18.10.2011
<b>PARISH</b>	EAST HAGBOURNE
<b>WARD MEMBER(S)</b>	Mr Leo Docherty
<b>APPLICANT</b>	Mr S Fox
<b>SITE</b>	4 Fieldside East Hagbourne, OX11 9LQ
<b>PROPOSAL</b>	2 Bed single storey dwelling with detached garage.
<b>AMENDMENTS</b>	As amended by drawing no. 11049- P01 rev C and the amended Flood Risk Assessment rec on 19.01.12.
<b>GRID REFERENCE</b>	453277/188194
<b>OFFICER</b>	Mrs E Hamerton (W)

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1.0 **INTRODUCTION**

- 1.1 The application has been referred to Committee because the recommendation conflicts with the comments of the East Hagbourne Parish Council.
- 1.2 This site lies on the edge of the built up area of East Hagbourne, within the Conservation Area. Part of the site is within Flood Zone 2 & 3. The character of this area is mixed with both modern and traditional houses with a variety of styles.
- 1.3 The application site is part of the rear garden area of no. 4. No. 4 is accessed off Fieldside, however there is an existing access to the application site off Blewbury Road. The plot has an unusual shape and the existing rear garden area extends out to the north east wrapping around the northern boundary of the neighbouring property, no. 2. A copy of the OS extract plan is **attached** at Appendix A.

2.0 **PROPOSAL**

- 2.1 This application is for a 2 bedroom bungalow with detached garage. The northern boundary of the site is not straight and therefore the proposed bungalow would sit between 2.5m and 4.7m off that boundary. The property would have a ridge height of 5.8m and a maximum footprint of 12.7m x 7.8m. A copy of the block plan and elevations are **attached** at Appendix B.
- 2.2 The application has been amended following comments made by a number of consultees including the Environment Agency, Forestry Officer and Conservation Officer. As a result the bungalow has been moved away from the northern boundary as originally proposed and rotated so that the front elevation faces south. In addition to the amended plans a Flood Risk Assessment has also been submitted along with a letter from the architect clarifying a number of matters. Details of this information can be found on the Councils website at [www.southoxon.gov.uk](http://www.southoxon.gov.uk).

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Below are a summary of the responses received in relation to the original plans and the most recent amendments and additional information. Copies of the responses can be viewed online through the Council's website at [www.southoxon.gov.uk](http://www.southoxon.gov.uk).

O = Original comments  
A = Comments on amended plans

**East Hagbourne Parish Council**

O = Refused

- The application avoids stating that the site is in the Conservation Area and the historic buildings adjacent which gives a false impression of the local area
- There appears to be space on the plot although it leaves relatively little amenity area for 4 Fieldside
- The size of the rooms are acceptable, however the living space is less compared to surrounding houses as such there is likely to be pressure to further extend the property
- Parking is provided for 2 vehicles the very small garage cannot be realistically expected to house a further car
- The site is on a bend – roadside parking is not acceptable
- Overcrowding of the site.

A = original comments still stand

**Neighbour**

- 1 letter of objection
- Application has been written from the perspective of Fieldside where the applicant lives, however the main outlook for this dwelling would be Blewbury Road
- No mention in the application that the dwelling is on the edge of the Conservation Area and it will be placed in a location where the surrounding properties are in excess of 100 years old
- The dwelling is small and would require further development
- The exit is out onto Blewbury Road with limited view to the left, a number of cars parked there reduce visibility further
- This is garden area not brown field land and therefore the land has a purpose by the current owner
- Not convinced hedging will stay
- The dwelling is within 20m of Hakka's Brook

**Conservation Officer**

O = No objection

- The site sits in an area of mixed residential development with both modern and historic buildings represented
- The site is very enclosed by trees and shrubbery so that although close to the road it is not easily visible from it
- Overall consider this to be acceptable and recommend approval subject to conditions relating to materials and external joinery details

A = Comments above remain

**Monson Engineering Ltd**

O =

- The Flood Risk Assessment needs to be revised and submitted to the Environment Agency

**Forestry Officer**

O = No objection

- In order to retain some of the existing planting and to ensure that any new planting can become established the current layout will require the removal of the Apple and Eucalyptus tree with limited space for mitigation. If screening of

- the dwelling is desired this should be taken into consideration
- Conditions recommended – landscaping scheme and projection of the existing hedge row.

**OCC (Archaeological Services)**

O = No objection

- Standard informative recommended

**OCC (Countryside Service)**

O = No objection

- The proposed application does not affect any recorded public right of way

**Environment Agency**

O = Objection

- The site is partially within Floodzones 2 & 3 as shown on the Environment Agency Flood map
- Object to the proposed development on the grounds of an inadequate Flood Risk Assessment whereby the development does not follow the sequential approach as set out in PPS25 and places the development at the area at highest flood risk

A = No objection

- Satisfied with the sequential approach and the advice on resistance and resilience within the FRA and accept there will be no increase in flood risk arising the proposed development.

**OCC (Highway Officer)**

- No objection subject to conditions

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P91/W0742/O](#) - Refused (07/01/1992)

Erection of a bungalow. Reasons for refusal:

- Constitute a cramped form of development which would be harmful to the setting of those adjacent dwellings and the character of the area in general.
- By reason of the proximity of the site to existing footpaths and to dwellings which directly overlook the land, a satisfactory private garden for the proposed dwelling could not be provided without adversely affecting the reasonable outlook from those adjacent dwellings
- The development would deprive the existing dwelling at no. 4 Fieldside of a satisfactory private garden area.
- The development would create an intensification of use of the existing access which lacks adequate vision north – eastwards to the detriment of highway safety and convenience

[P88/W0420/O](#) - Refused (10/08/1988)

The same refusal reasons as above

[P68/R3931](#) - Refused (05/09/1968)

Reasons for refusal

- The proposal would be undesirable by virtue of overlooking and being overlooked by surrounding houses

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Local Plan 2011 policies;

- C9 - Loss of landscape features
- CON7 - Proposals in a conservation area
- D2 - Safe and secure parking for vehicles and cycles
- D3 - Outdoor amenity area
- D4 - Reasonable level of privacy for occupiers
- D8 - Conservation and efficient use of energy
- G6 - Appropriateness of development to its site & surroundings
- H4 - Housing sites in towns and larger villages outside Green Belt
- R8 - Protection of existing public right of way
- T1 - Safe, convenient and adequate highway network for all users
- T2 - Unloading, turning and parking for all highway users

South Oxfordshire Design Guide 2008  
Planning Policy Statement 5  
Planning Policy Statement 25

6.0 **PLANNING CONSIDERATIONS**

6.1 The relevant planning considerations are:

- The principle of the development
- Impact on neighbours
- Impact on the character and appearance of the Conservation Area
- Design
- Impact on highway safety and convenience
- Impact on trees
- Flooding
- Archaeology
- Public rights of way
- Other material considerations

6.2 **The principle of the development**

The settlements in the district have been categorised by the service and facilities they offer and a hierarchy of policies have been established on this basis. This framework ensures that development takes place within the more sustainable locations of the district. Each year the list of service and facilities within each settlement is updated through the Annual Monitoring Report. The level of facilities and services dictates which policy new housing development is assessed under.

East Hagbourne is categorised as one of the larger villages within the district and therefore falls under Policy H4 of the adopted Local Plan. Policy H4 states that the principle of new housing development is acceptable providing the criteria under Policy H4 are met; this is dealt with in the following sections of this report.

6.3 **Impact on neighbours**

One letter of objection has been received from a nearby neighbour. Their concerns are summarised in section 3 but do not relate to the impact of this development on their property and residential amenity. Their concerns are dealt with in the other sections of this report.

There are three properties that are near to the site, these are no. 46 and 44 Blewbury Road and 2 Fieldside. All three of these properties are houses. The bungalow will sit some 7m from no. 46, 9m from no. 44 and approximately 9m from no.2. The bungalow has a ridge height of 5.8m, therefore given the distance between the neighbouring properties and as the dwelling is single storey this development is not considered to be oppressive or overbearing or lead to an unacceptable level of overlooking. For these reasons this development complies with criteria (iv) of Policy H4.

**6.4 Impact on the character and appearance of the Conservation Area**

The site lies within the East Hagbourne Conservation Area. It sits in an area of mixed residential development, with both modern and historic buildings represented. The site is very enclosed by trees and shrubbery, so that although it is close to the road, it is not easily visible from it. There are a number of historic properties nearby, however the closest listed building is some 70m to the north. Therefore this development is not considered to have an impact on the setting of the listed building.

The houses nearby are positioned in a small cluster, therefore there is not a strong defined building line in this particular part of the Conservation Area. Therefore a new dwelling on this site would not appear as a discordant feature within the street scene. Although the new dwelling will be a bungalow as opposed to a house, this is not considered to be detrimental to the character of the Conservation Area given the variety and mixed of residential properties in the locality.

The Conservation Officer has not raised any objection to the proposal, subject to the conditions recommended in section 8 of this report. Therefore this development is considered to preserve the character and appearance of the Conservation Area in accordance with Policy CON7 of the adopted Local Plan.

**6.5 Design**

In accordance with PPS1, Policy G6 of the adopted Local Plan seeks to ensure that all development is of a high quality and inclusive design that it has regard to the distinctive characteristics of the local area and that the development is appropriate in terms of its type and its scale. Policy D8 relates to sustainable development and that this measure should be an integral part of the design. Given the variety of house types, styles and ages in the locality a new bungalow is not considered to be out of keeping.

The proposed bungalow has a simple form and design. The elevations show a solar panel on the south elevation. The supporting Design and Access Statement states that the external materials will be manufactured from natural materials and sourced locally where possible and rainwater butts will also be provided. The design of the building has also included a number of windows and glazing on the south elevation to maximise natural light levels.

For these reasons this development is considered to comply with policies G6 and D8 of the adopted Local Plan.

**6.6 Impact on highway safety and convenience**

The Parish Council and a nearby neighbour have raised concerns about the access to the site.

The application site has an existing access off Blewbury Road, this will be retained as part of this proposal and the occupiers of no. 4 will use the driveway which is accessed off Fieldside.

The Highway Officer at Oxfordshire County Council has not raised any objection to the use of this access and considers there is adequate parking and turning space to allow

vehicles to exit the site in a forward gear. The Highway Officer has recommended a condition ensuring the parking and turning area is implemented as shown on the submitted plans. This development complies with policies T1, T2 and D2 of the adopted Local Plan and is not considered to be harmful to highway safety and convenience.

**6.7 Impact on trees**

The trees within the site are not the subject of a tree preservation order but as the site is within a conservation area the trees are protected. The site also has mature hedging along most of the boundaries. As a result the site is screened by the mature trees and vegetation. The original proposal required the removal of two trees, a mature apple and a semi-mature Eucalyptus. The Forestry Officer had concerns with the original plans that the position of the bungalow would allow little space for any reasonable replacement planting.

- 6.8 The position of the bungalow has been changed through the amended plans; this now allows for more space for new landscaping to be planted and puts less pressure on the existing hedging along the northern boundary. In order to protect the existing hedging the Forestry Officer has recommended a condition requiring protection during construction. In addition, to secure the replacement planting a landscaping condition is recommended.

The development is now considered to comply with Policy C9 of the adopted Local Plan.

**6.9 Flooding**

The site lies partially within Flood Zones 2 and 3 as shown on the Environment Agency Flood Map. The original plans showed that the property had been located within the only area of fluvial flood risk on the site. This therefore does not follow the sequential approach set out by Planning Policy Statement 25. The aim should be to set the development in the lowest risk part of the site. Therefore the Environment Agency objected to the original proposal on the grounds of an inadequate Flood Risk Assessment (FRA).

In response to this the applicant submitted a revised FRA. The Environment Agency are now satisfied with the sequential approach and accept that there will be no increase in flood risk arising from the proposed development. This accords with advice set out in PPS25.

**6.10 Archaeology**

The site is within an area of some archaeological interest, however the proposal does not appear to affect any presently known sites. Therefore a standard informative is recommended that would require the applicant to notify the County Archaeologist if any finds do occur during the development.

**6.11 Public Rights of Way**

The site is close to a public right of way, however the proposed development will not have any impact on it.

**6.12 Other material considerations**

Planning permission for a new dwelling on this site has been refused previously, in 1968, 1988 and 1991. Having regard to the current local plan policies, your Officers consider that this development complies with those policies and the current scheme has addressed the previous refusal reasons.

6.13 Both the Parish Council and the neighbour have raised concerns about the size of the bungalow and are concerned that there will be future pressure to extend this. In order to control this a condition is recommended that will restrict the permitted development rights of the property, therefore if any future owner wants to extend the property or erect a building in the garden area, they will need planning permission from the council. This will give greater control over future development of the site.

7.0 **CONCLUSION**

7.1 The erection of a bungalow on this site is considered to comply with the relevant Development Plan policies. The development would not be detrimental to the amenity of nearby neighbours. It would preserve the character and appearance of the Conservation Area and would not increase the risk of flooding in the area.

8.0 **RECOMMENDATION**

8.1 **That Planning Permission be granted subject to the following conditions:**

1. **Commencement 3 yrs - Full Planning Permission**
2. **Planning condition listing the approved drawings**
3. **Sample materials required (walls and roof)**
4. **Joinery details**
5. **Withdrawal of PD (Part 1 Class A) - no extension/alteration**
6. **Withdrawal of PD (Part 1 Class E) - no buildings/enclosures**
7. **Parking and turning area as plan**
8. **Landscaping Scheme (trees and shrubs only)**
9. **Protect hedges during development operations**

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