
APPLICATION NO.	P11/E2025
APPLICATION TYPE	FULL
REGISTERED	9.12.2011
PARISH	THAME
WARD MEMBER(S)	Mr David Dodds Mrs Ann Midwinter
APPLICANT	Mr Chris Connelly
SITE	11 Oxford Road Thame, OX9 2AG
PROPOSAL	Erection of detached two-bedroom bungalow with parking, and parking/access to existing two-bedroom bungalow.
AMENDMENTS	Amplified by drawing number 1408 Rev. 02 and photos accompanying e mail form agent dated 23 February 2012.
GRID REFERENCE	469909/205957
OFFICER	Mrs H.E.Moore

1.0 INTRODUCTION

- 1.1 The application is referred to Planning Committee because the Officers' recommendation differs from the Town Council's views.
- 1.2 The site lies within the main confines of Thame, adjacent to the Conservation Area. The existing property on the site comprises a single storey dwelling constructed in the 1960's in brick and tile. It has a single detached garage constructed in similar materials.
- ## 2.0 PROPOSAL
- 2.1 The proposal is to demolish the existing garage and to construct a new 2 bed detached dwelling in brick and tile. The existing access would be used to serve the new property, and a new access is proposed to serve the existing property.
- 2.2 Amended plans have been submitted which show additional details of how the parking for 11 Oxford Road would be provided between the existing property and the neighbouring property 11a Oxford Road.
- 2.2 A Design and Access statement accompanies the application and an additional agent letter has been received in support of the proposal. The statements rehearse the planning history of the site and the relevant planning policies. The agent advises that whilst planning permission has been refused for the erection of dwellings on this site previously, in his view the reasons for refusal have been overcome in this scheme. For example, a larger gap between the existing and the proposed dwellings has been provided such that, in his view, the development would not result in a cramped form of development. A garage is not now proposed which would have the effect of leaving the frontage more open. In addition, private garden areas are proposed for the existing and proposed dwellings. Full details of the statements can be viewed on the Council's web site at www.southoxon.gov.uk
- 2.3 A location plan and details of the proposals are **attached** at Appendix 1.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Thame Town Council – Objection raised. Comment – 1. Over-development. 2. Traffic generation and parking.
- 3.2 OCC Highway Liaison Officer - No objection subject to imposition of conditions requiring no surface water drainage to the highway and provision and retention of parking areas.
- 3.3 Thame Conservation Area Advisory Committee – Objection raised on the grounds of overdevelopment of the site which is adjacent to the conservation area.
- 3.4 County Archaeological Services – No objection raised. If finds occur, the County Archaeologist should be contacted.
- 3.5 Waste Management Officer – Provision should be made on site for the storage of waste and recycling.
- 3.6 Neighbour responses – 2 responses received. The issues raised include the following matters -
- 1 letter raises no objection in principle provided that –
 - The roofline remains below the current property as shown on the submitted drawings
 - The windows remain as on the submitted drawings to ensure privacy is retained
 - The hedgerows which are in our ownership are retained and not materially reduced in height
 - 1 letter of objection received.
 - The reduction in size of the existing bungalow will make it appear out of keeping with adjacent properties
 - The proposed driveway to provide replacement parking at 11 Oxford Road is steep and narrow and will be difficult to negotiate. There would be no space for passengers to get out and this will result in parking on the highway.
 - The proposed parking will result in a loss of view.
 - Parking for the existing and new dwellings should be provided in the existing side garden area.
 - The offices at Cuttlebrook have resulted in the layby at the front of the properties being used for general parking.
- 3.7 Any further comments received in respect of the amended plans will be reported direct to Planning Committee.

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P11/E1244/LD](#) - Approved (16/09/2011)

Erection of two detached outbuildings and provision of porous hardsurfacing.

[P97/N0038](#) - Refused (24/02/1997)

Erection of 2 bedroom bungalow and detached garage.

[P95/N0687](#) - Refused (07/02/1996)

Erection of chalet bungalow and garage.

[P94/N0092](#) - Approved (26/04/1994)

Erection of single detached garage.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Local Plan 2011 policies;

- CON7 - Proposals in a conservation area
- D1 - Principles of good design
- D2 - Safe and secure parking for vehicles and cycles
- D3 - Outdoor amenity area
- D4 - Reasonable level of privacy for occupiers
- D8 – Energy, water and efficient design
- D10 – Waste management
- EP6 – Surface water management
- EP8 - Contaminated land
- G6 - Appropriateness of development to its site & surroundings
- H4 - Housing sites in towns and larger villages outside Green Belt
- T1 - Safe, convenient and adequate highway network for all users
- T2 - Unloading, turning and parking for all highway users

- PPS1 – Delivering Sustainable Development
- PPS3 – Housing

South Oxfordshire Design Guide 2008

6.0 **PLANNING CONSIDERATIONS**

6.1 The proposed development would be located within the built-up area of Thame which is a settlement where residential development is acceptable in principle. Development proposals are assessed against the criteria of Policy H4 of the South Oxfordshire Local Plan. The planning issues that are relevant to this application are:

- Whether the development would result in the loss of an open space or view of public, environmental or ecological value;
- Whether the size and appearance of the proposal would be in keeping with the character and appearance of the surrounding area, adjacent to the Conservation Area;
- Whether the living conditions of neighbouring residential occupiers would be compromised and the development would provide suitable living conditions for future occupiers;
- Whether the development would result in an unacceptable deficiency of off-street parking spaces for the resultant dwellings or other conditions prejudicial to highway safety; and
- Whether the proposal would incorporate sufficient sustainability and waste management measures.

Loss of open space

6.2 Criterion (i) of Policy H4 of the SOLP requires that an important open space of public, environmental or ecological value is not lost, nor an important public view spoiled. The site comprises the side garden of the existing property. Whilst the site is currently open land, in general terms, the overall impression is of a line of properties bordering the Oxford Road. In these circumstances, Officers consider that there would be no loss of an important open space and no loss of an important public view. In terms of ecology, there would be no loss of any trees. As such, Officers consider that the development of the site by the erection of a new dwelling would not involve the loss of a valuable public space or trees of amenity value.

Character and appearance

- 6.3 Criteria (ii) and (iii) of Policy H4 of the SOLP seek to ensure that the design, height, scale and materials of the proposed development are in keeping with its surroundings and that the character of the area is not adversely affected. As set out above, planning permission has been refused on two occasions for the erection of a new dwelling on this site. The first proposal in 2005 was for the erection of a larger chalet style property and a garage on the frontage. The second proposal in 2007 was for the erection of a single storey dwelling with a garage on the frontage. The applicant appealed against the 2007 refusal and the appeal was dismissed essentially on the grounds of cramped and unneighbourly development.
- 6.4 The current proposal differs significantly from the refused schemes. The current scheme shows that the conservatory on the side of the existing property has been demolished, and also shows as part of the proposal that the existing garage is proposed for demolition. This has the effect that the separation between the existing and proposed development would be significantly increased to a minimum of 3 metres. The proposal no longer proposes a garage on the front of the site, and together with the demolition of the existing garage, Officers are of the view that the proposals would not result in a cramped form of development. Whilst a neighbour has commented that the removal of the conservatory and garage would make 11 Oxford Road out of keeping with the locality, these were subservient additions to the property, and their removal would not detract from the overall appearance of the dwelling.
- 6.5 The applicant did submit an application in 2011 showing the erection of two detached outbuildings on the site, of similar dimensions to the new dwelling now proposed. The Council has confirmed that these could be constructed without the grant of planning permission from the Local Planning Authority.
- 6.6 With regard to design, the proposed dwelling is a modest single storey property with a height of only 4m, slightly lower than the existing property. As the site gently rises from front to back, the land at the front of the property would be lowered by some 0.3m and at the back of the property by some 1m. The design of the proposed dwelling is simple, to be constructed in brick and tile to match adjoining properties.
- 6.7 In view of the above circumstances, Officers consider that the proposed design, height, scale and materials of the proposed development are in keeping with its surroundings and that the character of the area, adjacent to the Conservation Area should not be adversely affected.

Living conditions

- 6.8 Criterion (iv) of Policy H4 of the SOLP requires that there are no overriding amenity objections. In terms of the relationship with adjoining dwellings, the existing property has two windows on the side which includes a bathroom window. The proposed dwelling is sited some distance away from these windows and accordingly should not adversely affect them. The proposed dwelling is single storey, and, due to existing banks and mature hedging, to the side and rear of the plot, the proposed development should not adversely affect the amenity of properties to the rear of the site. Boundary fencing is proposed between the existing and proposed dwellings to provide a private garden area for both properties. Although the remaining garden would be a little smaller than the recommended 100 sq m for a three bed dwelling, it is considered adequate for this modest property. The construction of the new access and parking on the western side of the existing dwelling would lie adjacent to 11a Oxford Road. Whilst the neighbour is concerned about the view from his front window, and the loss of his fencing along the boundary, amplified plans have been submitted which show that the

parking can be provided without affecting the neighbour's fencing. As such, Officers consider that the proposals would not adversely affect adjoining properties and would provide adequate amenity areas for the proposed and existing dwellings.

Highways and parking

- 6.9 Criterion (iv) of Policy H4 of the SOLP requires that there are no highway objections. The proposal is to use the existing access to serve the proposed dwelling and to provide parking and turning at the front and side of the property. A new access is proposed to serve the existing property, and two parking spaces are shown at the side. Whilst the neighbour considers that the spaces are too small and the gradient too steep, additional information has been submitted which demonstrates that two parking spaces can be provided at the side of the existing dwelling and those spaces will meet the Council's standards. Whilst Thame Town Council has raised concern about the additional traffic which would be generated by a second dwelling, the Oxfordshire County Highways Officer, having had regard to the site circumstances, has raised no objection to the proposals subject to the imposition of conditions requiring that no surface water from the development is discharged onto the highway, and that the parking and turning areas be provided in accordance with the submitted plans.

Sustainability and waste management

- 6.10 Information submitted with the application confirms the measures that would be put in place to ensure that the new dwelling would meet Code Level 1 of the Code for Sustainable Homes. These include, for example, energy efficient bulbs and appliances, locally sourced materials, windows, doors and walls to meet insulation standards, and space for recycling and waste. In terms of waste and re-cycling collection, there is space at the front of the site to provide a collection point.
- 6.11 Residential use is regarded in PPS23 as a particularly sensitive use to any land contamination. For this reason, PPS23 requires a precautionary approach to be adopted and for the developer to conduct adequate contaminated land investigations to ensure that the land is safe and suitable for the intended use. Accordingly, imposition of such a condition is recommended.

7.0 CONCLUSION

- 7.1 The proposals would comply with the relevant Development Plan Policies, 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.

8.0 RECOMMENDATION

8.1 That planning permission be granted subject to imposition of the following conditions –

- 1. Commencement detailed 3 years**
- 2. Compliance with approved plans**
- 3. Sample of all materials to be submitted and agreed**
- 4. Provision of access, parking and turning for existing and proposed dwellings**
- 5. No surface water to be discharged to highway.**
- 6. Withdrawal of permitted development rights for extensions.**
- 7. Dwelling to be constructed from a ground level to achieve the height relationship with the adjoining dwelling, 11 Oxford Road, Thame, as shown on the approved plans.**
- 8. Retention of hedging along the western and southern boundaries of the site.**

9. Contamination investigation.

10. Sustainability measures to be incorporated.

NB. Contact County Archaeologist if finds of historic interest occur during construction.

Author: Helen Moore
Contact No: 01491 823732
Email: planning@southandvale.gov.uk