
APPLICATION NO.	P11/E2028
APPLICATION TYPE	Full
REGISTERED	16 th December 2011
PARISH	Rotherfield Peppard
WARD MEMBERS	Mr Paul Harrison Mr Alan Rooke
APPLICANT	Greenland Ltd
SITE	Dray's Lane, Rotherfield Peppard
PROPOSALS	Construction of new access and alterations to driveway and removal of linking roof between plots 2 and 3 (amendment to planning permission P10/E1292)
AMENDMENTS	None
GRID REFERENCE	471102/181725
OFFICER	Tom Wyatt

1.0 **INTRODUCTION**

- 1.1 This application is referred to Committee as the Officers' recommendations conflict with the views of the Parish Council.
- 1.2 The application site (which is shown on the OS extract **attached** as Appendix A). The application site lies in the small settlement of Peppard Common, within the Parish of Rotherfield Peppard. Part of the site was formally part of the rear garden of Satis House, a substantial property immediately to the west of the site. The construction of seven dwellings on the site is currently nearing completion in respect of the development previously approved in June 2011 under planning application P10/E1292.
- 1.3 The site lies adjacent to but largely outside the Conservation Area but the site does form part of the Chilterns AONB. There is also a TPO in respect of many of the trees on the eastern and northern boundaries of the site and in respect of individual trees elsewhere.

2.0 **THE PROPOSAL**

- 2.1 The application seeks planning permission for amendments to the details approved under planning application P10/E1292. These amendments relate to the provision of a separate vehicular access point for Plots 5, 6, and 7 and the removal of a roof covering over the parking area between Plots 2 and 3.
- 2.2 A copy of the plans accompanying the application is **attached** as Appendix B. A copy of the approved site layout plan relating to application P10/E1292 is **attached** as Appendix C for the purposes of comparison. Other documentation associated with the application (and the previous application) can be viewed on the council's website, www.southoxon.gov.uk.

3.0 **CONSULTATIONS AND REPRESENTATIONS**

- 3.1 **Rotherfield Peppard Parish Council** – The application should be refused for the following reasons:
- there is no justification to change from the original access plans
 - if permission is granted the accesses should not be used for houses beyond the development on the application site

-the removal of the linking roof will reduce the amount of parking available to the development

3.2 **OCC Highway Liaison Officer** – No objections subject to conditions.

3.3 **Forestry Officer** – No objections but the tree protection shown on the submitted details is not acceptable and should be amended.

3.4 **Neighbours** – Three letters of objection received, which raise the following concerns;

- The hardstanding under the removed linking roof may not be used for parking and could pave the way for further residential development to the rear of Satis House.
- The new access could lead to potential development to the north.
- Overdevelopment of the site and precedent for the village.
- No need for the new access
- The proposed bin store would adversely affect the amenity of the neighbouring property.

4.0 **RELEVANT PLANNING HISTORY**

4.1 P11/E1292 - A mixed development of 7 dwellings including affordable units along with vehicular and pedestrian access on land at Drays Lane Rotherfield Peppard. Planning Permission granted on 17th June 2011.

4.2 P08/E0320 - Erection of 3 No 2 bed and 1 No 3 bed semi detached dwellings with new vehicular access. Planning Permission granted on 23 December 2008

4.3 P81/S0442 – Erection of one bungalow. Withdrawn on 10th November 1981.

5.0 **POLICY AND GUIDANCE**

5.2 Policies of the Adopted South Oxfordshire Local Plan 2011 (SOLP):

- G2 – Protection and enhancement of the environment
- G6 – Promoting good design
- C1 – Landscape character
- C2 – Areas of Outstanding Natural Beauty
- C9 – Landscape features
- CON7 – Proposals affecting a Conservation Area
- EP2 – Noise and vibrations
- D1 – Good design and local distinctiveness
- D2 – Vehicle and bicycle parking
- D10 – Waste management
- T1 & T2 – Transport requirements for new developments

5.3 Government Guidance:

- PPS1 – Delivering Sustainable Development
- PPS7 – Sustainable Development in Rural Areas
- PPS5 – Planning for the Historic Environment
- PPG13 - Transport

5.4 Supplementary Planning Guidance

- South Oxfordshire Design Guide 2008 (SODG)

6.0 **PLANNING ISSUES**

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

1. The impact on the character and appearance of the site and surrounding area
2. The impact on the amenity of neighbouring occupiers
3. The impact on trees
4. Highway considerations
5. Other considerations

The Impact on the Character and Appearance of the Site and Surrounding Area

6.2 This application is for relatively minor alterations to the housing development already approved on the site. As such the impact of the new housing on the character and appearance of the site and surrounding area cannot be revisited under the current proposals.

6.3 The previously approved linking roof between Plots 2 and 3 is a single storey structure with a pitched roof to the front and a large area of flat roof behind. This roof was designed to cover a parking area of four spaces associated with Plots 2 and 3. The current proposal merely seeks to remove the linking roof in its entirety, however, the four parking spaces would still be provided.

6.4 Although the roof would have been visible from the main entrance into the site from Drays Lane, I do not consider that its removal would have a detrimental impact on the appearance of the site or wider area. Indeed, the removal of the roof would increase views through the development to the vegetated rear boundary of Satis House beyond. This reduction in the publicly visible amount of built form on the site would increase the level of appreciable open space on the site and, in your Officers' opinion, would be a modest benefit to the appearance of the development.

6.5 The proposed new access would be provided off the private drive serving a neighbouring property to the east of the site, Drays Meadow. The new access would not affect the amount of traffic using Church Lane and Drays Lane to access the site, and in visual terms the access would be discreetly located with very limited public views of it from outside of the application site. As such Officers consider that the new access will have no significant visual impact on the character and appearance of the site. The new access allows for a reduction in the hardstanding previously approved within the site by removing the section of internal driveway between Plots 4 and 5. This will allow for a softening of the front gardens of Plots 4 and 5 in particular.

The Impact on the Amenity of Neighbouring Occupiers

6.6 The removal of the linking roof would have no discernible impact on the amenity of neighbouring occupiers and will not adversely affect the amenities of the future occupiers of the dwellings within the application site. The provision of the new access will be by agreement with the neighbouring property, Drays Meadow and will not adversely affect the amenities of this property as the access would still be located some distance from the front of the dwelling.

6.7 1 Drays Lane would experience some increase in traffic passing along the existing drive to Drays Meadow. However, the driveway does not immediately abut the boundary of this property and the additional traffic along its length should not result in a material increase in terms of noise disturbance to this neighbouring property. Concern has

been raised about the proximity of the proposed bin collection area close to 1 Drays Lane, and Officers agree that this should be resited further away from this property, this is reflected in the requirements of Condition 4 of the recommendation as outlined below.

The Impact on Trees

- 6.8 The removal of the linking roof has no implications for the trees on the site. The new access would require the removal of some minor vegetation on the eastern boundary of the site, but the significant trees on this boundary such as the protected oak adjacent to the new access would be retained and protected during the course of the development. The Forestry Officer has raised no objections to the proposals but a condition regarding the need for sufficient tree protection measures to be provided in relation to the new access should be imposed as reflected in the recommendation below.

Highway Considerations

- 6.9 The proposal does not have implications for the traffic levels along Church Lane or Drays Lane. The new access would utilise part of the private drive of Drays Meadow and would not be onto the public highway, and as such there are no implications for highway safety on the public highway. Contrary to concerns expressed by the Parish Council and neighbours, the removal of the linking roof would not reduce the amount of parking on the site, and this would be the same as with the approved scheme. The Highway Liaison Officer has raised no objections to the proposal.

Other Considerations

- 6.10 Some concern has been expressed by the Parish Council and neighbours that the proposed development could result in access to adjoining parcels of land in relation to potential new housing development. The proposals do not provide any special advantages in this respect compared to the approved scheme, however, in any event, any applications for housing (or other development) on adjoining land would be subject to separate planning applications and would be considered on their merits at the time.

7.0 **CONCLUSION**

- 7.1 The application proposal is in accordance with the relevant development plan policies and national planning policy as, subject to conditions, the development would respect the character and appearance of the site and the surrounding area, and the amenity of neighbouring occupiers and would not be prejudicial to highway safety.

8.0 **RECOMMENDATION**

8.1 **It is recommended that the grant of planning permission be delegated to the Head of Planning subject to the prior completion of a deed of variation to a Section 106 Legal Agreement completed in relation to planning permission P10/E1292, and to the following conditions:**

- 1. Commencement – 3 years**
- 2. Development to be in accordance with approved plans**
- 3. Tree protection measures to be agreed and implemented**
- 4. Bin collection areas to be agreed and implemented prior to occupation**
- 5. Parking and turning areas to be provided and retained**
- 6. Landscaping scheme, including fencing and hardsurfacing to be agreed and implemented prior to occupation**

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