
APPLICATION NO.	P12/S0541
APPLICATION TYPE	FULL
REGISTERED	27.4.2012
PARISH	DIDCOT
WARD MEMBER(S)	Mr Bernard Cooper Mr Steve Connel
APPLICANT	Mr G J Bertram
SITE	Land adjacent to 35 Mereland Road Didcot, OX11 8AU
PROPOSAL	Erection of detached, 2 storey, 2 bed house with car parking, bin and cycle stores. As amended by drawings nos. 1163 P105a and P106a dated 21st May 2012.
AMENDMENTS	As above
GRID REFERENCE	452725/189528
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 Town Council.
- 1.2 The site was originally part of the garden area to a semi-detached house which benefits from a wider than average plot because of its position on the end of a line adjacent to The Croft. The side and rear garden is screened by a high hedge. A fence has been erected along the proposed rear boundary between 35 which has already divided the plot. The plot is mostly laid to hardstanding with storage at the rear. The character of the area is very varied with traditional semis from the 30's in the Croft, semis from the 70's on the east side of the road and terracing from the 80's opposite. The site has no special designation. The site is identified on the Ordnance Survey Extract **attached** at Appendix 1.
- 1.3 Planning permission was granted in 2004 for the erection of a detached two storey dwelling on the site (P04/W1003). The permission was not implemented and that permission has now expired. The plot has been subdivided by the erection of a fence at the rear.

2.0 **PROPOSAL**

- 2.1 The application seeks full planning permission for the construction of a detached, two bedroom dwelling to be constructed in brick under a tile roof. Parking for two cars for 35 Mereland Road and the new dwelling would be provided on the frontage. The plans have been amended to remove a truncated flat roof from the design. Reduced copies of the plans accompanying the application are **attached** at Appendix 2. Full copies of the plans and consultation responses are available for inspection on the Council's website at www.southoxon.gov.uk.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Didcot Town Council Refuse. The previous permission was granted with some specific access requirements. A safe access is of paramount importance and these requirements should apply to the current application.
- Neighbour Coments (1) No objection to the new dwelling but concern about noise from the current occupants of 35.
- Neighbour Supporters (1) That proposed shows a design that fits to the locale, is sustainable by its position (one assumes by design) and to LA 2011 local plan policy being in one of the named major settlements. It fits national policy not being overbearing, overlooking or shadowing, and does not detract from the openness of the area. This proposal should be allowed.

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P04/W1003](#) - Approved (07/10/2004)
Erection of a detached dwelling. (As amended by drawing nos D200A/03A, 04A, 06A,11A,and 12A rec'd 13th sept 2004) - Planning Permission on 07/10/2004
- [P04/W0625](#) - Withdrawn (08/07/2004)
Proposed detached two storey residence with pitched roof and brick cavity. Flat 1 on ground floor and flat 2 on first floor - Withdrawn on 08/07/2004
- [P71/R4674](#) - Approved (27/10/1971)
Proposed 30 dwelling houses - Deemed Perm-Berks CC on 27/10/1971
- [P70/R4674](#) - Approved (26/01/1971)
30 Semi detached dwellings - Deemed Perm-Berks CC on 26/01/1971

5.0 POLICY & GUIDANCE

- 5.1 South Oxfordshire Local Plan 2011 policies;

- D1 - Principles of good design
- D10 - Waste Management
- D2 - Safe and secure parking for vehicles and cycles
- D3 - Outdoor amenity area
- D4 - Reasonable level of privacy for occupiers
- 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
- T1 - Safe, convenient and adequate highway network for all users
- T2 - Unloading, turning and parking for all highway users

South Oxfordshire Design Guide 2008

NPPF

None of the policies within the South Oxfordshire Local Plan of relevance to this application are inconsistent with, or contradictory to, the provisions of the Framework and this application can be determined against the relevant policies of the Local Plan

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues in this case are;

- Whether the principle of development is acceptable
- H4 Criteria
- Plot coverage, density and provision of gardens
- Sustainable design issues

6.2 **Principle.** Didcot is one of the towns in the district where new residential development is allowed subject to the criteria of Policy H4. Planning permission was granted for a new dwelling on this plot in 2004 but the permission has expired.

6.3 **H4 criteria issues.**

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

In this case the site was part of the garden area to a semi-detached house which benefited from a wider than average plot because of its position on the end of a line adjacent to The Croft. In your officer's view it is not an important open space and planning permission has been previously granted for a new dwelling on the site. The site can accommodate the building proposed. The gap to 35 would be just under a metre which is less than normal between the semis but in the context of the terrace opposite would not be out of character. In this case the spacing is considered acceptable because to the north of the site there is a wide grass verge at the entrance to The Croft which is protected as it is highway land. The open green area of The Croft entrance would be retained and the impact on the character of the street scene is considered acceptable.

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

The design of the proposed dwelling is relatively simple. The amended plans have removed a truncated flat roof from the design and it is now similar to the design approved in 2004. The character of the area is very varied with traditional semis from the 30's, semis from the 70's and terracing from the 80's and the proposed design is considered to fit in with the general character of the area. The scale of the building in footprint and height is similar to 35 and is considered acceptable.

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

See above

iv. Amenity, environmental or highway objections; and

Highway issues. There is no objection to the provision of a new access to serve the new dwelling.

Parking provision. The plans accompanying the application show the provision of 2 parking spaces for each dwelling. This provision meets the required standard and a condition to secure this provision is considered to be appropriate.

Neighbour impact. To the rear there is good screening from a high conifer hedge, which blocks the view to 17 The croft. In any case the additional overlooking over that currently experienced from 35 and 37 is not considered material. The impact on 35 is considered acceptable, whilst both properties have windows in the side elevation at first

floor level, they serve the first floor landing; in addition condition 4 requires the cloakroom and landing windows in the new dwelling to be obscure glazed. The building line proposed is the same as that for 35 and the impact on that property is considered acceptable

v. Backland development issues

Not applicable.

6.4 **Provision of gardens.** Minimum standards for new residential development are recommended in the South Oxfordshire Design Guide and in policies D3 and H8 of the Local Plan. The retained garden for 35 Mereland Road would be in the region of 100 square metres and the garden area for the new dwelling would be in the region of 90 square metres. The minimum standards required for 3 and 2 bedroom properties is 100 and 50 square metres respectively. The proposal would meet these standards and is acceptable in this respect.

6.5 **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 applicant sets out the sustainability measures in paragraph 2.14 of the Design and Access Statement. The new dwelling would achieve a level 3 rating of the Code for Sustainable Homes.

7.0 **CONCLUSION**

7.1 I recommend that planning permission is granted because Didcot is a location where new residential development is encouraged on appropriate sites; the design and scale is in keeping with the character of the area; the new house would not be unneighbourly and accords with the relevant 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. **Sample materials required (walls and roof)**
4. **Obscure glazing**
5. **Parking & Manoeuvring Areas Retained**

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