
APPLICATION NO.	P11/S0001
APPLICATION TYPE	FULL
REGISTERED	20.3.2012
PARISH	WATLINGTON
WARD MEMBERS	Mrs Anna Badcock & The Reverend Angie Paterson
APPLICANT	Leywood Estates
SITE	54 Love Lane, Watlington
PROPOSAL	Demolition of existing house and garage and erection of 3 x 2-storey 2-bedroom dwellings and 2 x 4-bedroom dwellings with integral garages, incorporating new vehicular access and surface parking and turning. Amendment to planning permission P11/E0164 (Amended Plans received 14th June 2012).
AMENDMENTS	Yes – position of dwellings and appearance of detached houses altered
OFFICER	Paul Lucas

1.0 **INTRODUCTION**

1.1 This application is reported to the Planning Committee as a result of a conflict between officers' recommendation and the views of Watlington Parish Council.

1.2 The application site (which is shown on the OS extract as **Appendix 1**) comprises a residential plot containing a detached two storey house and garage, located within the built-up area of the village of Watlington. The plot faces onto a junction between Love Lane, the access to Icknield Community College, Watlington Primary School and a nursery and the access to the village allotments. The school is located to the west of the site, the allotments border the site to the north and there is mid-1900s housing located to the east and south of the site. No.54 pre-dates the nearby housing on Love Lane, which are mostly semi-detached dwellings. It was originally a pair of cottages, which was converted into a single dwelling and then extended in an unsympathetic manner in the 1960s. It is located parallel to the road, with the attached garage adjacent to the roadside boundary. Access to the garage is from the west, with a small hardstanding in front. The remainder of the site boundary is formed by a mixture of hedges and shrubs. There are a few semi-mature trees located within the site. A footpath runs along part of the front boundary of the site. The access to the allotments passes along the western boundary of the site. There is also a footpath leading to the allotments, which runs between the eastern site boundary and No.48, the adjacent dwelling to the east. The site is largely flat and has no special designations.

2.0 **PROPOSAL**

2.1 The application seeks full planning permission for the demolition of the existing dwelling and the erection of five two-storey dwellings. The dwellings would be arranged in a terrace of 3 x 2-bedroom dwellings at the eastern end of the site and two 4-bedroom dwellings towards the western end of the site. The existing access point would be stopped up and a new access formed further to the east, which would serve all of the dwellings. The 2-bedroom dwellings would be served by two parking spaces each, 4 in front of the terrace and two at the side. The 4-bedroom dwellings would be served by integral garages and 2 parking spaces to the side and front of each property. A tracking diagram has been provided to show how vehicles would manoeuvre within the site.

- 2.2 The terrace would have a hip roof with a front gable. The detached houses would have hipped roofs with half-hipped side elements and rear catslide roofs incorporating rear dormer windows. The terrace would have a ridge height of around 8.6 metres and the detached houses would have a roof apex of about 8.9 metres. The terrace would be approximately 10 metres from the front roadside boundary and the detached houses would range from 8 to 12 metres from this boundary. The boundary hedge would be retained along the north, east and west boundaries. Along the southern boundary, it would be removed and replaced with a new boundary hedge to make room for the vehicular access and a pedestrian access leading to the front of the terrace. The materials would consist of brick and clay tiles, timber painted windows and doors and block paving. The plans also show alterations to the highway in front of the site to form alterations to the kerb and extension of the footpath so that it would run across the entire southern boundary of the site and connect with the footpath in front of the houses to the east and would narrow the carriageway on the bend.
- 2.3 A copy of the current plans accompanying the application are shown as **Appendix 2**. Other documents associated with the proposal can be viewed on the council's [website](#).

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Watlington Parish Council** – The application should be refused: the amended plans do not overcome previous objections: Five new dwellings and additional vehicle access resulting in extra traffic movements in this already dangerous vicinity, creating additional hazard adjacent to the intersection of the Primary and Secondary School main exits, an entrance and exit of the Nursery School and the entrance and exit to the Allotments. This application exacerbates this problem by increasing the number of parking spaces required and therefore the number of vehicular movements per day over the approved scheme. Therefore the same comments apply. Overdevelopment of the site over and above that of the approved scheme.
- Crime Prevention Design Advisor** – Reinforce hedging with internal fencing line, apply for Secured by Design Accreditation
- Countryside Officer** - No objection
- Forestry Officer** - The rear garden of Plot 1 is larger than on the previous layout but is still smaller than on the approved layout and this could still result in pressure to severely prune or remove the Magnolia (T4).
- Health & Housing - Env. Protection Team** – No objection, restrictions on hours of use and dust control recommended
- Monson Engineering Ltd.** – Surface water drainage condition recommended
- Health & Housing - Contaminated Land** – Condition recommended, however, desktop study already agreed in accordance with previous approval.
- Highway Liaison Officer** – The tracking plan resolves the previously expressed uncertainties regarding the suitability of the manoeuvring area (attached for convenience). It is clear that egress in forward gear can be achieved from all of the proposed spaces. One of the Visitor spaces is not ideal in terms of the length of the reversing area shown within the site, but it is not a sufficiently pressing or severe issue upon which to hinge an objection especially by comparison to the existing situation. No objection subject to conditions requiring provision of parking and turning as shown on plan, details of cycle parking and footpath alterations.
- Conservation Officer** - It is regrettable that the existing building is proposed for demolition and cannot be incorporated into the proposed development but it is not considered to be of sufficient merit to be considered for statutory or local listing and is not located within a conservation area.

Neighbours - six representations of objection/concern, summarised as follows:

- Additional dwellings with new access, lack of turning space, no visitor spaces, leading to additional traffic and on-street parking adding to congestion on this junction and increased risk to pedestrian safety, especially schoolchildren attending Icknield Community College, Watlington Primary School and Rainbow Nursery – increased numbers of pupils from outside the local area expected in September
- Overdevelopment of site with too many properties and increased number of bedrooms compared with previous application
- Bin collection point should be provided on site
- Support fencing in addition to hedge
- Prefer removal of Leylandii in corner of site

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P11/E0164](#) - Approved (27/04/2011)

Demolition of existing house and garage and erection of 4 x 2-storey 2-bedroom dwellings and 1 x 3-bedroom dwelling incorporating new vehicular access and a three bay carport and parking. (As amended by plans 11 LLW P003REVD, 11 LLW P004REVB, received 30th March 2011).

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Local Plan 2011 policies;

- C6 - Maintain & enhance biodiversity
- C9 - Loss of landscape features
- D1 - Principles of good design
- D10 - Waste Management
- D11 - Infrastructure and services secured
- D2 - Safe and secure parking for vehicles and cycles
- D3 - Outdoor amenity area
- D4 - Reasonable level of privacy for occupiers
- D6 - Community safety
- D8 - Conservation and efficient use of energy
- EP2 - Adverse affect by noise or vibration
- EP6 - Sustainable drainage
- EP8 - Contaminated land
- G2 - Protect district from adverse development
- G5 - Best use of land/buildings in built up areas
- 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 – Sections 3, 4 & 5

National Planning Policy Framework

The policies within the SOLP 2011 of relevance to this application are considered to be in general conformity with the provisions of the NPPF and therefore this application can be determined against these relevant policies.

6.0 **PLANNING CONSIDERATIONS**

6.1 The application site is in a location within the built-up limits of Watlington and consequently the proposal falls to be assessed against the criteria of Policy H4 of the SOLP 2011, which sets out a presumption in favour of residential development, subject to several impact-based criteria. 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;
- be in keeping with the character and appearance of the surrounding area in terms of design and scale;
- safeguard the living conditions of neighbouring residential occupiers and provide suitable living conditions for future occupiers;
- result in an unacceptable deficiency of off-street parking spaces for the resultant dwellings or other conditions prejudicial to highway safety;
- provide an acceptable mix of housing types;
- incorporate sufficient sustainability measures; and
- have regard to any other material planning considerations.

6.2 Loss of Open Space

Criterion (i) of Policy H4 of the SOLP 2011 requires that an important open space of public, environmental or ecological value is not lost, nor an important public view spoilt. The site is relatively noticeable in public views. However, it is largely seen against the backdrop of existing buildings, the educational buildings to the west, the housing to the east and south. The Council's Countryside Officer is content that there would be no ecological implications arising from this proposal. This criterion would therefore be satisfied.

6.3 Visual Impact

Criteria (ii) and (iii) of Policy H4 of the SOLP 2011 explain that the design, height, scale and materials of the proposed development should be in keeping with its surroundings and the character of the area is not adversely affected. As previously, the Council's Conservation Officer considers that it is regrettable that No.54 is proposed for demolition but it is not of sufficient merit to be considered for statutory or local listing. The proposed development would involve a significant increase in the number of dwellings on the site. It would not increase the number of dwellings on the site when compared to the approved plans of P11/E0164, but would provide an additional 3 bedrooms. The density of development would be higher than the established dwellings, but this would be mainly due to there being less space to the rear of the proposed plots, which would be difficult to perceive in public views. The width of the site would be comparable to the space taken up by a typical arrangement of two pairs of semis elsewhere on Love Lane. The position of the dwellings would be consistent with the building line of established dwellings on the north side of Love Lane. The form and design of the proposed dwellings would not be identical to the established semis along the street, but would be generally in keeping with the visual appearance of these existing properties, which contain a mixture of hipped and gable ends. The introduction of detached dwellings at this juncture in the street would be acceptable, given the transition between the residential area and the educational buildings of a different form and scale. Although some of the parking would be provided towards the front of the site, rather than the rear, where there is frontage parking provided, there would be a hedgerow screening it. Frontage parking is a feature of the street including No.48 adjacent to the site and the dwellings opposite on the corner. As well as the majority of the hedgerow, some of the existing trees would be retained and there would be scope for extra planting to help the development blend into its surroundings.

- 6.4 Although the Council's Forestry Officer considers that a Magnolia Tree, although protected during construction could be placed under pruning pressure by future residents, but this in itself would not be sufficient reason to warrant refusal of planning permission. A tree protection scheme previously agreed could be updated to reflect the current layout and landscaping conditions could also be applied accordingly. In the light of the above assessment, the proposal would comply with the above criteria.
- 6.5 Neighbour Impact
Criterion (iv) of Policy H4 of the SOLP 2011 requires that there are no overriding amenity objections. Policy D4 seeks to ensure that all new dwellings should be designed and laid out so as to secure a reasonable degree of privacy for the occupiers and to prevent development that would unacceptably harm the amenities of neighbouring properties through loss of privacy, daylight or sunlight. The proposed terrace would be broadly in line with No.48 to the east. It would have an acceptable relationship with an 8.6 metre gap between this neighbouring dwelling and Plot 1, with only a landing window on the eastern elevation at first floor level. There are no other immediately adjoining neighbours who would be affected in terms of light, outlook or privacy. The relationship between the proposed dwellings would be acceptable and the garden areas for the proposed dwellings would also comply with the recommended standards. On the basis of the above assessment, the proposal would comply with the above criteria.
- 6.6 Highways and Parking
Criterion (iv) of Policy H4 of the SOLP 2011 also requires that there would be no overriding highway objections. Although there are several objections to the proposed development from Watlington Parish Council and local residents on highway and pedestrian safety grounds, the Highway Liaison Officer is satisfied that the increased number of parking spaces compared with P11/E0164 would nonetheless comply with adopted standards. In response to the increased amount of parking on site, the HLO required a tracking plan to be submitted. The tracking diagram is sufficient to demonstrate that all the vehicles could enter and exit the site in forward gear and that the turning area within the site would be adequate. It is recognised that there are existing on-street traffic problems in this location, however, in conclusion, the HLO considers that the proposed development would not lead to them being materially worsened. The final details of the improvements to the footpath outside the site could be secured through a planning condition and would be given weight as a benefit of the development. Additional conditions relating to the retention of parking and turning areas and cycle parking are also recommended. As such, the proposal would be in accordance with the above criterion.
- 6.7 Housing Mix
Policy H7 of the SOLP 2011 requires a suitable mix of housing to be provided and the sub-text indicates that the Council will seek to ensure that developments of a net gain of two or more dwellings would contain 60% 2-bedroom dwellings. This is based on the District's Housing Needs Survey which was last updated in 2010, where there is greatest need for two-bedroom dwellings across the District. The proposal contains three 2-bedroom dwellings, so it would comply with the objectives of this policy.
- 6.8 Sustainable Measures
Policy D8 of the SOLP 2011 requires proposals to incorporate sustainability measures in terms of energy, water and materials efficient design. Section 3 of the SODG 2008 recommends that developments of up to 5 dwellings reach at least Level 3 of the Code for Sustainable Homes. The Design and Access Statement submitted with the application sets out a few measures with a view to achieving Level 3.

A planning condition is recommended requiring a more comprehensive list of measures to be submitted and implemented prior to occupation. An appropriate location for refuse, recycling and composting collection could also be secured within the site via a planning condition in accordance with Policy D10.

6.9 Other Material Planning Considerations

Surface water drainage could be dealt with through a planning condition. Boundary treatment could be achieved to an acceptable standard through a landscaping condition.

7.0 **CONCLUSION**

7.1 The application proposal would comply with the relevant Development Plan Policies, Supplementary Planning Guidance and Government Guidance 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 or result in conditions prejudicial to highway safety and would provide an appropriate mix of housing and would comply with sustainability objectives.

8.0 **RECOMMENDATION**

8.1 **Planning Permission**

1. **Commencement 3 yrs - Full Planning Permission**
2. **planning condition listing the approved drawings**
3. **Levels (details required)**
4. **Schedule of materials required (all)**
5. **Obscure glazed and fixed shut first floor side windows**
6. **Withdrawal of P.D. (extensions, porches, outbuildings)**
7. **Sustainable Homes - Code Level 3**
8. **Refuse & Recycling Storage (Details required)**
9. **Secured By Design Accreditation to be achieved**
10. **Roads and footpaths prior to occupation**
11. **Parking & Manoeuvring Areas Retained including garages**
12. **Cycle Parking Facilities**
13. **Landscaping (access/hard standings/fencing/walls)**
14. **Tree Protection as previously approved to be updated**
15. **Surface water drainage works (details required)**

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