
APPLICATION NO.	P08/E0522
APPLICATION TYPE	Full
REGISTERED	16 May 2008
PARISH	Goring Heath
WARD MEMBER(S)	Ann Ducker and Pearl Slatter
APPLICANT	Mr P Arrowsmith
SITE	3 Airey House, Bridle Road, Whitchurch Hill
PROPOSAL	Erection of detached house and garage with swimming pool (amendment to planning permission P07/E1330).
AMENDMENTS	One – dormer amended.
GRID REFERENCE	464072/179111
OFFICER	Paul Lucas

1.0 INTRODUCTION

1.1 This application is reported to the Planning Committee as a result of a conflict between the Planning Manager’s recommendation and the views of Goring Heath Parish Council.

1.2 The application site is shown on the OS extract **attached** as Appendix 1. The site is currently occupied by one half of a semi-detached pair of two-storey houses in the small settlement of Whitchurch Hill. It is at the northern end of an unmade single track in use as Public Bridleway 65, which continues northwards beyond the site where it is inaccessible for vehicles. The character of buildings on Bridle Road is very varied in style, age and design and the pair of semis are of little architectural merit. The site lies within the Chilterns Area of Outstanding Natural Beauty, which washes over the settlement. There are a number of mature trees along Bridle Road opposite the site and a mature Sycamore in the rear garden of the properties. Bridle Road has a public right of way status as Goring Heath Bridleway 65.

2.0 THE PROPOSAL

2.1 The application seeks full planning permission for an amendment to a planning permission (P07/E1330) granted in December 2007 involving the erection of a dwelling on the application site. That permission was itself an amendment to one of two dwellings granted permission under P06/E0837/R (the demolition of the existing pair of semis and garages and the erection of two 2-storey detached four bedroom dwellings and garages that was granted in October 2006 – a renewal of an original planning permission P01/S0628). All of these permissions involve the demolition of the existing pair of semis. This current application involves only the southernmost dwelling from the original scheme (Plot 2), which would replace No.3 Airey House. It differs from planning permission P07/E1330 as follows:

- The insertion of a dormer in the rear garage roof slope, to provide a shower room at first floor level;
- The addition of a sunroom to the rear elevation;
- The inclusion of a swimming pool in the rear garden;
- The repositioning of the chimney on the northern elevation further to the rear; and
- The reduction in the size of some windows on the front elevation as a result of changes to the internal layout.

2.2 The plans of the proposed development are **attached** as Appendix 2. The plans of the most recently approved development are **attached** as Appendix 3.

3.0 **CONSULTATIONS AND REPRESENTATIONS**

- 3.1 **Goring Heath Parish Council** – The application should be refused due to overdevelopment of the site above what was originally approved. Please note strong objections from local residents for the use of Bridle Path for construction access.
- 3.2 **OCC Highways** – No objection subject to standard parking and manoeuvring condition.
- 3.3 **OCC Footpaths** – Informatives required on any permission in relation to obstruction or damage to public footpath during the proposed development.
- 3.4 **Monson** – Environment Agency should comment on the drainage of the pool.
- 3.5 **Environment Agency** – Low environmental risk.
- 3.6 **Forestry Officer** – No objection subject to landscaping condition.
- 3.7 **Environmental Services (Noise)** – No objection subject to condition to measure noise from pool plant and to mitigation works if necessary.
- 3.8 **Environmental Services (Contamination)** – No objection subject to standard condition requiring investigation and mitigation as necessary.
- 3.9 **Neighbours** – No representations received.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P01/S0628 – Planning permission was refused in November 2001 for two replacement dwellings due to inappropriate appearance and relationship with adjoining dwellings.
- 4.2 P02/S0641 – Planning permission was granted in November 2002 for two replacement dwellings.
- 4.3 P06/E0837/R – Renewal of planning permission was granted in October 2006 for the replacement dwellings approved under P02/S0641 above.
- 4.4 P07/E1330 – Planning permission was granted in December 2008 for an amendment to Plot 2 involving an attached rather than a detached garage.
- 4.5 P08/E0264 – A planning application for a further increase in the scale of the dwelling, involving increases in the ridge height and dormers at Plot 2 was withdrawn, following Officers' indication that the resultant dwelling would be excessive.
- 4.6 P08/E0525 – A current application for the enlargement of the approved dwelling at Plot 1 (to replace 4 Airey House) has been submitted. The applicant advised that this proposal would be excessive and Officers intend to refuse planning permission for this proposal.

5.0 **POLICY AND GUIDANCE**

- 5.1 Adopted Structure Plan 2016 Policies:
- G1 – General Policies for Development
 - G2 – Improving the Quality and Design of Development
 - G3 – Infrastructure and Service Provision

- T8 – Development Proposals
- EN1 – Landscape Character
- H1 – The Amount and Distribution of Housing
- H3 – Design, Quality and Density of Housing Development

5.2 Adopted South Oxfordshire Local Plan 2011 Policies:

- G2 – Protection of the Environment
- G6 – Promoting Good Design
- C2 – Areas of Outstanding Natural Beauty
- C4 – The Landscape Setting of Settlements
- C9 – Landscape Features
- D1 – Good Design and Local Distinctiveness
- D2 – Vehicle and Bicycle Parking
- D3 – Plot Coverage and Garden Areas
- D4 – Privacy and Daylight
- D8 – Energy, Water and Materials Efficient Design
- D10 – Waste Management
- H12 – Replacement Dwellings
- R8 – Public Rights of Way
- T1 – Transport Requirements for New Developments
- T2 – Transport Requirements for New Developments

5.3 Supplementary Planning Guidance:

- South Oxfordshire Design Guide 2008 – Sections 3, 4 and 5.
- South Oxfordshire Landscape Assessment – Character Area 10.
- Chilterns Buildings Design Guide – Chapter 3

5.4 Government Guidance:

- PPS1 – Delivering Sustainable Development
- PPS3 – Housing
- PPS7 – Sustainable Development in Rural Areas

6.0 **PLANNING ISSUES**

6.1 The site is considered to lie within the built-up area of the small settlement of Whitchurch Hill. This is a settlement where new dwellings would not normally be permitted and replacement dwellings are therefore assessed against the criteria of Policy H12. The planning issues that are relevant to this application are whether:

- The use has been abandoned;
- The existing dwelling is not listed, or of historic, visual or architectural interest;
- The proposed dwelling is not materially greater in volume than the existing dwelling (taking account of permitted development rights);
- The overall impact would not be any greater than the existing dwelling on the character and appearance of the site and the surrounding area;
- The siting, design and materials are in keeping with the locality;
- The living conditions of neighbouring residential occupiers would be compromised and the development would provide suitable living conditions for future occupiers; and
- The development would not result in an unacceptable deficiency of off-street parking spaces for the resultant dwelling or other conditions prejudicial to highway safety; and
- The proposal would incorporate sufficient sustainable development measures.

Abandonment

- 6.2 No.3 is still in use as a dwelling and criterion (i) is therefore met.

Historic Value

- 6.3 The existing dwelling is not listed and is of no particular architectural merit. Criterion (ii) would therefore be complied with.

Volume

- 6.4 Criterion (iii) of Policy H12 of the SOLP 2011 specifies a limit of 10% for increases in volume for replacement dwellings. No volume calculations have been provided, but it is clear that the 10% limit would be exceeded. However, the site has an unusual and complicated planning history. The original planning permission (P02/S0641) for the redevelopment of the pair of semi-detached houses was granted planning permission following an assessment under Policy H16 of SOLP 1997, which contained no volume limit. By the time a planning application was made for its renewal (P06/E0837/R), Policy H12 had been adopted with the 10% volume limit, but the primary consideration for the renewal application was whether there had been any material change in site circumstances since the original planning permission was granted and consequently the permission was renewed until October 2009. In the light of that extant permission, a planning application (P07/E1330) to increase the size of Plot 2 by attaching the garage to the house was considered acceptable, because although the 10% volume limit would be exceeded, the enlarged dwelling was not found to be significantly greater in size than the approved dwelling for Plot 2. The current application proposes further changes that are less significant in volume (a dormer and a conservatory) than the previous set of changes. Whilst it is acknowledged that the proposed development would be in breach of the volume criteria of Policy H12, having regard to the complex planning history, officers consider this to be acceptable in this particular instance.

Character and Appearance + Design

- 6.5 Criteria (iv) and (v) of Policy H12 of the SOLP 2011 are concerned with the impact of a replacement dwelling on the character and appearance of the surrounding area and that the design would be appropriate. The proposed differences between the most recent planning permission (P07/E1330) and this proposal are considered to be slight. Only the changes to the windows and the setting back of the chimney would be visible from Bridle Road and would not be harmful to the street scene. The dormer would sit comfortably within the catslide roof slope of the garage and the sunroom, at 2 metres depth and in line with the rear wall of the garage, would be of a scale that would be acceptable as an addition to a dwelling. The swimming pool would be relatively modest in size and discreetly located in the rear garden. The resultant dwelling would be in keeping with the mixed form of development in the locality and would have no significant impact on the wider Chilterns AONB. In light of this assessment; the proposed dwelling would fail to comply with the above criteria.

Living Conditions

- 6.6 The proposed footprint would be largely the same as the approved dwelling, with the exception of the sunroom, which would be screened behind the garage when viewed from the perspective of No.2 Airey House, the neighbour to the south. The dormer window would serve a shower and could be obscure glazed. The Environmental Health Officer has recommended a condition to protect neighbours from swimming pool plant noise. Consequently, there would be no loss of light, outlook or privacy to nearby

dwellings.

Highways

- 6.7 The parking and access arrangements remain as previously approved, where the Local Highway Authority had raised no objection, subject to a condition requiring parking and manoeuvring areas to be established prior to occupation. The development would therefore not give rise to conditions prejudicial to highway safety.

Sustainability Measures

- 6.8 Policy D8 of the SOLP 2011 requires proposals to incorporate sustainability measures in terms of energy, water and materials efficient design. The SODG 2008 recommends that developments of up to 4 dwellings should demonstrate that Level 1 of Code for Sustainable Homes would be met. The application makes no reference to such matters, however, neither do the extant permissions. However, the adoption of the SODG 2008 in July 2008 is a material consideration and it is considered reasonable to impose a condition requiring details to be submitted. A further condition requiring details of refuse, recycling and composting storage could also be imposed to ensure compliance with Policy D10, which would make a further contribution to sustainability.

7.0 **CONCLUSION**

- 7.1 Whilst the application proposal would not strictly accord with the volume requirements of the Council's replacement dwellings Policy, Officers consider that the proposed dwelling would not be materially greater in size than the two extant planning permissions for a dwelling on this site. There would be no adverse impact on the locality or the wider Chilterns AONB. The proposal would not have a significantly adverse impact upon the amenities enjoyed by the occupiers of neighbouring properties and would be of a more sustainable design than the earlier planning permission. Consequently the proposal would comply with the spirit of 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 or give rise to conditions prejudicial to highway safety.

8.0 **RECOMMENDATION**

8.1 **Grant Planning Permission**

Subject to the following conditions:

1. **Standard 3 Year Time Limit**
2. **Samples of materials prior to commencement**
3. **First floor bathroom window north-east elevation and dormer window south-east elevation to be obscure glazed**
4. **Removal of Permitted Development Rights first floor windows, extensions, rooflights, dormers, porches and outbuildings**
5. **Details of sustainability measures having regard to Level 1 of Code for Sustainable Homes prior to commencement**
6. **Details of refuse, recycling and composting facilities prior to commencement**
7. **Provision of parking and turning areas prior to occupation and retention of garage and store accommodation for parking of vehicles and cycles**

- 8. Details of hard and soft landscaping prior to commencement**
- 9. Measurement and rating of pool plant in accordance with BS4142 (1997) and mitigation as necessary**
- 10. Details of contamination investigation and mitigation as necessary prior to commencement**

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