

<b>APPLICATION NO.</b>	<a href="#">P16/S2223/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	28.6.2016
<b>PARISH</b>	CLIFTON HAMPDEN
<b>WARD MEMBER(S)</b>	Sue Lawson
<b>APPLICANT</b>	Mr N Mullard & Mrs F Brann
<b>SITE</b>	Land to west of Withywindle, Abingdon Road, Burcot, OX14 3DN
<b>PROPOSAL</b>	Proposed erection of a pair of semi-detached three bedroom dwellings and a detached garage building
<b>AMENDMENTS</b>	As amended by plan ref 15117 P01A which shows the creation of a passing place on the western side of unit 1)
	As amended by plans P01B, P02A and P03A received on 5 August 2016 which reduces the width of the development, resites the development within the plot and removes the ensuite bathroom in bedroom 2 in both dwellings).
<b>GRID REFERENCE</b>	456119/196025
<b>OFFICER</b>	Kim Gould

1.0 **INTRODUCTION**

- 1.1 The application has been referred to the Planning Committee because the recommendation to grant planning permission conflicts with the views of the Clifton Hampden Parish Council. The Parish Council object to the application; a summary of their comments is set out in paragraph 3.1 of this report.
- 1.2 The site lies within the built up limits of Burcot within a line of development on the southern side of the A415. Access to the site is directly off the A415 onto a private driveway which currently serves 5 dwellings.
- 1.3 The site which measures approximately 0.1ha comprises a parcel of private amenity land which is currently undeveloped and lies immediately west of Withywindle.
- 1.4 The site lies within the Oxford green belt and is identified on the Ordnance Survey extract **attached** at Appendix 1.

2.0 **PROPOSAL**

- 2.1 This application seeks full planning permission to erect a pair of semi-detached, three bedroom dwellings together with a detached double garage to the rear of the properties.
- 2.2 The dwellings would have traditional pitched roofs and would be constructed in brick and clay tiles with white painted joinery. Parking for each dwelling would consist of one parking space in the garage with a further off street parking space provided on the driveway in front of the garages. Each property would have its own private rear garden.
- 2.3 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](http://www.southoxon.gov.uk).

2.4 Amended plans were received after the application was registered which reduced the width of the building by 1m; set the development further into the site and to remove en-suite bathrooms to bedroom 2 which reduced the bulk and massing of the proposal.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

Full responses can be found on the council's website

3.1 Clifton Hampden Parish Council – Object

- Overdevelopment of the site
- Inadequate provision for parking and manoeuvring vehicles

Neighbour Object (6)

- Overdevelopment of the site
- One dwelling more appropriate
- No objection to the principle of development
- Highway danger/single track access road
- Insufficient parking provision
- Additional traffic generated
- Proposed passing space will be used for parking
- Danger of vehicles reversing onto the A415

OCC (Archaeology) - No strong views subject to conditions relating to need for an archaeological watching brief and the need for an archaeologist to be present when development commences on site.

OCC (Highways) – **Objection to original plan**

- The private drive does not provide passing opportunities and forward visibility is limited
- No alterations are proposed to the private drive or the junction with the A415
- The proposal is likely to increase the vehicle numbers using this access, this will likely lead to a vehicle having to undertake a reverse manoeuvre out onto a busy classified road, therefore increasing the risk to highway safety and users of the Highway.
- No refuse storage or collection details have been demonstrated for consideration.
- It is unclear how servicing arrangements will be undertaken for the proposal.

**No objection to amended plan subject to conditions in respect of;**

- Car parking spaces to be provided and retained
- Surface of the parking area to be SUDS compliant
- Vision splay details to be submitted
- No garage conversion
- Construction Traffic Management Plan to be submitted

Forestry Officer - No strong views subject to conditions relating to tree protection and landscaping

SGN Plant Protection Team - No strong views

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P05/W0148](#) - Refused (30/03/2005) - Refused on appeal (20/12/2005)  
Erection of three storey dwellinghouse.

[P04/W0541](#) - Refused (05/07/2004)  
Erection of two storey house.

[P54/M0663](#) - Approved (08/12/1954)  
Site and layout for erection of high class private dwelling houses.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy policies

CS1 - Presumption in favour of sustainable development  
CSH4 - Meeting housing needs  
CSQ3 - Design  
CSEN2 – Green Belt  
CSR1 - Housing in villages  
CSS1 - The Overall Strategy

5.2 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  
GB4 – Development in the Green Belt  
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

5.3 National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

5.4 Neighbourhood Plan

Paragraph 216 of the NPPF allows weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of the relevant emerging policies with the NPPF.

Clifton Hampden are working towards the adoption of a neighbourhood plan and are at stage 1 of the process (Area designation). The neighbourhood plan has limited weight at this stage.

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues in this case are;

- Whether the principle of development is acceptable
- H4 criteria

- Housing mix
- Garden sizes
- Planning history
- CIL

- 6.2 **Principle** The site lies within the Oxford green belt where there is a presumption against inappropriate development. Inappropriate development is, by definition, harmful to the openness of the green belt. The NPPF sets out those developments which are not inappropriate. Included is limited infilling within settlements. Infilling is defined within policy CSR1 of the SOCS as “the filling of a small gap in an otherwise built up frontage, or on other sites within settlements where the site is closely surrounded by buildings.” This site lies in between linear development along the A415 and is surrounded by dwellings. The National Planning Policy Framework advises that there is a presumption in favour of sustainable development. This is echoed within policy CS1 of the South Oxfordshire Core Strategy.
- 6.3. Notwithstanding the above, the council cannot currently demonstrate a five year supply of deliverable housing land. Paragraph 49 of the NPPF makes it clear that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing land and the ‘presumption favour of sustainable development’ should be applied. The mechanism for applying that presumption is set out in paragraph 14 of the NPPF. This advises that where relevant policies are out-of-date (unless material considerations indicate otherwise) then permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole or where specific policies in the NPPF indicate development should be restricted.
- 6.4 If the proposed housing development is acceptable in principle then the detail of the proposal must be assessed against the criteria of saved policy H4 of the SOLP.
- 6.5 **H4 criteria issues**
- i. That an important open space of public, environmental or ecological value is not lost.** The site is disused amenity land which is in private ownership. Although it is undeveloped, it does not constitute an important open space and is not environmentally or ecologically significant.
  - ii. Design, height and bulk are in keeping with the surroundings.** The site lies within the built up limits of Burcot in an established residential area. Within the village, there is a wide variety of house types varying greatly in age, size and appearance. The proposed dwellings would have a lower ridge height than Withywindle to the east and would be slightly higher than Granchester House to the west. Although the dwellings immediately adjacent and surrounding the site are detached, there are semi-detached and terraced properties in very close proximity to the site. As such, this proposal would be in keeping with the varied character of surrounding development.
  - iii. That the character of the area is not adversely affected.** The site lies within a residential area where the principle of residential development is acceptable. The erection of a pair of semi-detached dwellings of the design proposed would reinforce local distinctiveness and would be in keeping with the character of the area.

**iv. Amenity, environmental or highway/parking**

**Neighbour impact.** The dwellings have been designed with principal windows facing north and south. This would not be unneighbourly as the north facing windows would face towards the main road and the south facing windows would face the rear garden and the access driveway with the front gardens of other properties beyond. The first floor windows in the east and west elevations would serve bathrooms and would be obscure glazed and would not result in unacceptable overlooking. As amended, the bulk of the rear projection has been reduced at the officers' request which has reduced the impact on the occupiers of Withywindle.

**Highway issues.** Neighbours have objected to the proposal on a number of grounds including the increase of traffic, lack of parking and the concern that vehicles will be forced to reverse out onto the A415. The proposal involves using the existing access off the A415 onto the private driveway which currently serves 5 dwellings. When originally submitted a holding objection by the Highway Authority was lodged for the reasons set out in Section 3.1 of this report. An amended plan was submitted which provided a passing space along the driveway. The Highway Authority have raised no objection to this revised plan subject to a number of standard conditions which includes providing adequate visibility and a turning area within the site to ensure that vehicles enter and leave the site in a forward gear. Each dwelling has two off street car parking spaces which accords with the council's parking standards for 3 bed dwellings.

**Environmental** The immediate environment is residential. This proposal would result in 2 additional dwellings on land which is currently under used. It has very few trees on the site that are of quality and is not considered to be environmentally sensitive.

**v. Backland development issues**

Not applicable.

- 6.6 **Housing mix** Policy CSH4 of the SOCS seeks an appropriate mix of dwelling types and sizes on all new residential schemes. This proposal would create 2 no 3 bed dwellings which would not strictly meet the requirements of policy CSH4. However the size of the dwellings is in keeping with the character of the area. Providing a 2 bed dwelling on a plot of this size would not be an efficient use of land and refusal of planning permission lack of a housing mix would not be justified.
- 6.7 **Garden sizes.** Minimum standards for garden areas for new residential development are recommended in the South Oxfordshire Design Guide and in policy D3 of the Local Plan. For 3 bed dwellings the SODG recommends an amenity space of 100sqm. In this case, both dwellings have rear gardens in excess of this size, 220sqm and 180 sqm. respectively. As such the proposal does not constitute a cramped form of development.
- 6.8 **Planning history** The site has been subject to two previous planning applications for residential development (P04/W0541 and P05/W0148) In both cases, permission was sought for a single detached dwelling and both applications were refused principally on green belt grounds. It is relevant to note however, that the policy context within which these applications were considered has significantly changed. At the time the previous applications were determined, Burcot was classified as a green belt settlement wherein no new residential development would be permitted. The Core Strategy policy CSR1 has now been adopted which allows for infill development within the smaller villages such as Burcot subject to the criteria of saved Policy H4 of SOLP.

- 6.9 **Community Infrastructure Levy (CIL).** The council's CIL charging schedule has been adopted and applies to relevant proposals from 1 April 2016. CIL is a planning charge that local authorities can implement to help deliver infrastructure and to support the development of their area, and is primarily calculated on the increase in footprint created as a result of the development.

In this case CIL is liable because the proposal involves the creation of new dwellings. The CIL charge applied to new residential development in this case is £150 per square metre of additional floorspace (Zone 1). The scheme has a floor area of 325sqm which would generate a CIL payment of £48,750. 15% of the CIL payment will go directly to Clifton Hampden Council (in the absence of an adopted Neighbourhood Plan) for spending towards local projects.

7.0 **CONCLUSION**

- 7.1 The principle of residential development is acceptable in this location. The proposal accords with the criteria set out in policy H4 of the SOLP and will not result in an unneighbourly or cramped form of development. The Parish Council and neighbours have objected to the proposal on the grounds which include overdevelopment of the site. The proposal accords with the council's standard in relation to car parking spaces and exceeds the council's standards in relation to garden sizes. As such a refusal of planning permission on the grounds of overdevelopment would not be appropriate in your officers' opinion. In addition there is no objection on highway grounds to the amended plans from the Highway Authority. As such it would not be appropriate to refuse the planning permission on technical grounds. The proposal accords with development plan policies.

8.0 **RECOMMENDATION**

- 8.1 **That planning permission is granted subject to the following conditions:**

- 1 : Commencement three years - full planning permission.**
- 2 : Approved plans.**
- 3 : Vision splay protection.**
- 4 : Turning areas and car parking.**
- 5 : Construction traffic management.**
- 6 : No garage conversion into accommodation.**
- 7 : Landscaping scheme (trees and shrubs only).**
- 8 : Tree protection (general).**
- 9 : New roads.**
- 10 : Turning areas and car parking.**
- 11: Written scheme of investigation – archaeology.**
- 12 : Programme of approved works – archaeology.**
- 13 : Samples of materials.**

Author: Kim Gould  
Contact No: 01235 422600  
Email: [planning@southoxon.gov.uk](mailto:planning@southoxon.gov.uk)