

APPLICATION NO.	P16/S1850/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	4.7.2016
PARISH	STANTON ST JOHN
WARD MEMBER(S)	John Walsh
APPLICANT	Mr Nam Sanghera
SITE	Hawkhill Place, Stanton St John, OX33 1HS
PROPOSAL	Demolition of existing two-storey dwelling and integrated garages and the erection of a new two storey dwelling.
AMENDMENTS	As amplified by plans S31 and S30 showing ridge height assessments and comparison profile study.
GRID REFERENCE	456561/208919
OFFICER	Kim Gould

1.0 **INTRODUCTION**

- 1.1 This planning application is referred to the Planning Committee because the recommendation is contrary to the views of Stanton St John Parish Council.
- 1.2 Hawkhill Place is a large, detached dwelling which sits within a large curtilage in an isolated location outside the built up limits of any settlement within the Oxford green belt. It is set well back from the road and approached by means of a long gravel drive. The site lies in a dip in the landscape and is at a lower level to that of the surrounding landscape. It is surrounded by arable farmland.
- 1.3 The property is not listed and does not lie within a conservation area or any other area of restraint other than green belt. A neighbouring property, Shepherd’s Pit lies to the east of Hawkhill Place.
- 1.4 The existing dwelling has been extended over the years which has resulted in a property with a variety of roof heights and a relatively large, rambling footprint.
- 1.5 An Ordnance Survey extract is **attached** at Appendix 1 showing the location of the site.

2.0 **PROPOSAL**

- 2.1 This application seeks full planning permission to demolish the existing dwelling at Hawkhill Place and to erect a replacement dwelling. The application follows a pre-application advice request application under ref P15/S4288/PEM.
- 2.2 The replacement dwelling would have a consolidated footprint and would have rendered walls with stone features such as stone cornices, window surrounds, heads and sills. The roof would be low pitched with Welsh Blue slate. A copy of some of the submitted plans is **attached** at Appendix 2. A full copy of the plans together with supporting statement can be viewed on the council’s website at www.southoxon.gov.uk
- 2.3 The new dwelling would sit on part of the footprint of the existing dwelling.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Stanton St John Parish Council – Object – strongly object on the grounds that:

- The material, scale and impact of this property would be totally inappropriate in the current green belt, rural Oxfordshire setting.
- Out of character
- Not in keeping with the neighbouring property.
- Render is an inappropriate material.
- Unneighbourly by way of overbearing.
- Would not preserve the setting and special character of the area.
- Contrary to policy H12.
- Inevitable future demand for garaging and outbuildings

Health & Housing - Env. Protection Team - No strong views

Neighbour Object (4) –

- Inappropriate development
- Overbearing
- Out of keeping
- Not in accordance with policy H12
- Harmful to the openness and visual amenity of the green belt
- Inappropriate materials
- Highly visible from a distance
- Not in accordance with the Design Guide
- Hawkhill Place is inextricably linked with Shepherds Pit Cottage and their relationship should be retained
- This part of the road should remain undeveloped and rural
- No garaging or outbuildings are proposed on the plan – these should be included to represent the true scale of intended development.
- High profile development or ostentatious design should be discouraged.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P15/S4288/PEM](#) - (26/02/2016)

The demolition of an existing 2 storey dwelling house with attached outbuildings and the erection of a new 2-storey dwelling house with attached ancillary residential accommodation.

[P01/N0479](#) - (09/08/2001)

Change of use from redundant agricultural land to residential use.

[P00/N0281](#) - Approved (09/06/2000)

Extension to form covered link between existing dwelling and barn/outbuilding.

[P98/N0360](#) - Approved (01/06/2000)

Conversion of redundant farm building to family annexe.

[P99/N0601](#) - Refused (17/11/1999)

Extension to existing house using existing structure and new first floor link.

[P97/N0648](#) - Approved (17/06/1998)

Conversion of garage loft to studio. (As amended by Dwg Nos.9782/SK3/A, SK6/A and SK8/A accompanying Agent's letter dated 14 May 1998).

[P98/N0164](#) - Refused (13/05/1998)

Conversion and extension of redundant outbuilding to annexe.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy policies

CS1 - Presumption in favour of sustainable development
CSEN2 - Green Belt protection
CSS1 - The Overall Strategy

5.2 South Oxfordshire Local Plan 2011 policies;

D1 - Principles of good design
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
GB4 - Openness of Green Belt maintained
H12 - Replacement dwelling
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

Stanton St John are considering whether to prepare a Neighbourhood plan and there is no weight attached at this stage.

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to be considered in the determination of this planning application are:

1. Principle of a replacement dwelling.
2. Policy H12 criteria
3. Impact on the openness and visual amenity of the green belt
4. Impact on the neighbouring property
5. CIL

6.2 **Principle**

The site lies within the Oxford green belt. The NPPF advises that the fundamental aim of the green belt is to prevent urban sprawl by keeping land permanently open; the essential characteristics of green belts are their openness and permanence. Green belts serve five purposes:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;

- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.3 Within green belts there is a presumption against inappropriate development. Inappropriate development is, by definition harmful and should be resisted unless there are very special circumstances to outweigh the harm. The NPPF sets out those developments which are not inappropriate. Included within these is the replacement of an existing building provided that the new building is in the same use and not materially larger than the one it replaces. In this particular case, the dwelling known as Hawkhill Place will be demolished and replaced with another dwelling, thereby retaining the residential use of the property. Volume calculations have been provided by the agent and compared to those undertaken by officers. The proposed new dwelling would be approximately 10% larger in volume than the existing. Such an increase over the existing dwelling is not considered to be materially larger and as such the principle of a new dwelling of this size is acceptable on this site.

6.4 **Policy H12**

Policy H12 of the SOLP allows for a replacement dwelling outside the built-up limits of settlements provided that the following criteria are met:

- i. The use has not been abandoned** - Hawkhill Place is currently being used as a family home.
- ii. The existing dwelling is not listed, or of historic, visual or architectural interest** – Hawkhill Place is not a listed building and is of no particular historic, visual or architectural interest.
- iii. The proposed dwelling is not materially greater in volume than the existing dwelling (taking account of permitted development rights)** – The existing building occupies a sprawling footprint and includes a number of extensions and additions to the original building. The proposed dwelling occupies a more consolidated footprint with a larger volume than the existing dwelling. The explanatory text of policy H12 advises that “not materially greater in volume means that in addition to any unused permitted development rights, an increase of up to, but no more than, 10% in volume may be acceptable.” It is your officers view that although there have been many additions to this property already, unused permitted development rights do remain. The additional volume of the proposed dwelling has been calculated to be in the region of 10% larger than the existing dwelling which is not considered by your officers to constitute a materially larger increase. It is recommended to remove permitted development rights relating to extensions and outbuildings which will enable the council to control any future development proposals on this site to ensure the openness of the green belt is maintained.
- iv. 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 design of the proposed dwelling is significantly different to that of the existing dwelling and will appear as a grand country house with neo-classical elements. However, given the isolated location of the site, the topography and existing dense planting along the boundary with Shepherd’s Pit, the proposed dwelling would not appear out of keeping in its setting. The footprint of the proposed dwelling would be a consolidation of the existing dwelling. Plans showing the comparative bulk and ridge heights of the

existing and proposed dwelling at Hawkhill and the neighbouring property at Shepherd's Pitt have been submitted and these are **attached** at Appendix 3.

- v. **The siting, design and materials are in keeping with the locality.** The siting of the proposed dwelling would be as per the existing dwelling. The design is materially different to the existing and the neighbouring property but is not considered to be out of keeping with the larger locality. There are examples of other "grand" houses within Stanton St John and along Bayswater Road. The proposed materials which are predominantly render and stone would be in keeping with those properties in Stanton St John where there is a predominance of the use of stone.

6.5 Impact on the openness and visual amenity of the Oxford green belt

Policy GB4 of the SOLP advises that where new development is permitted within the green belt, it should be designed and sited in such a way that its impact on the open nature, rural character and visual amenity of the green belt is minimised. In this case, the new dwelling is proposed to be sited within a dip in the landscape where its visual prominence will be minimised and the openness of the green belt and the fundamental aims of the green belt listed in paragraph 6.2 will not be compromised. Plan references S30 and S31 which are **attached** at Appendix 3 support this view.

6.6 Impact on the neighbouring property

The only property affected by this proposal lies to the east of Hawkhill Place and is known as Shepherd's Pit. This neighbouring property lies at a slightly higher level than the application site. The replacement dwelling will be sited further away from Shepherd's Pit than the existing dwelling increasing the separation distance from the boundary from some 4.8m to 19.7m and the distance from the side elevation of the new dwelling to the side elevation of Shepherd's Pit from some 19.8m to 37.8m. Although the new replacement dwelling will be higher than the existing dwelling, it will not be oppressive on the occupiers of this property given the distance it will be from Shepherd's Pitt and the difference in levels between the 2 dwellings. There will not be any direct overlooking from the new dwelling to the private rear garden of Shepherd's Pit.

6.7 Community Infrastructure Levy (CIL)

The council's CIL charging schedule has been adopted and applies to the 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 erection of a new replacement dwelling. However, as the internal floor space being created is no larger than the existing internal floor area, there is no CIL payable in this case.

7.0 CONCLUSION

I recommend that planning permission is granted because the principle of a replacement dwelling is acceptable on the site. The new dwelling will occupy a smaller footprint and will not be materially larger than the existing dwelling. The design, scale and materials would not appear out of keeping in this location and the proposal accords with Development Plan policies and advice contained within the NPPF.

8.0 **RECOMMENDATION**

8.1 **To grant planning permission subject to the following conditions:**

1. **Commencement three years – full planning permission.**
2. **Approved plans.**
3. **Withdrawal of permitted development rights (Part 1 Class A) - no extensions etc.**
4. **Withdrawal of permitted development rights (Part 1 Class E) - no buildings etc.**
5. **Sample materials required (walls and roof).**

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