

<b>APPLICATION NO.</b>	<a href="#">P16/S2646/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	11.8.2016
<b>PARISH</b>	SONNING COMMON
<b>WARD MEMBERS</b>	Will Hall Paul Harrison
<b>APPLICANT</b>	Hazelwood Estates
<b>SITE</b>	2 Baskerville Road, Sonning Common, RG4 9LS
<b>PROPOSAL</b>	Erection of a detached two-storey 4-bedroom dwelling with integral garage and formation of vehicular access.
<b>AMENDMENTS</b>	As amended by plans received 30 September 2016 showing ground floor layout altered to relocate the ground floor w.c. in order that the garage could be enlarged to comply with the standard size 6.0m x 3.0m for garages, with the addition of a side door to the garage. On 10 October 2016 a vision splay plan was submitted following Highways holding objection.
<b>GRID REFERENCE</b>	470596/180482
<b>OFFICER</b>	Davina Sarac

1.0 **INTRODUCTION**

1.1 This application is referred to the Planning Committee because the officer's recommendation conflicts with the view of Sonning Common Parish Council

1.2 The application site (which is shown on the OS extract **attached** at Appendix A) is located within a residential area of Sonning Common. The site currently forms part of the residential curtilage of 2 Baskerville Road which has a total site area of 0.10 hectares. 2 Baskerville Road is a two-storey detached red brick dwelling with an attached double garage located on the junction of Baskerville Road and Woodlands Road. The dwelling faces onto Baskerville Road. The site does not fall within any areas of special designation.

2.0 **PROPOSAL**

2.1 Planning permission is sought for the erection of a two storey, four bedroom, detached dwelling with an integral garage, parking provision and the creation of a new vehicular access onto Woodlands Road.

2.2 The proposed dwelling would have a pyramid hip roof with a small gable section facing towards the front the property. The walls of the new dwelling would be finished in facing brickwork and render. The roof would be tiled in plain tiles. The dwelling would have standard windows and bi-fold doors on the rear elevation.

2.3 A copy of the plans accompanying the application is **attached** as Appendix B. Other documentation associated with the application, including the Design and Access Statement and visibility splay plan, can be viewed on the council's website, [www.southoxon.gov.uk](http://www.southoxon.gov.uk)

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Sonning Common Parish Council – Object:

- The application is clearly contrary to many of the policies within the Sonning Common

Neighbourhood Plan. The Plan should bear significant weight in determining this application.

- 3.2 Highways Liaison Officer (Oxfordshire County Council) – Placed a holding objection initially, followed by no objection subject to conditions relating to the access, parking, and implementation of vision splays.
- 3.3 Thames Water Development Control - No objections subject to informative.
- 3.4 Waste Management Officer (District Council) - No strong views.
- 3.5 Forestry Officer (South Oxfordshire District Council) - No objections subject to a landscaping scheme to help screen the development.
- 3.6 Nineteen representations have been received from neighbours objecting to the proposed development. The main concerns raised are:
  - Overlooking and loss of privacy
  - Overbearing
  - Overdevelopment, cramped on plot
  - Impact on character of area (dwelling, parking area and loss of front hedge)
  - Highway safety being located close to junction
  - Traffic generation
  - Contrary to Neighbourhood Plan
  - Smaller houses needed not large ones
  - Garden grabbing

#### 4.0 **RELEVANT PLANNING HISTORY**

##### 4.1 [P95/S0735](#) - Approved (23/05/1996)

Demolition of No. 25 Woodlands Road. Erection of 3 detached dwellings with garages and accesses. Additional garage for No. 2 Baskerville Road. (As amended by drawing nos: 927/03C and 04C and accompanying letter from agent dated 17 April 1996 and amplified by letter from applicant dated 15 May 1996 and corrected by drawing received on 23 May 1996).

#### 5.0 **POLICY & GUIDANCE**

##### 5.1 **National Planning Policy Framework (NPPF)**

National Planning Policy Framework Planning Practice Guidance

##### 5.2 **South Oxfordshire Core Strategy (SOCS) 2027**

CS1 - Presumption in favour of sustainable development

CSS1 - The Overall Strategy

CSR1 - Housing in villages

CSQ3 - Design

CSQ2 - Sustainable design and construction

##### 5.3 **South Oxfordshire Local Plan (SOLP) 2011 saved 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

D10 - Waste Management

G2 - Protect district from adverse development

G3 - Development well served by facilities and transport

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  
C9 - Loss of landscape features  
EP6 - Sustainable drainage

5.4 **South Oxfordshire Design Guide (SODG) 2016**  
Section 7 – Buildings and Plots

5.5 **Sonning Common Neighbourhood Development Plan (SCNDP)**  
H3 – Infill  
D1 – Design  
D1a – Design – storeys  
D1b – Design on allocated and infill sites

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to be considered are:

1. The principle of new housing development;
2. Whether the development would result in the loss of an open space or view of public, environmental or ecological value;
3. Whether the design, height, scale and materials of the development would be in keeping with the character and appearance of the surrounding area;
4. Whether the development would result in harmful impact to neighbouring residential amenity;
5. Whether the development would result in an unacceptable harm to highway safety;
6. Other material considerations

**Principle of development**

6.2 Policy CSR1 of the Core Strategy (SOCS) identifies the areas throughout the district where new housing will be allowed in principle. The site is located within the built up limits of Sonning Common, which is classed as a 'larger village' under policy CSR1 of the SOCS. Policy CSR1 allows for infill development within larger villages. Infill development is defined in 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 is also echoed in Policy H3 of the Sonning Common Neighbourhood Development Plan (SCNDP).

6.3 The site forms part of the residential garden of 2 Baskerville Road and is closely surrounded by other buildings, with 25 Woodlands Road adjoining the north west boundary of the site and the rear garden of 2A Baskerville Road adjoining the south west of the boundary. In officers' opinion this site falls within the definition of an infill plot. As such, the principle of erecting a dwelling on the site is therefore acceptable. The proposal therefore falls to be assessed against the criteria of saved Policy H4 of the Local Plan (SOLP) and Policy H3 of the SCNDP. Policy H4 supports new housing in villages, subject to a number of environmental and amenity considerations, which are addressed below.

**Loss of Open Space**

6.4 Criterion (i) of saved Policy H4 of the SOLP requires that an important open space of public, environmental or ecological value is not lost, nor an important public view spoilt. The application site does not constitute an important open space of public, environmental or ecological value, nor an area from which there is an important public view. This criterion would therefore be satisfied.

**Impact on character and appearance**

- 6.5 Criteria (ii) and (iii) of Policy H4 of the SOLP seek to ensure that the design, height, scale and materials of the proposed development are in keeping with its surroundings and the character of the area is not adversely affected. These requirements are also outlined within Policy H3 of the SCNDP. The new dwelling would front Woodlands Road. Woodlands Road contains a variety of house designs, mostly detached and semi-detached, typically with small front gardens and boundary hedges, providing an attractive suburban character. The size of the rectangular building plot would adequately accommodate the dwelling proposed in keeping with the prevailing spacing and density of housing in this area. The layout proposed would reflect the spacing of dwellings further north west along Woodlands Road. The hipped roof and front-facing gable would differ from the end-gabled houses of 25 and 27 Woodlands Road, however, the development would observe their building line.
- 6.6 The ridge and eaves height of the roof of the proposed dwelling would match the ridge and eaves heights of 2 Baskerville Road and be marginally higher than 25 and 27 Woodlands Road immediately to the north west. However, the height is not considered to be out of character when viewed within the context of the varied street scene. The footprint and mass of the dwelling would also reflect other properties in the surrounding area and roof heights. The design of the dwelling is considered to be in keeping with the area. Developing the rear garden of 2 Baskerville Road would require removing some of the hedgerow fronting Woodlands Road to provide a vehicle access to the site and parking within the site. However, these changes would not harm the appearance of the street scene. In my view, the house to plot ratio would reflect the overall grain of development in this area and not make the proposal appear cramped. The use of brickwork and render for the external elevations and plain tiles for the roof would be in keeping with the character of the area. For the reasons explained, I consider, that on balance, that the proposed development would not harm the character and appearance the site, the street scene or the surrounding area. Consequently, the proposal would meet the design aims of SOCS policies CSR1 and CSQ3, SOLP policies D1, G2 and H4 and SCNDP policies H3, D1, D1a and D1b.
- Impact upon neighbouring properties**
- 6.7 Criterion (iv) of Policy H4 of the SOLP and Policy H3 of the SCNDP require that there are no overriding amenity objections. Criterion (v) of Policy H4 explains that if the proposal constitutes backland development, it should not create problems of privacy or access. Concerns have been raised by the occupiers of neighbouring properties that the proposed dwelling would be overbearing on, create a loss of sunlight to gardens and would affect the privacy of, neighbouring properties.
- 6.8 The proposal would provide first floor rear bedroom windows facing the rear garden of 2A Baskerville Road. However, the back garden would be 10 metres in length which is the recommended back to boundary distance within the SODG. It is also a length similar to those gardens on the north west side and their relationship with the gardens of Appletree Close. The rear garden of the new dwelling would give enough separation between these bedroom windows and the bungalow at 2A Baskerville to avoid any adverse impact on privacy.
- 6.9 The new dwelling would be located 1.1 metres from the north west boundary and 1.2 metres from the south east boundary. The side walls of the proposed dwelling would be 12.4 metres away from the rear of 2 Baskerville Road and 2.4 metres from the side elevation of 25 Woodlands Road. The rear bedroom windows of the dwelling would overlook the garden areas of the adjacent properties, however, it is a common situation in suburban areas to have a private rear garden overlooked by upstairs windows of neighbouring properties and the proposal would not create significant harm to justify refusal of planning permission.

- 6.10 The dwelling would include two first floor side facing windows. One would face 25 Woodlands Road and the other towards 2 Baskerville Road. These windows would be a bathroom and en-suite. A condition could ensure that these windows are fitted and retained with obscure-glazing to prevent views out. It is considered that through this, and the separation between the existing and proposed properties, overlooking and loss of privacy would not be significant.
- 6.11 The new dwelling would be located to the south east of 25 Woodlands Road and would result in some overshadowing of the rear garden to that property. Again, this would be similar to the relationship between 25 and 27 Woodlands Road and given the gaps between the dwellings, it is considered that it would not be of a significant overbearing nature to warrant refusal. This would preserve the satisfactory living conditions of neighbouring residents to satisfy SOLP policies D4 and H4 and SCNDP policy H3.

**Impact on the highway**

- 6.12 Criterion (iv) of Policy H4 of the SOLP also requires that there are no overriding highway objections. Concerns over parking and highway safety have been raised. The Highways Officer has assessed the proposal and initially placed a holding objection as the integral garage did not meet the standard size of 6.0 metres in length by 3.0 metres wide. The application was also not accompanied by pedestrian or vehicle vision splays. Amended plans were received showing the internal floor plan rearranged in order that the garage could meet the standard size. Vision and pedestrian splays were also submitted. The Highways Officer has raised no objection to the proposed dwelling following the amended plans subject to conditions.
- 6.13 The Highways Officer has assessed the proposal and determined that the vehicle movements associated with the proposal do not present severe harm as required in the recent Government guidelines within the National Planning Policy Framework to warrant a recommendation for refusal. The site layout plans shows that there is adequate parking available for a property of this size on the site. On the basis of this assessment, the proposed development would meet the above criteria.

**Other material planning considerations**

- 6.14 Policy D10 requires the provision of waste collection facilities and space for refuse and recycling collection for the new dwelling. This has not been demonstrated on submitted plans. However, this aspect could be secured through planning conditions.
- 6.15 Concerns have been raised by neighbours and the Parish Council about the impact of the loss of the boundary hedge and the proposed layout of the parking area on the character of the street scene and surrounding area. Whilst the loss of the hedge is regrettable, its removal does not require planning consent; it could be removed at any time. The Council's forestry officer has assessed the proposal and raised no objections to development as it will not impact on any trees with high amenity value or high arboricultural value. The layout of the proposed parking area and new access is considered to be in keeping with the character of the area. A landscaping condition will be imposed in order to ensure some planting is carried out to help soften the proposed development.

**Community Infrastructure Levy (CIL)**

- 6.16 This application is liable for CIL at the rate of £150 per square metre.

**7.0 CONCLUSION**

The proposal represents an appropriate infill development within a settlement where the principle of additional residential development is acceptable. The proposed dwelling would be of an appropriate design and would be of a scale suitable to the size of the plot. The development would not detract from the character and appearance of the site, would not be unneighbourly and would not result in conditions prejudicial to highway safety. As such, and subject to the recommended conditions, the application complies with the relevant Development Plan policies.

**8.0 RECOMMENDATION**

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

- 1. Commencement of development within three years.**
- 2. Development to be carried out in accordance with the approved plans.**
- 3. Schedule of materials to be agreed prior to the commencement of development.**
- 4. Hard and soft landscape details to be agreed prior to the commencement of the development.**
- 5. Obscure glazing to side first floor windows.**
- 6. New vehicular access to be constructed in accordance with the approved plans.**
- 7. Vision splays to be carried out in accordance with approved plans.**
- 8. Turning area and car parking to be carried out in accordance with the approved plans.**
- 9. The garage shall not be converted into living accommodation.**
- 10. Refuse and recycling details to be submitted to prior to commencement.**

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