

<b>APPLICATION NO.</b>	<a href="#">P16/S3492/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	19.10.2016
<b>PARISH</b>	SONNING COMMON
<b>WARD MEMBER(S)</b>	Will Hall Paul Harrison
<b>APPLICANT</b>	Hazelwood Estates
<b>SITE</b>	23 Woodlands Road, Sonning Common, RG4 9TD
<b>PROPOSAL</b>	One detached dwelling and access (amended plans received 10 November 2016 showing plot dimensions)
<b>AMENDMENTS</b>	As above
<b>GRID REFERENCE</b>	470618/180425
<b>OFFICER</b>	Edward Church

1.0 **INTRODUCTION**

1.1 This application is referred to the Planning Committee because the Officer's recommendation is in conflict with the recommendation made by Sonning Common Parish Council.

1.2 The application site resides within a residential development in the centre of Sonning Common (shown on the OS extract **attached** in Appendix A). The application site currently serves as the rear section of the residential curtilage of 23 Woodlands Road. 23 Woodlands Road is a detached dwelling which has recently been extended. The application site does not reside within any designated land where planning restrictions apply.

2.0 **PROPOSAL**

2.1 This application seeks planning permission for the erection of a single two-storey, three bedroom, detached dwelling with access onto Baskerville Road.

2.2 A copy of the application plans are **attached** in Appendix B. All documentation associated with this application can be accessed on our website, [www.southoxon.gov.uk](http://www.southoxon.gov.uk).

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Sonning Common Parish Council** – Objects. The Parish consider that the proposal is in conflict with the neighbourhood plan in relation to its design and scale, that its size, height, scale and mass, density and access are out of character with the surrounding area, that it would have a negative impact on neighbouring amenity, and that the construction of a dwelling is impractical in relation to construction traffic.

**Highways Liaison Officer** – No objections subject to conditions.

**Neighbours** – 9 letters of objection have been received raising the following concerns:

- Overdevelopment of site;
- Parking, traffic and highway safety;
- Not an allocated site;
- Potential future development;
- Visual impact;
- Need for 1-2 bedroom dwellings;

- Overlooking and privacy;
- Plan discrepancies;
- Market value of neighbouring properties;
- Loss of light.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P16/S2943/FUL](#) - Other Outcome (17/10/2016) - Withdrawn  
Erection of dwelling with access.

[P16/S0328/HH](#) - Approved (24/03/2016)

One new bay window on both sides of approved entrance porch (P15/S3161/HH)

[P15/S3161/HH](#) - Approved (04/11/2015)

Two storey side and rear extension and garage side extension

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy policies (SOCS):

- CS1 - Presumption in favour of sustainable development
- CSQ3 - Design
- CSR1 - Housing in villages
- CSS1 - The Overall Strategy

South Oxfordshire Local Plan 2011 policies (SOLP):

- 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
- 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

Sonning Common Neighbourhood Plan policies (SCNP):

- H3 - Housing infill
- D1 – Design
- D1b Design on allocated and infill sites

South Oxfordshire Design Guide 2016 (SODG):

- Section 7 - Buildings and plots

National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

6.0 **PLANNING CONSIDERATIONS**

6.1 The main considerations when making a determination on this application are:

- Whether the principle of infill development is acceptable on the application site;
- Whether the scale and design of the proposed dwelling would be in keeping with the character and appearance of the site and surrounding area;

- Whether the proposed dwelling would have a material impact on neighbouring amenity;
- Whether the proposed dwelling would have an impact on the local highway network.

**6.2 Principle of Development**

The application site resides within the built-up limits of Sonning Common, which is identified as a larger village in the settlement hierarchy contained within Appendix 4 of the SOCS. Under Policy CSR1 of the SOCS and Policy H3 of the SCNP, the principle of infill development is considered acceptable in this location. Whilst the SCNP has allocated sites for residential development, this allocation does not preclude infill development where acceptable.

**6.3 Scale, Design and Character Considerations**

The application site is the rearmost section of the rear garden of 23 Woodlands Road. The site is not an important public space nor does it provide an important public view. There are no overriding ecological or environmental considerations which act as a constraint to this proposal.

6.4 The proposed dwelling would result in a plot coverage of 21%, providing 128 square metres of private amenity space to the rear of the dwelling. This footprint in relation to the site of the proposed plot is considered acceptable and the provision of private amenity space is in excess of the minimum standards stated in section 7.8 of the SODG. The depth of the rear garden is 9 metres, which is just below the recommended 10 metre depth of rear gardens. However, considering the sufficient provision of private amenity space to the rear, and additional space to the sides of the dwelling, this is not considered a justifiable reason to resist the development proposal. 23 Woodlands Road would be left with a garden in accordance with the minimum standards.

6.5 The design of the proposed dwelling is traditional and responds well to other examples in the locality, in terms of its massing and form. There are a mix of two storey detached dwellings and bungalows along Baskerville Road with a wide variety of architectural designs and external materials. Hipped roofs are commonplace, but not exclusively so. The proposed dwelling would have an active frontage onto Baskerville Road and would not be set back unduly in a location where dwellings are close to the adjacent highway. The addition of a front gable would add variety to the streetscape, being a focal point of the dwelling with its brick detailing and quoins, without interrupting sightlines along Baskerville Road. The proposed dwelling would have an overall ridge height of 7.7 metres with an eaves height of 5 metres. This height is considered acceptable and would not be visually intrusive and would be consistent with the neighbouring properties. 23 Woodlands Road, to the north east of the application site, has a ridge height of 8.25 metres and 1 Baskerville Road, to the south west, has a ridge height of 7.5 metres. The proposed dwelling would be constructed out of facing brickwork and rendered panels, both of which are well replicated in the locality.

6.6 The character of the site and locality is distinctly residential. There are a variety of plot sizes and shapes within the locality of the site, with no single dominant form of development. More elongated and narrower plot forms are noted along Woodlands Road, however there are a large number of existing dwellings which do not conform to this, especially in the direct locality of the application site. Adjacent to the application site, down Smith Close, dwellings have rear garden depths of 7 metres with a square form. Further down Baskerville Road, at 13 Baskerville Road to the south east of the application site, there is minimal rear garden depth (1.25 metres) with the majority of the amenity space provisioned to the side and front of the dwelling. It is not considered

that the proposed development would conflict with any existing grain of development in the locality, due to the variety present.

- 6.7 The proposed dwelling would be located 3.3 metres to the north east of 1 Baskerville Road. Consideration has been given to the decision made by the Planning Inspector under appeal (APP/Q3115/W/15/3022094) at 31 Woodlands Road, 120 metres north west of the current application site, where the approved infill dwelling was located 1.7 metres away from the neighbouring property; with the Planning Inspector stating:

*“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.”*

This appeal decision permitted a 5.6 metre wide dwelling in a plot 8.5 metres wide, leaving less than 1.5 metres of space on either side.

- 6.8 Overall, Officers consider that the proposed infill dwelling is of a suitable size, design and form, in keeping with the built environment which surrounds the site. The character of the site would not be adversely impacted, retaining its distinct residential appearance. As such, the proposal is judged to accord with Policies D1, D3, G2 and H4 of the SOLP, Policy CSQ3 of the SOCS, and Policies H3, D1 and D1b of the SCNP.

6.9 **Neighbouring Amenity Considerations**

Consultation comments raise concerns over the impact of the proposed development on neighbouring amenity, in terms of access to light and privacy. The impacts of the proposed development on the neighbouring properties are explored below.

6.10 4 Baskerville Road

The proposed dwelling would be located directly opposite 4 Baskerville Road, on the opposite side of the highway to the north west. The principle elevation of the proposed dwelling would be located over 25 metres away from the principle elevation of 4 Baskerville Road. This distance between frontages is in excess of the minimum 10 metres stated within section 7.14 of the SODG. The principle elevation of 4 Baskerville Road fronts the highway and is already in the public realm, with members of the public having unobscured views of this elevation when using the public right of way. The privacy of this elevation is already compromised. In terms of light, the proposed dwelling would be sufficiently far away from the principle elevation of 4 Baskerville Road to avoid direct overshadowing, and the loss of ambient daylight would not be material. The hipped roof design serves to reduce this impact. The erection of a dwelling across the road will not have a material impact on the privacy or access to light of 4 Baskerville Road. This is also the case for 6 and 2a Baskerville Road.

6.11 21 Woodlands Road

21 Woodlands Road is located directly to the east of the application site, with the rear section of the garden bordering the application site to the south east. The proposed dwelling would be located 23.5 metres away from the south western corner of 21 Woodlands Road. Guidance contained within section 7.14 of the SODG 2016 highlights what is the minimum amount of privacy that is deemed to be acceptable when the rear elevation of a dwelling overlook gardens and other rear elevations. This guidance states that there should be a minimum distance of 25 metres, parallel, between habitable rooms with windows on rear elevations. Further to this, the SODG illustrates that overlooking of gardens could have an unacceptable impact on the privacy of gardens when parallel facing first floor windows are located closer than 12.5 metres. In this instance, the proposed dwelling could impact the privacy of a small section of garden along the north western boundary of 21 Woodlands Road. Due to the presence

of boundary vegetation and the size of the rear garden and the oblique angle of the proposed dwelling, in relation to the rear elevation of 21 Woodlands Road, it is considered that the privacy of 21 Woodlands is retained at an acceptable level. The scale, location and geographic orientation of the proposed dwelling would not materially impact the amount of light reaching 21 Woodlands Road.

6.12 23 Woodlands Road and 1 Baskerville Road

Due to the lack of side facing windows at first floor level, the proposed dwelling would not have a material impact on the privacy of either 23 Woodlands Road or 1 Baskerville Road. The rear facing windows of the proposed dwelling, would have an acceptable impact on the privacy of the rear garden of 1 Baskerville Road due to the side-by-side relationship. The scale, location and geographic orientation of the proposed dwelling, in relation to 23 Woodlands Road and 1 Baskerville Road, would not result in a material loss of access to sunlight.

6.13 In light of the above Officers consider that the proposal has an acceptable impact on the amenity of neighbouring properties in terms of access to light and privacy in relation to the requirements of Policy D4 and criterion (iv) of Policy H4 of the SOLP.

6.14 **Highway Network Considerations**

The proposed development has included provisioning for two off-street parking spaces. The Highway Liaison Officer has reviewed the proposed development and concluded that the proposal is unlikely to have a significant adverse impact on the highway network, and has recommended approval of the scheme subject to the addition of planning conditions. These recommended conditions serve to address issues regarding the construction of the proposed vehicular access, preservation of visibility splays and parking provision.

6.15 **Other Matters**

Other matters that have been raised from consultation responses are discussed below.

Plan discrepancies:

Comments have been received indicating that the site is not accurately represented on plan. These concerns were made apparent to the applicant, through their agent, and amended plans were obtained. When referring to the data extracted from the Ordnance Survey, the plot has the dimensions as demonstrated on plan. It is considered that the submitted plans are an accurate representation of the site.

6.16 Impact of proposed development on market value of nearby homes:

The impact of a proposed development on the market value of nearby homes is not a material planning consideration. This has not been considered when assessing this application.

6.17 Need for 1 or 2 bedroom houses:

Housing mix policy of the SCNP: H2, which favours 1,2 and 3 bedroom houses, only applies to allocated sites. Infill policy of the SCNP: H3, does not place restrictions on the number of bedrooms that infill dwellings can have.

6.18 Waste management provisions:

Policy D10 of the SOLP 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, there is adequate scope to include these provisions on site and this aspect could be secured through planning conditions.

6.19 Lack of Landscaping

Comments have been received indicating that a lack of demonstrated landscaping would have a detrimental impact on the visual amenity of the site and surrounding area. A landscaping scheme to help assimilate the development into the surroundings could be obtained through the use of a condition. As such, a pre-commencement condition for the submission of a landscaping scheme is recommended.

6.20 **Community Infrastructure Levy (CIL)**

This application is liable to pay CIL. The correct procedures and mechanisms have been put in place to collect the CIL if this application is approved and implemented.

7.0 **CONCLUSION**

7.1 The proposed development represents an appropriate infill development within a settlement where the principle of additional residential development is acceptable. The proposed dwelling would have a design and scale that is in keeping with the surrounding built development and in accordance with the guidance contained in the South Oxfordshire Design Guide. The development would not detract from the character and appearance of the site, would not have a material impact on the amenity of neighboring properties and would not result in significant impacts to highway safety. As such, subject to the recommended conditions, the application proposal is deemed to comply with the relevant guidance, Development Plan policies and the NPPF.

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 : New vehicular access to be formed prior to occupation.**
- 5 : Vision splays of 2 metres by 2 metres to be provided to each side of the access.**
- 6 : Plan of car parking provision for two spaces to be agreed prior to the commencement of the development**
- 7 : Landscaping details to be agreed prior to the commencement of development.**
- 8 : Refuse and recycling storage details to be agreed prior to the commencement of development.**
- 9 : Withdrawal of permitted development rights for extensions.**

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