

APPLICATION NO.	P17/S0168/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	17.1.2017
PARISH	CHOLSEY
WARD MEMBER(S)	Pat Dawe Jane Murphy
APPLICANT	Mr Vink
SITE	24 Panters Road, Cholsey, OX10 9NY
PROPOSAL	To erect an attached two-bedroom dwelling including new vehicular access.
AMENDMENTS	None
GRID REFERENCE	458972/186374
OFFICER	Kim Gould

1.0 **INTRODUCTION**

- 1.1 This application is referred to Planning Committee because the officer recommendation is contrary to the Parish Council's recommendation.
- 1.2 Number 24 Panters Road is a semi-detached dwelling which is situated on the western side of Panters Road. It is rendered with a plain clay tile roof and has a detached pre-fabricated concrete single garage block in the rear garden.
- 1.3 The site lies within the built up limits of Cholsey in an established residential area outside any area of restraint. It is highly sustainable having a variety of shops, and public transport links including a railway station with services to London and Oxford.
- 1.4 Planning permission was granted last year under planning ref P16/S1330/HH for a two storey side extension to increase the number of bedrooms to 4. This permission has not been implemented.
- 1.5 An OS extract showing the location of the site is attached as **Appendix 1**.

2.0 **PROPOSAL**

- 2.1 This application seeks full planning permission to erect a two storey, two bedroom dwelling attached to no 24 Panters Road including a new vehicular access. The new dwelling would have its own private rear garden and a single parking space at the front of the dwelling.
- 2.2 A copy of the submitted plans is attached as **Appendix 2** A full copy of the application including the supporting statement and application form etc. can be viewed on the council's website at www.southoxon.gov.uk
- 2.3 The design of the proposed dwelling is very similar to the design of the extant planning permission for the two storey extension. A copy of the elevation plan relating to this approved scheme is attached as **Appendix 3**.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Cholsey Parish Council – Object
- Overdevelopment
 - Would create a terrace which is out of character with the street scene

- Material change to the appearance of number 22 Panters Road
- Parking is at a premium on Panters Road - an additional dwelling will only exacerbate this

Highways Liaison Officer (Oxfordshire County Council) - No objection subject to conditions relating to the new vehicular access and retention of parking and manoeuvring areas.

Neighbour Object (5)

- Design and scale of the building is out of keeping with the area and surrounding properties.
- Inadequate parking
- Will devalue existing properties
- Will alter no 24 from a semi-detached to a terraced property
- Overlooking from French doors at the rear of the property
- Will exacerbate existing drainage problem in this road
- Unrealistic parking provision
- Will block light to neighbour's kitchen

Neighbour No Strong Views (1)

- No objection to this proposal

4.0 RELEVANT PLANNING HISTORY

4.1 [P16/S1330/HH](#) - Approved (21/07/2016)

Proposed ground and first floor side and rear extensions (as clarified by drawing 1976-G-9 Rev A received 17th June 2016, to show parking spaces) (As amended by drawing received 30th June 2016, to reduce the height of the two storey element)

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Core Strategy policies

CS1 - Presumption in favour of sustainable development

CSQ3 - Design

CSR1 - Housing in villages

CSS1 - The Overall Strategy

5.2 South Oxfordshire Local Plan 2011 policies;

D1 - Principles of good design

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

South Oxfordshire Design Guide 2016

5.3 National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

5.4 Neighbourhood plan

Paragraph 216 of the NPPF allows for 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.

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

6.0 PLANNING CONSIDERATIONS

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

- Principle of residential development
- Policy H4 criteria
- Garden size
- CIL
- Other issues

6.2 Principle

Policy CSR1 allows for infilling within the villages of the District. Infill is defined 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. In this case, the site is part of the side and rear garden of an existing dwelling which lies in a road within an established residential area. It is a small gap in an otherwise built up frontage and is closely surrounded by buildings. As such, the principle of residential development is acceptable.

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 Policy H4 criteria

Policy H4 of the SOLP allows for new housing within the villages providing the following criteria are met:

- i. **That an important open space of public, environmental or ecological value is not lost.** The application site is the side and rear garden of 24 Panters Road. It has no particular environmental or ecological value.
- ii. **Design, height, and bulk are in keeping with the surroundings.** The design, height and bulk of the proposed dwelling is the same as that approved under planning ref P16/S1330/HH for a two storey extension. As such, the principle of this design has been approved. There were no objections to this extant scheme from either the Parish Council or neighbours.
- iii. **The character of the area is not adversely affected.** The dwelling would

appear as a two storey extension to no 24. The materials used in the external finish of the development would match those on the existing dwelling. Other two storey extensions in the locality have been built in a similar style to that proposed. As such the character of the area would not be adversely affected.

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

Amenity: The principal windows of the new dwelling would face to the front and rear. This is the same pattern that already exists in Panter's Road and with the existing dwelling with front windows looking out over front gardens across the road to properties on the eastern side of Panter's Road and the rear windows looking towards rear gardens and properties to the rear. In this case, the windows at the rear of the new dwelling would be some 30 metres from the rear windows of the properties at the rear. This is in excess of the 25 metre guidance suggested by the South Oxfordshire Design Guide. The neighbours have raised a concern relating to the large full length windows at the rear of the new dwelling. There are no balconies proposed and it is your officers' opinion that these windows are not materially more unneighbourly than more traditional windows and do not warrant a refusal of planning permission.

Parking: Two off street parking spaces would be provided for the existing dwelling at no 24 and a single off street parking space would be provided for the new dwelling. This accords with the council's standard for parking spaces and the County Highway Authority have raised no objection to the proposal on parking grounds.

v. **Backland development.** This proposal does not constitute backland development.

6.6 **Garden sizes**

Policy D3 of the SOLP seeks to ensure that a private outdoor garden or amenity space is provided for all new dwellings. The South Oxfordshire Design Guide goes on to recommend garden sizes for different sized dwellings. It advises that a 3 bedroom dwelling should have a garden size of some 100sqm and a 2 bedroom dwelling a garden size of some 50sqm. In this particular case, the 3 bed dwelling at no 24 would retain a garden of some 146sqm and the new 2 bed dwelling would have a garden of some 138sqm. As such both properties will have gardens in excess of the council's standards.

6.7 **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 a new dwelling. CIL payable would be £6,864.00.

6.8 **Other issues**

Some neighbours have objected to the proposal on the grounds that by adding an additional dwelling onto an existing pair of semi-detached properties, the value of their property would be adversely affected. This is not a planning consideration and cannot be considered in the assessment of this proposal.

7.0 **CONCLUSION**

7.1 The principle of erecting a single dwelling in this location is acceptable as the site lies within the built up limits of Cholsey. The new dwelling would not be unneighbourly and would not adversely affect the established character of the area. It is very similar to a two storey side extension approved at this property last year. It would provide a small unit of accommodation in a highly sustainable location.

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. **New vehicular access.**
4. **Parking and manoeuvring areas retained.**

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