

APPLICATION NO.	P17/S1327/FUL
APPLICATION TYPE	Full application
REGISTERED	10.4.2017
PARISH	Crowmarsh Gifford
WARD MEMBER(S)	Richard Pullen Felix Bloomfield
APPLICANT	Mr Curtis
SITE	Sheringham House Crowmarsh Hill Crowmarsh Gifford, OX10 8BG
PROPOSAL	Erection of a two-storey dwelling with a double garage on land adjacent to Sherringham house.
OFFICER	Katherine Pearce

1.0 **INTRODUCTION**

- 1.1 The application is referred to Planning Committee for a decision as the views of Crowmarsh Gifford Parish Council differ from the officer's recommendation.
- 1.2 The site is approximately 0.11ha in area, roughly triangular and is currently overgrown. To the north of the site is Sheringham House, which is under the same ownership as the site. To the east of the site is the rear of the dwellings on Robert Sparrow Gardens. To the west of the site is the A4074 Portway. To the south of the site is Cox's Lane.
- 1.3 The site is located in the larger village of Crowmarsh Gifford, separated from the main part of the village by the A4074. The houses to the east of the A4074 in this location are known as Crowmarsh Hill, a collection of around 100 dwellings.
- 1.4 The site is identified on the Ordnance Survey Extract attached at **Appendix 1**. The site is wholly located in the Chilterns Area of Outstanding Natural Beauty.

2.0 **PROPOSAL**

- 2.1 The proposed development is for a three bedroom dwelling and garage. The dwelling is made up of three separate elements:
- two storey section of red brick with clay tile roof, containing the bedrooms;
 - a single storey section of dark brick with a slate roof, containing the lounge; and
 - a red brick, single storey section linking the previous two sections, containing a kitchen/diner.
- 2.2 The garage is proposed to the north of the dwelling. It would be a double garage with store above. It would be constructed from dark bricks with timber doors.
- 2.3 The site would be accessed off Crowmarsh Hill, utilising the existing access to Sheringham House.

The site plan, elevations and floor plan can be found are attached at **Appendix 2** to this report. All the plans and representations can be viewed on the Council's website www.southoxon.gov.uk under the planning application reference number.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Crowmarsh Parish Council – Object on the basis of:

- overdevelopment of the site.
- scale and bulk of the proposed development will have a direct negative impact on neighbouring properties.
- A previous application for a bungalow on this site was refused for similar reasons as above.

3.2 Neighbours – 6 objections from dwellings in Robert Sparrow Gardens backing onto the site, in summary:

- Overlooking of properties
- Loss of light to properties and garden
- Properties will be looking out onto a full two storey brick wall
- No consideration of potential subsidence of gardens once building foundations begin.
- Noise disturbance from dwelling being so close
- Rooflights will be intrusive on privacy
- Rooflights will cause light pollution
- Existing trees and vegetation should be protected as they create a noise and visual barrier from the road.
- Smells from kitchen
- Design is totally out of keeping with other properties in the area
- The staggered design suggests that a future application could be made to link the buildings by way of an increase in height.
- Why does the lounge have such a high pitched roof? Is it to create capacity for additional living space?
- Please can height of walls be added to the plans?
- More traffic will be added to the, already busy, A4074
- Noise and fumes created by the access drive may affect enjoyment of garden
- Building in the AONB should be occur unless other sites are not available, eg. Old SODC site.
- Site is used by nesting birds
- Site is too small for proposed buildings
- Plans are inconsistent and misleading
- There is the possibility that, once built, the garden could be accessed from the road.
- The application is not explicit that it will exclude business activity and commercial storage.

3.3 Highways Liaison Officer (Oxfordshire County Council) – No objection

3.4 Forestry Officer - No objection

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P00/W0099](#) - Approved (09/06/2000)

Single-storey extension to rear of house and single-storey extension to the garage to form additional accommodation and parking. (As amended by drawing No. 9991-01-A received on 6 April 2000 and as clarified by applicant's letters dated 21 March 2000 and 8 June 2000).

[P97/W0783](#) - Approved (28/11/1997)
Conservatory.

[P97/W0170](#) - Refused (28/04/1997)
New gymnasium and domestic storage.

[P96/W0706](#) - Approved (12/02/1997)
Build new double garage and store (single-storey). (As amended by plans and amplified by letter received from the applicant on 20 January 1997).

[P93/W0380/RM](#) - Approved (18/08/1993)
Erection of one detached house with double garage and access

[P92/W0175/O/CC](#) - Approved (16/12/1992)
Construction of single residential dwelling and garage, new private drive off A423 Crowmarsh Hill realignment and erection of acoustic fencing and associated landscaping.

5.0 **POLICY & GUIDANCE**

5.1 National Planning Policy Framework
National Planning Policy Framework Planning Practice Guidance

5.2 **South Oxfordshire Core Strategy 2027 policies:**

CS1 - Presumption in favour of sustainable development
CSEN1 - Landscape protection
CSI1 - Infrastructure provision
CSQ2 - Sustainable design and construction
CSQ3 - Design
CSR1 - Housing in villages
CSS1 - The Overall Strategy

5.3 **South Oxfordshire Local Plan 2011 policies:**

D1 - Principles of good design
D4 - Reasonable level of privacy for occupiers
EP1 - Adverse affect on people and environment
EP6 - Sustainable drainage
T1 - Safe, convenient and adequate highway network for all users
T2 - Unloading, turning and parking for all highway users

South Oxfordshire Design Guide 2016

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to consider in relation to this development are:

- Principle of development
- Design and impact on the character and appearance of the area
- Amenity
- Highways
- Landscape, trees and ecology
- Noise
- CIL

6.2 Principle of Development

The site is located in the larger village of Crowmarsh Gifford, even though it is separated from the main part of the village by the A4074. Policy CSR1 allows for infill in larger villages, infill being 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.*” The site isn’t a small gap in an otherwise built up frontage because to the

south of the site is open countryside. Whilst it isn't entirely surrounded by buildings there are buildings to the north and east and roads to the west and south. In this case, the site does not extend into the open countryside but is contained by the existing built form. I therefore consider that it complies with accords with Policy CSR1.

Policy H4 allows for housing within the built-up area of villages provided that:

- 6.3
- (i) an important open space of public, environmental or ecological value is not lost, nor an important public view spoilt;
 - (ii) the design, height, scale and materials of the proposed development are in keeping with its surroundings;
 - (iii) the character of the area is not adversely affected;
 - (iv) there are no overriding amenity, environmental or highway objections; and
 - (v) if the proposal constitutes backland development, it would not create problems of privacy and access and would not extend the built limits of the settlement.

In relation to these points:

- 6.4 The site does not represent an important open space. It is not highly visible from public viewpoints and is not publicly accessible. It is not anticipated that the site contains any significant ecology but an update will be provided to Members at the meeting.

Points (ii) – (iv) are discussed in subsequent paragraphs.

The site does not constitute backland development.

A conclusion on the compliance with Policy H4 is drawn in Section 7 of this report.

Design

- 6.5 The dwelling has an unusual design to take account of the constraints of the site. It is made up of three separate elements, which the Design and Access Statement explains is conceived as a dwelling with an outbuilding and a linking element. Splitting the dwelling into three sections has the advantage of breaking up the massing of the building so that it does not dominate the site and surroundings.
- 6.6 Although the dwelling is different in form from the surrounding dwellings, this does not necessarily mean that it is harmful. The main public viewpoint of the site will be from the west, where it will be viewed in the context of Sheringham House. The proposed dwelling takes its cues from Sheringham House, which has a two storey and single storey element. Both dwellings have a garage to the north. It also has a similar palate of materials to Sheringham House. The dwelling will be largely screened from public view due to the mature trees along the western boundary.
- 6.7 The main element of the proposed dwelling is two storey, and the other two sections are both single storey. This is not out of keeping with the scale of buildings in the vicinity, which are predominantly two storey.
- 6.8 The double garage contains an office/store above, which means it has quite a steeply pitched roof. A condition has been suggested by the Highways Officer to ensure that it remains as a garage. The garage is smaller than that associated with Sheringham House.

I therefore do not consider that the dwelling will be harmful to the character and appearance of the area and that the proposed development is in accordance with

6.9 Policy D1 of the Local Plan and Policy CSQ3 of the Core Strategy.

6.10 Neighbours have raised concerns about the use of the pitched roof above the lounge for a loft space. They are concerned that the three elements could be linked at first floor level by all becoming two storey. The latter would need to be the subject of a planning application, which would be considered on its merits at that time.

6.11 As the site is unusual in its form and the dwelling is located so close to the rear of the plot, I consider it necessary to remove permitted development rights relating to extensions, outbuildings and development of the roof. This does not mean that such development would not be granted planning permission, just that the impact on neighbour amenity can be taken into consideration and neighbours can be consulted of any such proposals in the future.

Amenity

6.12 The dwellings most affected by the proposals will be 17 and 19 Robert Sparrow Gardens, who will have the two storey element at the rear of their gardens. However, the site is set approximately 1m lower than the gardens of these properties. There is then a 1.8m close boarded fence on top of this. As the two storey section of the proposed dwelling has an eaves height of just under 4m, this means that just over a metre of wall that will be visible over the fences of these dwellings. The roof then slopes away from the dwellings. This arrangement is explained in the site section attached as **Appendix 3**. I therefore consider that it would not have an overly overbearing impact on the dwellings or the gardens and would not cause any significant loss of light.

6.13 The eaves of the single storey elements will be below the fence line of the dwellings on Robert Sparrow Gardens and therefore will not have an overbearing impact or cause loss of light or privacy for the occupants of the existing dwellings.

6.14 Concerns have been raised regarding the rooflight and light pollution. Rooflights are windows set into the roof, rather than lights, so they will not be any more harmful than a standard window in terms of light pollution. In terms of privacy, the rooflight is for a dressing room and will be set into the roof, so the occupants couldn't look out. Nos 17 and 19 Robert Sparrow Gardens would be located at sufficient distance from the rooflight that they would not be able to look down into it.

6.15 The access road will pass approximately 5m to the west of No. 21 Robert Sparrow Gardens and 166 Crowmarsh Hill. As it will only be to serve one dwelling I do not consider that it will have a significant impact in terms of noise, fumes or loss of privacy.

6.16 The proposals will allow for a reasonable amount of private amenity space, in excess of the standards set out in the Council's Design Guide.

6.17 I therefore conclude that the proposals are in accordance with Policy D4 of the Local Plan.

Highway Safety

6.18 Oxfordshire County Council's Highways Officer has no objection subject to conditions being attached to any permission. These are included in the recommended list of conditions. A concern has been raised by a resident about the increase in traffic. However, I do not consider the increase in traffic caused by one dwelling will have a significant impact on the local highway network. The Highways Officer also concludes that "*The proposal is unlikely to have a significant adverse impact on the highway network.*"

6.19 The proposals provide a sufficient level of parking, both in the garage and in front of it. As the access drive will only serve one dwelling there is no need for a passing place to be provided.

6.20 I conclude that the proposals are in accordance with Policies T1 and T2 of the Local Plan.

Landscape, Trees and Ecology

6.21 The site is located within the Chilterns AONB. However, as an infill plot in the built up area, its development will not extend the build form into the AONB and I do not consider that it will have an adverse effect on the landscape and scenic beauty of the AONB.

6.22 The site is currently well screened from the A4074 by mature trees. The Council's Forestry Officer is satisfied that the proposed development can be accommodated without causing the loss of, or any significant negative impacts on, the surrounding treescape. The Forestry Officer has requested a condition requiring tree protection measures to be put in place before work starts on site. This has been added to the list of recommended conditions.

6.23 Clarification has been sought from the Countryside Officer regarding the likelihood of the site supporting significant biodiversity. Given the location of the site it is not anticipated to have a high ecological value.

Noise

6.24 The proposed dwelling is located adjacent to the A4074 so there is potential for a noise impact. However, it would not be any closer to the road than Sheringham House, the approval of which included a condition requiring acoustic fencing along the western boundary. A similar condition can be included should it be considered necessary.

Community Infrastructure Levy

6.25 CIL is usually calculated on the basis of the increase in footprint created as a result of the development. However, in this case the landowner has indicated that the development will be a self-build and is therefore seeking exemption.

7.0 CONCLUSION

7.1 The proposed development accords with Policy CSR1 of the Core Strategy and the criteria set out in Policy H4 of the Local Plan. Officers recommend that planning permission is granted because the details of the proposal are acceptable, and in accordance with national policy, the Development Plan and the South Oxfordshire Design Guide.

8.0 RECOMMENDATION

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

1. **Time limit.**
2. **Development to be carried out in accordance with the approved plans.**
3. **Materials as on plan.**
4. **Removal of permitted development rights Class A (extensions).**
5. **Removal of permitted development rights Class E (outbuildings).**
6. **Removal of permitted development rights Class B and Class C (roof additions and alterations).**
7. **Vision splay dimensions.**
8. **Parking and manoeuvring areas retained.**
9. **No garage conversion into accommodation.**
10. **Gates set back from footway.**

11. Tree protection implementation.

Author: Katherine Pearce
E-mail : Katherine.pearce@southandvale.gov.uk
Contact No: 01235 422600

This page is intentionally left blank