

<b>APPLICATION NO.</b>	<a href="#">P17/S0938/FUL</a>
<b>APPLICATION TYPE</b>	Full application
<b>REGISTERED</b>	8.3.2017
<b>PARISH</b>	Rotherfield Greys
<b>WARD MEMBERS</b>	Charles Bailey and David Nimmo-Smith
<b>APPLICANT</b>	Mr and Mrs N Digby
<b>SITE</b>	Pinfold, Greys Green
<b>PROPOSAL</b>	Erection of new two-storey four-bedroom dwelling with detached garage (access rights and visibility splays shown on amended plans received 28th April 2017).
<b>AMENDMENTS</b>	One – see above
<b>OFFICER</b>	Paul Lucas

**1.0 INTRODUCTION**

1.1 Officers recommend that planning permission should be granted. This report explains how officers have reached this conclusion. The application is referred to the Planning Committee due to the Parish Council's objection.

1.2 The application site is shown at **Appendix 1**. The site comprises part of a paddock/garden area that is set back from the main road and is positioned between two residential properties; Pinfold and Cooper's Close and to the rear of the village hall. The land is within the ownership of Pinfold which is a detached dwelling situated on a very large plot within the built-up limits of Greys Green. The site is accessed via a private driveway that runs from the main road behind the village hall and has mature hedging on either side. The site lies within the Chilterns AONB. The northern boundary of the application site abuts the Greys Green Conservation Area. The land between the application site and Cooper's Close has planning permission for a detached two-storey three-bedroom dwelling, which has yet to be implemented.

**2.0 PROPOSAL**

2.1 The application seeks full planning permission for the erection of a detached, two storey four-bedroom dwelling with a detached double garage. The site plan was amended during the course of the application to remove a holding objection from the Highway Liaison Officer.

2.2 Copies of the current plans are provided at **Appendix 2** whilst other documentation associated with the application can be viewed on the Council's website:  
<http://www.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P17/S0938/FUL>

**3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Rotherfield Greys Parish Council** – The application should be refused: Sitting adjacent to an already accepted planning plot, this presents overdevelopment and urbanisation of the site. Two houses in a small plot without sufficient garden space and would be too crammed in – and in similar style would sit awkwardly in the village within an AONB.

**Highways Liaison Officer (Oxfordshire County Council)** - No objection to amended plans subject to conditions

**Waste Management Officer (District Council) - No strong views**  
**Neighbours** – One representation of objection, summarised as follows:

- Increased density
- Increased traffic on narrow driveway
- Noise
- Impaired view

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P16/S2857/HH](#) - Approved (19/10/2016)

Erection of new detached garage/car port and store building to serve Pinfold.

[P16/S2825/FUL](#) – Approved (19/12/2016)

Erection of new 3-bedroom dwelling with detached garage.

[P92/S0143](#) - Refused (29/05/1992) – Dismissed at appeal (17/02/1993)

Erection of new dwelling and separate garage.

[P87/S0819/O](#) - Refused (09/12/1987)

One three-bedroom detached bungalow with detached double garage.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy (SOCS) policies

CS1 - Presumption in favour of sustainable development

CSS1 - The Overall Strategy

CSR1 - Housing in villages

CSEN1 - Landscape protection

CSEN3 - Historic environment

CSQ3 - Design

5.2 South Oxfordshire Local Plan 2011 (SOLP 2011) policies;

C4 - Landscape setting of settlements

C9 - Loss of landscape features

CON7 - Proposals in a conservation area

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

G4 - Protection of Countryside

G5 - Best use of land/buildings in built up areas

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 – Section 7 – Plots and Buildings

Greys Green Conservation Area Character Study – 15/06/2011

South Oxfordshire Landscape Assessment 2003 – Character Area 10 – Chilterns

Plateau with Valleys

Chilterns Buildings Design Guide – Chapter 3

5.3 National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

The policies within the SOCS and the SOLP 2011 of relevance to this application are

considered to be in general conformity with the provisions of the NPPF and NPPG and therefore this application can be determined against the relevant policies above.

## 6.0 **PLANNING CONSIDERATIONS**

6.1 The planning issues that are relevant to this application are whether the development would:

- be in accordance with the Council’s strategy for housing development in rural areas;
- result in the loss of an open space or view of public, environmental or ecological value;
- be in keeping with the rural character and appearance of the surroundings and maintain the setting of the adjacent Greys Green Conservation Area;
- ensure that important trees are retained;
- safeguard the living conditions of neighbouring residential occupiers and would provide adequate living conditions for future occupiers of the development;
- demonstrate safe and convenient access and adequate off-street parking provision for the development;
- provide an appropriate mix of housing; and
- give rise to any other material planning considerations

### 6.2 Principle of Development

The application site falls within the built up limits of Greys Green. Greys Green is classed as an “other village” in the SOCS where Policy CSR1 permits infill housing development on sites of up to 0.1 hectares – the application site is 0.06 hectares. Although the application site does not form part of a built-up frontage, the proposed development would meet the definition of infill development because the site is closely surrounded by other buildings: Pinfold to the west, the approved dwelling and Coopers Cottage to the east and the village hall to the north. The principle of erecting a dwelling on the site is therefore considered acceptable and would accord with Policy CSR1. Consequently the proposal falls to be assessed primarily against the criteria of Policy H4 of the SOLP 2011, which are addressed below.

### 6.3 Loss of Open Space

Criterion (i) of Policy H4 of the SOLP 2011 requires that an important open space of public, environmental or ecological value is not lost, nor an important public view spoilt. The site is presently undeveloped, but there is no public access to it. There is no evidence of the site having any ecological value. Views towards the site from the road are filtered by a line of mature planting along the boundary with the village hall, with this foliage having protection due to its location within the conservation area. Rotherfield Greys Bridleway 14 affords some views towards the site from the south. However, these are over a distance of about 300 metres and the proposed dwelling would be seen in the context of adjoining dwellings. This criterion would therefore be satisfied.

### 6.4 Visual Impact

Criterion (ii) of Policy H4 of the SOLP 2011 requires that the design, height, scale and materials of the proposed development are in keeping with its surroundings and criterion (iii) requires that the character of the area is not affected. Policy CSEN1 aims to ensure that the District’s landscape is protected. The SOCS Policy CSEN3 seeks to preserve or enhance the District’s designated heritage assets, including conservation areas and listed buildings. Policy CON7 sets out the statutory duty to preserve or enhance conservation areas. The proposed dwelling would present a front elevation of traditional proportions to the conservation area. It would comprise a facing brick and clay tile finish. It would appear subservient in scale to both Pinfold and the approved dwelling to the east. Although the dwelling would include a flat roof element, this would

be a single storey subservient component of the dwelling located to the rear and detailed with roof lanterns, so would not be harmful to the surrounding area.

6.5 Officers consider that the proposed scale, form and design of the dwelling and garage, and their relationship to the plot, are acceptable and would preserve the character of the adjoining conservation area. The proposed dwelling would not appear unduly prominent or cramped when compared with the established settlement pattern and density. Having given particular regard to the existing relationship between Cooper's Cottage and Shepherd's Cottage, officers consider that the proposal would not be harmful to the landscape setting of Greys Green within this part of the Chilterns AONB. A landscaping condition requiring the submission of planting and boundary treatment, including the planting of trees is recommended to assimilate the development into the landscape. In the light of the above assessment, the proposed development would comply with the above criteria.

6.6 Important Trees

There are some mature trees on the boundary, and adjacent to, the site. Some of these on the northern and eastern boundary of the site fall within the conservation area and are therefore protected. The proposed development would be sited some distance from these trees but due to the protected status of the trees it is considered necessary to attach a tree protection condition to ensure their roots are not harmed during the construction period in accordance with the SOCS Policies CSEN1, CSEN3 and the SOLP 2011 Policy C9.

6.7 Residential Amenity Impact

Criterion (iv) of Policy H4 of the SOLP 2011 requires that there are no overriding amenity objections. Policy D4 of the SOLP 2011 requires that all new dwellings should be designed and laid out so as to secure a reasonable degree of privacy for the occupiers. The proposed dwelling would be positioned a minimum of 33 metres from the boundary with the closest neighbouring property, Cooper's Close. This would be sufficient to prevent any undue loss of light, outlook or privacy to the occupiers of that property. In the event of planning permission [P16/S2825/FUL](#) being implemented, there would be a 7.7 metre gap between the two dwellings and the footprints would be broadly in line with each other. As such, neither set of future occupiers would suffer undue lack of light or outlook to their main southerly aspect. No windows are proposed at first floor level on the respective side elevations of either property, which would maintain acceptable levels of mutual privacy. The proposed garage would be positioned close to the western boundary but due to the design and height of its roof and distance from Pinfold of around 22 metres, officers consider it would not be overbearing on the existing occupiers. The first floor west-facing stairwell could be subject to an obscure glazing condition to prevent loss of privacy to the remaining garden of Pinfold. The resultant garden area for the proposed dwelling would comfortably exceed the minimum 100 square metres standard for a dwelling of this size set out in Section 7 of the SODG 2016. On the basis of the above assessment, this element of the above criteria would be satisfied.

6.8 Access and Parking

Criterion (iv) of Policy H4 of the SOLP 2011 also requires that there are no overriding highway objections. An objection has been received from a local resident, concerned about the increase in traffic on the access. However, the Highway Liaison Officer does not object to intensification of use of the existing access and is satisfied that the revised access details would be able to achieve adequate visibility splays. These splays can be secured through a planning condition, along with other standard highway conditions to retain garaging, parking and turning areas. As such, the proposal would comply with this element of the above criterion.

6.9 Other Material Planning Considerations

Although matters of increased noise nuisance have been raised by third parties, officers are satisfied that any issues arising could continue to be investigated under the 'statutory nuisance' provisions under the Environmental Protection Act 1990. The right to a view is not a material planning consideration. Officers consider that it is necessary to impose a planning condition to remove permitted development rights for extensions and outbuildings, so that the Council could exercise control over any future householder development that might otherwise be visually harmful or unneighbourly.

6.10 CIL

The proposed dwelling is liable for the Community Infrastructure Levy (CIL). The CIL charge applied to new residential development in this case is £156 per square metre of additional floorspace (Zone 1). 15% of the CIL payment would go Rotherfield Greys Parish Council in the absence of an adopted Neighbourhood Plan for spending towards local projects.

7.0 **CONCLUSION**

7.1 The proposal complies with the relevant Development Plan Policies, Supplementary Planning Guidance and Government Guidance and, subject to the attached conditions, would preserve the character and appearance of the adjacent Greys Green Conservation Area, would conserve the landscape setting of Greys Green within the Chilterns AONB, would safeguard important trees and would not be unneighbourly or result in conditions prejudicial to highway or pedestrian safety.

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 in accordance with the approved plans.**
3. **Schedule of materials to be agreed prior to commencement of development.**
4. **Levels details required prior to commencement of development.**
5. **Obscure glazing of west-facing first floor stairwell window.**
6. **Removal of permitted development rights for extensions and outbuildings.**
7. **New vehicular access as on submitted plan.**
8. **Vision splay protection as on submitted plan.**
9. **Parking and manoeuvring areas retained.**
10. **No garage conversion into accommodation.**
11. **Tree protection details to be agreed prior to commencement of development.**
12. **Landscaping (including boundary treatment) to be agreed prior to commencement of development.**

**Author:** Paul Lucas  
**Email:** [Planning@southandvale.gov.uk](mailto:Planning@southandvale.gov.uk)  
**Telephone:** 01235 422600

This page is intentionally left blank