

<b>APPLICATION NO.</b>	<a href="#">P17/S1018/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	20.3.2017
<b>PARISH</b>	THAME
<b>WARD MEMBER(S)</b>	Jeannette Matelot David Dodds Nigel Champken-Woods
<b>APPLICANT</b>	Mrs Gloria Pedley
<b>SITE</b>	The Wychens, 70 Queen's Road, Thame, OX9 3NQ
<b>PROPOSAL</b>	Demolition of existing bungalow and construction of new 4 bedroom dwelling (Amended plans received 31 March 2017 to show distance of new dwelling to boundary of no. 72 Queens Road). (Amended plans received 3 April 2017 to show widening of existing access following highways comments). (Amended plans received 13 April 2017 in response to neighbours comments including sun study plans).
<b>OFFICER</b>	Davina Sarac

1.0 **INTRODUCTION**

- 1.1 This application is referred to the Planning Committee because the officer's recommendation to grant planning permission conflicts with the views of Thame Town Council.
- 1.2 The application site (which is shown on the Ordnance Survey Extract **attached** at Appendix A) is located in the built-up area of Thame approximately one kilometre east / south east of the town centre. The site contains a detached bungalow with attached single garage. The property has a large rear garden and a gravel parking area to the front. The site is surrounded by residential properties on three sides and Lord William's Lower School to the rear.
- 1.3 The site does not fall within any areas of special designation. Queen's Road is characterised by dwellings set back from the road that are of a variety of age, design and size. The adjoining property to the north east (72 Queen's Road) is a bungalow and the adjoining property to the south west (68 Queen's Road) is a two storey house. The building line of these properties is staggered along the road so the neighbour to the south west is set forward of the application property and the neighbouring property to the north east is set back from the application property.

2.0 **PROPOSAL**

- 2.1 The application seeks full planning permission for the demolition of the existing bungalow and erection of a two-storey detached house with a very similar siting and footprint to the existing bungalow. The dwelling would also have an attached single garage.
- 2.2 The property would be of a modern design but would have a traditional form with dual pitched roof projecting elements to the front and rear that extend into gables. The walls would be finished in render and timber and the roof would be finished in tiles.
- 2.3 The existing vehicular access and the parking area to the front of the property would be retained.

2.4 Amended plans have been received to address the neighbour's concerns about the property not being accurately shown on the block plan and to show the access widened following the Highway Officer's comments. A copy of the proposed plans is **attached** as Appendix B and other documentation associated with the application can be accessed via the council's website, [www.southoxon.gov.uk](http://www.southoxon.gov.uk)

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Highways Liaison Officer (Oxfordshire County Council)** – Concerns raised in relation to the following:

- No pedestrian awareness visibility splays have been demonstrated for consideration, given the proximity to the school
- Car parking spaces do not meet dimensional standards; a standard car parking space is required to be 2.5m wide by 5.0m in length
- There is required to be a clear 6.0m behind the parking spaces so as to allow for manoeuvring
- The garage dimension does not meet standards in terms of width, the minimum width for a garage accommodation is 3.0m wide
- The parking area is required to be SUDs compliant

**Thame Town Council** – Objects on the following grounds:

- Unneighbourly
- Overdevelopment
- Scale and Bulk
- Out of character with the area

**Neighbour representation** - Two letters received from no. 72 Queen's Road objecting to the proposal on the grounds of:

- Plans are inaccurate and depict the position of 72 in relation to 70 incorrectly.
- New proposal is more harmful than previous application due to depth
- Does not address previous concerns expressed at the Committee meeting
- House design should be flipped/reversed so single storey element is next to the bungalow (72 Queen's Road) and two-storey element is next to the house (68 Queen's Road) to provide a more positive impact on neighbours, a graduation in the height of buildings and appropriate gaps in the street scene
- Scale, height, mass and bulk of the proposed dwelling and proximity to neighbouring property would appear over-bearing and over-dominant, especially from the principal living room of 72 Queen's Road and would result in an unacceptable loss of light and outlook.
- Design not in keeping with the area.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P16/S0806/FUL](#) - Withdrawn (03/10/2016)

Demolition of existing bungalow and construction of new 4 bedroom house (as amended by plans received 29 April 2016 reducing height of roof ridge, changing north eastern elevation gable to hipped roof, removing canopy over back door, and revising red line of application site and block plan to correctly show relationship of the property to boundaries).

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**

CSS1 - The Overall Strategy

CS1 - Presumption in favour of sustainable development

CSQ3 - Design

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

H4 - Housing sites in towns and larger villages outside Green Belt

D1 - Principles of good design

D2 - Safe and secure parking for vehicles and cycles

D4 - Reasonable level of privacy for occupiers

D10 - Waste Management

G2 - Protect district from adverse development

**5.4 South Oxfordshire Design Guide (SODG) 2016**

**5.5 Thame Neighbourhood Plan 2013 (TNP)**

ESDQ11 – Incorporate Sustainable Drainage

ESDQ12 – Drainage strategy

ESDQ15 – Reinforce Thame’s character

ESDQ16 – Relate well to its site and its surroundings

ESDQ17 – Positive contribution to distinctive character of the town

ESDQ19 – Design and Access Statement

ESDQ26 – Reflect three-dimensional qualities of traditional buildings

ESDQ27 – “Forgotten” elements in design process

ESDQ28 – Good quality outdoor space

ESDQ29 – Design of car parking

D1 – Provide appropriate new facilities

H5 – Integrate windfall sites

**6.0 PLANNING CONSIDERATIONS**

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

- the acceptability of the principle of the development
- the impact on the character and appearance of the site and surrounding area
- the impact on the amenities of the occupiers of nearby properties
- Community Infrastructure Levy (CIL)

**6.2 Acceptability of the principle of the proposed development**

The site lies within the built-up limits of Thame which is an area where proposals for residential development will be permitted provided they accord with Policy H5 of the TNP, which requires that proposals are well designed and accord with other relevant development plan policies, including Policy H4 of the SOLP, which outlines the following criteria:

- (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.

6.3 The proposal would not result in the loss of an important open space or view and does not constitute backland development. The remaining criteria (ii), (iii) and (iv) are

discussed in the following paragraphs.

**6.4 Impact on the character and appearance of the site and surrounding area**

Criteria (ii) and (iii) of Policy H4 seek to ensure that the design, height, scale and materials of the proposed development are in keeping with the surroundings and that the character of the area is not adversely affected.

6.5 The Town Council and occupiers of the neighbouring property are concerned about the design, height and scale of the proposal and its impact on the character of the area.

6.6 The proposed dwelling would be of a modern design in a predominantly traditional form. It would be finished in render and timber walls with a tiled roof. The properties in the area predominantly consist of red brick but there are examples of render used on other properties. I therefore consider that the design is generally in keeping with the character and appearance of the surrounding area and would not adversely affect it.

6.7 The footprint of the proposed dwelling would be very similar to the existing bungalow and it would be 7.1 metres in height at its maximum, which would be 1.15 metres higher than the existing bungalow. It would still be lower than no.68 Queen's Road by 0.76 metres. Officers consider that the proposed dwelling would have an appropriate relationship with neighbouring properties.

6.8 The site is large and able to accommodate the mass of the additional storey and there are single and two-storey dwellings in the immediate vicinity. I consider the height and scale of the proposed building would be appropriate to the site, would respect the height and scale of neighbouring properties, and would be in keeping with the surrounding area and appearance of local built form. Drawing 1529 (PL) 201 Rev A (**Appendix B**) shows the proposed dwelling in relation to the adjoining neighbouring properties and the height of the existing bungalow.

**Impact on the amenities of the occupiers of nearby properties**

6.9 Criterion (iv) of Policy H4 of the SOLP seeks to ensure that there are no overriding amenity, environmental or highway objections caused as a result of new dwellings.

6.10 The neighbour at 72 Queen's Road is concerned that the proposal would be overbearing and over dominant, would be too close to their property and would result in loss of light and outlook from the side and front windows.

6.11 The proposed house would have a very similar siting and footprint to the existing bungalow at the front. The crucial aspect therefore is whether the scale and mass of the additional storey set forward and rearwards of the neighbouring property 72 Queen's Road would be harmful. It would no doubt be more imposing than the existing bungalow on the neighbour but I consider it would not compromise the enjoyment of the neighbouring dwelling house or result in harm that would warrant refusing the application. The distance between the two buildings, and orientation of the proposed roof, is sufficient to ensure that it would not be unduly oppressive or overbearing and would not result in significant loss of light to the front window. Drawing 1529 (PL) 100 Rev C (**Appendix B**) shows that the 45 degree line from no. 72's front bay window is not compromised by the proposed development.

6.12 At the rear the new dwelling would extend further rearwards at two-storeys close to the boundary of 72 Queen's Road. There would be some impact on the ground floor side window of the neighbouring property due to the additional mass at first floor level and

the dwelling extending out rearwards. At the point of the neighbouring window, the proposed dwelling would be approximately 2.74 metres from the neighbouring property. The room served by that window is also served by a window on the rear elevation, therefore the side window is not the only source of light to that room. The room therefore benefits from at least a double aspect. There will be some loss of light to the side window as a result of the new dwelling and some impact upon the neighbour's outlook from that window. The rear aspect window will not be adversely affected by the proposal. Given the neighbouring rooms' dual aspect, officers consider the proposed dwelling would not result in a significant loss of light to or outlook from the neighbouring property's window opening to warrant refusal.

- 6.13 Rooflights are proposed on side roof slopes that could potentially give rise to overlooking. A condition requiring these to be obscured glazed and fixed shut below a height of 1.7 metres would ensure that the proposal would not affect the privacy of neighbouring properties.
- 6.14 On balance, it is considered that the proposed dwelling would not result in a harmful loss of light or outlook and would not be overbearing or over dominant on the neighbouring properties.

### **Parking**

- 6.15 The Highway Authority raised a holding objection to the proposal. In response to the Highway Officer's comments an amended plan was submitted (drawing 1529 (PL) 103 Rev B) showing the car parking spaces to meet the required size 2.5m wide by 5.0m in length and to demonstrate a required clearance of 6.0m behind the parking spaces so as to show that manoeuvring is achievable on site. The existing access is also shown to be widened to improve visibility. The garage dimension complies with the minimum width for a garage accommodation at 3.0m wide. Officers consider that these changes have addressed the Highway Authority's concerns and can be secured by condition. The parking area should also be SUDs compliant and this can also be secured through condition.

### **Community Infrastructure Levy (CIL)**

- 6.16 The council's CIL charging schedule has been adopted and applied to relevant proposals since 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 the net increase in floor area is liable for CIL but the applicant has submitted the self-build exemption form.

## **7.0 CONCLUSION**

- 7.1 The proposed dwelling is acceptable in principle and is in keeping with the established character and appearance of the area given the variety of size, design and materials in the immediate vicinity. It provides adequate levels of parking and amenity space and in conjunction with the attached conditions will not materially harm the amenities of the occupants of nearby properties.

8.0 **RECOMMENDATION**

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

1. **Commencement within three years.**
2. **Development to be carried out in accordance with the approved plans.**
3. **Details of finished floor and ground levels to be agreed prior to commencement of development.**
4. **Sample materials to be agreed prior to commencement of development.**
5. **Rooflights on side elevations to be obscure glazed and fixed shut or high level (cill level at least 1.7m above floor level).**
6. **Parking and manoeuvring areas retained in accordance with the approved plans.**
7. **Access and visibility details to be agreed.**

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