

APPLICATION NO.	P17/S1247/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	6.4.2017
PARISH	SHIPLAKE
WARD MEMBERS	Will Hall & Paul Harrison
APPLICANT	Mrs B Kidd
SITE	Tower House, Reading Road, Lower Shiplake
PROPOSAL	Erection of two storey four-bedroom dwelling and detached double garage (realigned driveway shown on amended block plan and tree protection plan received 15th June 2017).
OFFICER	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 Planning Committee due to Shiplake Parish Council’s continued objection to the current plans.

1.2 The application site is as shown at **Appendix A**. The site comprises a two-storey care home on a 0.496 hectare site at the southern edge of Lower Shiplake. The site is bordered to the north, east and south by five dwellings and their gardens, to the west by Reading Road and open countryside to the south-west. The care home is served by a vehicular access in the north-west corner of the site. The land slopes down from west to east from the front of the site towards the rear of the site. There are no special designations on this site, but there are mature trees in the adjoining garden of Dulverton to the north that are subject to a Tree Preservation Order.

2.0 **PROPOSAL**

2.1 The application seeks full planning permission for the erection of a two-storey 4-bedroom dwelling and a detached double garage at the eastern end of the site, with a driveway extended along the northern site boundary, as detailed on the current plans and supporting documents submitted with the application. The application was amended to revise the position of the driveway and to provide an arboricultural method statement.

2.2 Copies of the current plans are provided at **Appendix B** 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/S1247/FUL>

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Shiplake Parish Council** – The application should be refused due to the following:

- Proximity of proposed footprint in relation to boundary with Beaver Lodge and potential impact on light, outlook and privacy of adjoining garden
- Also concern about additional traffic generation and safety impact on access to busy A4155

Forestry Officer – Original objection overcome by amended plans, no objection subject to tree protection condition

Highways Liaison Officer (Oxfordshire County Council) – Original objection overcome by amended plans, no objection subject to highway-related conditions

Countryside Officer - No objection

Neighbours – One representation requesting that proposed dwelling could be moved further north out of direct line of sight of Beaver Lodge.

The responses can be read in full on the Council's website.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P16/S3373/FUL](#) - Withdrawn (09/12/2016)

Proposed new dwelling to rear of tower house and detached double garage. Officers had concerns about impact on Beaver Lodge, protected trees and highway safety.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy (SOCS) Policies

- CS1 - Presumption in favour of sustainable development
- CSEN1 - Landscape protection
- CSH2 - Housing density
- CSM1 - Transport
- CSQ2 - Sustainable design and construction
- CSQ3 - Design
- CSR1 - Housing in villages
- CSS1 - The Overall Strategy

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

- C4 - Landscape setting of settlements
- C9 - Loss of landscape features
- 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
- 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

5.3 **Shiplake Neighbourhood Plan**

We have formally designated the neighbourhood plan area and Shiplake Parish Council is now working on the draft version of the neighbourhood plan.

5.4 Supplementary Planning Guidance/Documents

South Oxfordshire Design Guide 2016 (SODG 2016) – Section 7 Plots & Buildings & Technical Documents 2 - Trees & Landscaping

5.5 National Planning Policy Framework (NPPF)

National Planning Policy Framework Planning Practice Guidance (NPPG)

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 acceptable in principle in this location;
- result in the loss of an open space or view of public, environmental or ecological value;
- be in keeping with the character and appearance of the surrounding area, including the protection of important trees;
- safeguard the living conditions of neighbouring residential occupiers and would provide suitable living conditions for future occupiers;
- demonstrate an acceptable provision of off-street parking spaces for the resultant dwellings and prevent conditions prejudicial to highway safety; and
- give rise to any other material planning considerations

6.2 Principle of Development

The SOCS classifies Lower Shiplake as a “smaller village”. Under Policy CSR1, residential development on infill sites of up to 0.2 hectares in size is acceptable in principle in “smaller villages”. The supporting text for Policy CSR1 states, “Infill development 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 officers’ opinion, the proposed dwelling would be surrounded by buildings (the care home to the west and five dwellings to the north, south and east), within the main built-up confines of the settlement. Although the overall site size is 0.496 hectares, the area to be developed would be around 0.085 hectares. Under these circumstances, officers consider that the principle of housing on the site is acceptable. Consequently the proposal falls to be assessed primarily against the criteria of Policy H4 of the South Oxfordshire Local Plan 2011 for new dwellings, 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 not accessible to the public and the Council’s Countryside Officer is satisfied that there are no protected species or habitats on the site. The rear of the site is only visible in public views from Reading Road to the west of the site in the winter months when the roadside boundary foliage is not in leaf. However from these vantage points the development of the site with a dwelling would be seen in the context of the dwellings to the east and south. Therefore the proposed development could not be said to result in the loss of an important public view. On this basis, the proposal would be in compliance with the above criterion.

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 of the SOCS aims to protect the District’s distinct landscape character from inappropriate development. Policies CSQ3 of the SOCS and D1 of the SOLP 2011 expand on this requirement in respect of ensuring good design. The proposed dwelling would be subservient in scale and at a lower level than the existing care home. It would be of chalet-bungalow proportions with first floor accommodation in the roof and so would not appear as an unduly prominent development in any public views. The form and appearance of the dwelling would be in keeping with the variety of dwellings in this part of the village. Traditional materials could be secured through a planning condition. The Council’s Forestry Officer is satisfied that the proposed siting and revised driveway location would not harm any important on or off-site trees and hedges through

implementation of the submitted arboricultural method statement and tree protection plan. Additional landscaping could also be secured through a pre-commencement planning condition. In the light of the above assessment, the proposal would accord with the above policies.

6.5 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 main impact of the proposed dwelling would be on the rear aspect of Beaver Lodge. The distance of the east elevation of the proposed dwelling from the closest part of Beaver Lodge would be about 35 metres. Section 7 of the SODG 2016 explains that the minimum window to window distance in such situations to preserve residential amenity should be 25 metres, so the proposal would comfortably exceed that. The distance between the proposed dwelling and the boundary with Beaver Lodge would also exceed the 10 metres recommended minimum distance. On this basis, the adjoining occupiers would not suffer any undue loss of daylight, sunlight or outlook. Although there would be a dormer window facing the boundary, this could be subject to an obscure glazing condition apart from the high level elements to ensure that the neighbours' privacy is maintained. The other adjoining dwellings and gardens would be positioned further away, so as that there would not be any discernible loss of residential amenity to the occupiers. The amount of garden area available to the proposed dwelling would be in excess of the 100 square metre minimum standard. On the basis of the above assessment, the proposal would be in accordance with the above policies.

6.6 Access and Parking

Criterion (iv) of Policy H4 of the SOLP 2011 also requires that there are no overriding highway objections. In spite of Shiplake Parish Council's concerns, the Highway Liaison Officer (HLO) has raised no objections to the proposed access and parking arrangements, subject to the imposition of several highway-related conditions. The parking allocation provided within the development meets current maximum parking standards. The proposed access would meet requirements in terms of visibility splays. It is the HLO's opinion that the vehicle movements associated with the proposed dwelling do not present "severe harm" as required by Paragraph 32 the NPPF.

6.7 Other Material Planning Considerations

A planning condition restricting permitted development rights is considered necessary to enable the Council to exercise control over any future householder development that might otherwise result in adverse neighbour impact or landscape harm.

6.8 Community Infrastructure Levy

The proposed dwelling is liable for the Community Infrastructure Levy (CIL). The CIL charge applied to new residential development in this case is £150 (index linked) per square metre of additional floorspace (Zone 1). 15% of the CIL payment would go Shiplake Parish Council in the absence of an adopted Neighbourhood Plan.

7.0 **CONCLUSION**

7.1 The application proposal would comply with the other relevant Development Plan Policies, Supplementary Planning Guidance and Government Guidance and it is considered that, subject to the attached conditions, the proposed development would be acceptable in principle and would not materially harm the character and appearance of the area, important trees or the living conditions of nearby residents nor result in conditions prejudicial to highway safety.

8.0 **RECOMMENDATION**

8.1 To grant planning permission subject to the following conditions:

1. Commencement within three years.
2. Planning condition listing the approved drawings.
3. Levels details required prior to commencement.
4. Schedule of materials required prior to commencement.
5. Obscure glazing south-east facing dormer window.
6. Withdrawal of permitted development rights (extensions/roof extensions/rooflights south-east elevation only/outbuildings).
7. Existing vehicular access.
8. Parking and manoeuvring areas retained.
9. Vision splay dimensions.
10. Landscaping (incl hardsurfacing and boundary treatment) prior to commencement.
11. Tree protection (implementation as approved)

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