

APPLICATION NO.	P17/S2074/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	6.6.2017
PARISH	BERINSFIELD
WARD MEMBER(S)	John Cotton
APPLICANT	Tariq Khuja
SITE	174-186 Fane Drive, Berinsfield, OX10 7QA
PROPOSAL	Alteration of the roof shape to mansard to provide 2 flats. (As amplified by plan ref BHR-A-305 showing parking).
OFFICER	Kim Gould

1.0 **INTRODUCTION**

1.1 This application is referred to Planning Committee because the recommendation conflicts with the views of Berinsfield Parish Council.

1.2 The site lies within the built up limits of Berinsfield. Nos 174-186 Fane Drive lie within a parade of shops. Most of the retail units are currently vacant and there is residential accommodation above the terrace with pedestrian access to flats via an external staircase at the rear of the premises in the parking and service yard. The site lies within the Oxford green belt. An OS extract is **attached** at Appendix 1.

1.3 The surrounding area is predominantly residential comprising mainly semi-detached and terraced dwellings. Immediately south of the site is a small green which is surrounded by residential properties. Immediately north of the site is Chiltern Close which is a no through road.

1.4 In 2009, planning permission was granted to erect 4 no 1 bed flats to the rear of no 190 Fane Drive (P09/W0247). This was not implemented. In 2016, planning permission was granted for an identical scheme (P16/S0352/FUL). This has not been implemented but remains an extant permission.

2.0 **PROPOSAL**

2.1 This application seeks full planning permission to add another floor to the building by altering the roof shape of 174-186 Fane Drive to provide 2 no 2 bedroom flats within the roof space. Each of the proposed flats would contain a living/dining area with an open kitchen area and 2 bedrooms. Refuse and cycle storage is proposed to the side of the property.

2.2 4 no car parking spaces are provided to the rear of the building to provide 2 spaces per unit. A copy of some of the submitted plans is **attached** at Appendix 2. The full planning application and supporting documents can be seen on the council's website at www.soutoxon.gov.uk.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Berinsfield Parish Council – Object

- Overdevelopment
- Poor design
- Insufficient car parking on site
- Lack of public transport

- Lack of information about waste management
- Site has been the subject of enforcement investigations
- Fire risk has not been properly assessed.

Highways Liaison Officer (Oxfordshire County Council) – Objection to original plans. The proposal seeks the construction of two, two-bedroom flats above a number of existing flats.

This site has been the subject of a number of planning applications which have been granted planning permission. Originally the car park to the rear of the site contained a total of 18 car parking spaces as demonstrated under application no.P70/M0076, drawing no.SK3/34/68. Over time these parking spaces have been reduced to a total of 13 spaces as shown on application no.P17/S2074/FUL, drawing no.BHR-A-102. Using the number of bedrooms currently demonstrated, more than 16 car parking spaces are required on site, not including provision for visitors.

The proposal seeks the construction of two, two-bedroom units which requires a total of four car parking spaces to be provided within the development site. As this will increase the demand for off-street car parking within the site which is likely to be oversubscribed in parking viability, this will likely lead to indiscriminate/obstructive parking within the vicinity of the site to the detriment of Highway Safety and to other users of the Highway.

No objection to revised parking plan subject to condition requiring retention of the parking and turning areas.

Neighbour Object (1)

- Site is currently neglected by the owner/applicant
- Issues relating to health and safety
- Should not be allowed to take on further tenants

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P16/S2162/PRR](#) - Other Outcome (16/08/2016)

Change of use from A1 to 2 x 1 bedroom flats, Minor alterations to the front elevation.

[P16/S2161/PRR](#) - Refused (16/08/2016)

Change of use from A1 to 2 x 1 bedroom flats, Minor alterations to the front elevation.

[P16/S1073/PRR](#) - Approved (27/05/2016)

Change of use to 2 x 1 bedroom flats, landscape at front, minor alteration to the front. (as amended by plans 08 001 101 Site location Rev A, 08 001 102 GA plan Rev A and 08 001 103 Elevation Rev A and the submission of a contaminated land questionnaire).

[P13/S1940/FUL](#) - Approved (16/08/2013)

Change of use from an A1 to a B1 unit.

[P09/W1006](#) - Approved (15/12/2009)

Change of use from an A1 commercial unit into A5 (Fish & Chip Shop).

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy (SOCS) Policies

CS1 - Presumption in favour of sustainable development

CSEN2 - Green Belt protection

CSH4 - Meeting housing needs

CSQ3 - Design

CSR1 - Housing in villages
CSS1 - The Overall Strategy

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

D1 - Principles of good design
D2 - Safe and secure parking for vehicles and cycles
D3 - Outdoor amenity area
EP8 - Contaminated land
G2 - Protect district from adverse development
GB4 - Openness of Green Belt maintained
T1 - Safe, convenient and adequate highway network for all users
T2 - Unloading, turning and parking for all highway users

5.3 Neighbourhood Plan policies;

Following independent examination it was recommended that the Berinsfield Neighbourhood Development Plan does not to proceed to referendum. The Inspector found that the plan did not meet the basic conditions or the tests for legal compliance. Berinsfield Parish Council and South Oxfordshire District Council are now discussing possible ways forward to ensure that local people are fully involved in the emerging regeneration project in their area.

5.4 Supplementary Planning Guidance/Documents

South Oxfordshire Design Guide 2016 (SODG 2016)

5.5 National Planning Policy Framework (NPPF)

National Planning Policy Framework Planning Practice Guidance (NPPG)

6.0 **PLANNING CONSIDERATIONS**

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

- The principle of residential development
- Policy H4 criteria
- Housing Mix
- Amenity space
- CIL

6.2 **Principle**

The site lies within the built-up limits of Berinsfield which is one of the larger villages in Green Belt within the District. The settlement has a range of facilities and is located on public transport routes for both Oxford and Reading. Policy CSR1 of the SOCS allows for infill development within the larger villages of the District. Infill development is defined as the filling of a gap in an otherwise built up frontage or on other sites within settlements where the site is closely surrounded by buildings. CSR1 also allows for the redevelopment of sites in all categories of settlement providing they are in line with other policies in the Development Plan. In this case the proposal is for the part redevelopment of an existing mixed use for new residential units. The site lies within the built up limits of Berinsfield and is closely surrounded by development as would fill a small gap in an otherwise built up frontage. As such, the principle of erecting a block of 2 flats is acceptable subject to the criteria within policy H4 being met.

6.3 Policy H4 of the SOLP

Policy H4 of the South Oxfordshire Local Plan allows residential development within the villages providing the following criteria are met.

1. **An important open space of public, environmental or ecological value is not lost or an important public view spoilt.** The site has retail units at ground floor with residential flats above. It is not of any environmental or ecological value.
2. **The design, height, scale and materials of the proposed development are in keeping with its surroundings.** The surrounding development is predominantly semi-detached and terraced dwellings. The proposed development would increase the height of the existing terrace to provide accommodation in a mansard roof. The submitted plans show that the ridge height of the extended terrace would be higher than the surrounding development. However, the increase in height would not be significant and would not appear intrusive in the street scene. Materials used in the extension would match those on the existing building.
3. **The character of the area is not adversely affected.** Although the site is in a mixed commercial/residential use, the predominant surrounding use is residential. There are existing flats on the site and the proposal would introduce a second floor to the building providing 2 no flats. The proposed development would not adversely affect the established character of the area.
4. **There are no overriding amenity, environmental or highway objections.** In its amended form, no objection has been raised by the highway authority. Parking has been provided for the 2 flats within the parking area to the rear of the site. A condition is recommended which would ensure that these parking and turning areas are retained. In relation to neighbour impact, windows in the proposed development would face the front which would look towards Fane Drive and the parking area to the rear.
5. **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.** The proposal does not constitute backland development and therefore this criteria does not need to be considered.

6.4 Meeting housing needs

Policy CSH4 of the SOCS requires a mix of dwelling types and sizes to meet the needs of current and future households to be provided on all new residential developments. In this case, 2 no 2 bed units are being provided which does not accord with this policy. However, given the design of the proposal i.e. increasing the roof of the existing building to accommodate the residential units, there is limited scope to provide a mix of dwellings. Also, the proposed development would be in keeping with the existing flats on the first floor and would provide 2 small units of residential accommodation in a sustainable location where the occupiers could walk to shops, a library, sports centre and to bus stops.

6.5 Amenity Space

The 2 no flats would have no amenity space provided. The existing flats at first floor do not have any amenity space other than a terrace to the rear which is used to access the flats. There is also existing residential accommodation above the adjacent supermarket which does not have any allocated amenity space. As such, this would not be any different to the existing situation and would reinforce local distinctiveness. In towns and the larger villages, it is not unusual for residential accommodation to be provided above commercial development with no access to gardens. In this case, the site is only some 100m from a large recreational area and parkland. Officers do not consider it reasonable to refuse this application on the lack of amenity space given the existing

form of development on or close to the site.

6.6 Community Infrastructure Levy (CIL).

The council's CIL charging schedule was adopted on 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 for the increase in floor area of 142 sqm and the amount of CIL payable would be £12,552.80.

7.0 CONCLUSION

7.1 The principle of residential development is acceptable on this site given its location within the built up limits of Berinsfield. The proposal would not result in highway safety issues and would not be unneighbourly. The proposal accords with Development Plan policies.

8.0 RECOMMENDATION

8.1 **That planning permission be granted subject to the following conditions:**

1. **Commencement three years - full planning permission.**
2. **Approved plans.**
3. **Parking and manoeuvring areas retained.**
4. **Roof tiles to match existing.**

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