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<b>APPLICATION NO.</b>	<a href="#">P17/S2510/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	21.7.2017
<b>PARISH</b>	CHOLSEY
<b>WARD MEMBER(S)</b>	Jane Murphy Pat Dawe
<b>APPLICANT</b>	Mr VINK
<b>SITE</b>	24 Panter's Road Cholsey, OX10 9NY
<b>PROPOSAL</b>	New house and extension to existing dwelling.
<b>OFFICER</b>	Kim Gould

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**1.0 INTRODUCTION**

- 1.1 The application is referred to Planning Committee because the officer recommendation is contrary to the Parish Council recommendation.
- 1.2 Number 24 Panter's Road is a semi-detached dwelling which is situated on the western side of Panter's Road. It is rendered with a plain clay tile roof and had a detached pre-fabricated concrete single garage block in the rear garden. This has now been demolished
- 1.3 The site lies within the built up limits of Cholsey in an established residential area outside any area of restraint. It is highly sustainable having a variety of shops and public transport links including a railway station with regular services to Reading, Oxford and London.
- 1.4 Planning permission was granted earlier this year under planning ref P17/S0168/FUL for a new 2 bed dwelling at the end of the semi-detached pair of properties. This has not been implemented and this current proposal seeks to supersede this extant planning permission.
- 1.5 An OS extract showing the location of the site is attached as **Appendix 1.**

**2.0 PROPOSAL**

- 2.1 This application seeks full planning permission to erect a two storey, three bedroom dwelling attached to no 24 Panter's Road including a new vehicular access. The new dwelling would have its own private rear garden and two parking spaces at the front of the dwelling.
- 2.2 A copy of the submitted plans is attached as **Appendix 2.** A full copy of the application including the supporting statement and application forms etc can be viewed on the council's website at [www.southoxon.gov.uk](http://www.southoxon.gov.uk)
- 2.3 The design of the proposed dwelling is very similar to the design of the extant planning permission for the 2 bed dwelling. It is wider but retains a 1m gap to the boundary. A copy of the elevation plan relating to this approved scheme is attached as **Appendix 3.**

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Cholsey Parish Council – Object

The Parish Council considers that the new house is out of character with the street scene and is overdevelopment of the site. Panters Road has problems with on street parking and the proposal does not include enough allowance for further parking. The proposal does not conform to the emerging Cholsey Neighbourhood Plan.

Highways Liaison Officer (Oxfordshire County Council) - No objection subject to conditions relating to parking and access.

Neighbour Object (2)

- No say in property changing from a semi-detached to a terraced dwelling.
- Lack of parking
- Further issues for drainage
- Out of character with semi-detached properties
- First floor window overlooking garden
- Will set a precedent for similar schemes

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P17/S0165/HH](#) - Approved (07/04/2017)

Rear extension

Replacement porch

[P17/S0168/FUL](#) - Approved (05/04/2017)

New house.

[P16/S1330/HH](#) - Approved (21/07/2016)

Proposed ground and first floor side and rear extensions (as clarified by drawing 1976-G-9 Rev A received 17th June 2016, to show parking spaces) (As amended by drawing received 30th June 2016, to reduce the height of the two storey element)

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework (NPPF)**

**National Planning Policy Framework Planning Practice Guidance (NPPG)**

South Oxfordshire Core Strategy (SOCS) Policies

CS1 - Presumption in favour of sustainable development

CSQ3 - Design

CSR1 - Housing in villages

CSS1 - The Overall Strategy

South Oxfordshire Local Plan 2011 (SOLP 2011) policies;

D1 - Principles of good design

G2 - Protect district from adverse development

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 (SODG 2016)**

6.0 **PLANNING CONSIDERATIONS**

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

- Principle of residential development
- Policy H4 criteria
- Garden size
- CIL
- Neighbourhood Plan
- Other issues

6.2 **Principle**

Policy CSR1 allows for infilling within the villages of the District. Infill 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 this case, the site is part of the side and rear garden of an existing dwelling which lies in a road within an established residential area. It is a small gap in an otherwise built up frontage and is closely surrounded by buildings. As such, the principle of residential development is acceptable and has been accepted through the planning permission in April of this year for a two bedroom dwelling.

6.3 Notwithstanding the above, the council cannot currently demonstrate a five year supply of deliverable housing land. Paragraph 49 of the NPPF makes it clear that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing land and the 'presumption favour of sustainable development' should be applied. The mechanism for applying that presumption is set out in paragraph 14 of the NPPF. This advises that where relevant policies are out-of-date (unless material considerations indicate otherwise) then permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole or where specific policies in the NPPF indicate development should be restricted.

6.4 If a proposed housing development is acceptable in principle, then the detail of the proposal must be assessed against the criteria of saved policy H4 of the SOLP.

6.5 **Policy H4 criteria**

Policy H4 of the SOLP allows for new housing within the villages providing the following criteria are met:

***That an important open space of public, environmental or ecological value is not lost.***

The application site is the side and rear garden of 24 Panters Road. It has no particular environmental or ecological value.

***Design, height and bulk are in keeping with the surroundings.***

The design, height and bulk of the proposed dwelling is very similar that approved under planning ref P17/S0168/FUL for a two bed dwelling. **Appendix 3** of this report shows the approved plans which have been granted planning permission and the development which can still be built.

***Amenity, environmental or highway parking.***

**Amenity :** The principal windows of the new dwelling would face to the front and rear. This is the same pattern that already exists in Panter's Road and with the existing dwelling with front windows looking out over front gardens across the road to properties on the eastern side of Panter's Road and the rear windows looking towards the rear gardens and properties to the rear.

In this case, the windows at the rear of the new dwelling would be some 30 metres from the rear windows of the properties at the rear. This is in excess of the 25 metre guidance suggested by the South Oxfordshire Design Guide. The neighbours have raised a concern relating to the full length windows at the rear of the new dwelling. There are no balconies proposed and it is your officers' opinion that these windows are not materially more unneighbourly than the more traditional windows and do not warrant a refusal of planning permission.

***Parking:***

Two off street parking spaces would be provided for both the existing dwelling at no 24 and the new dwelling. This accords with the council's standards for parking spaces and the County Highway Authority have raised no objection to the proposal on parking grounds.

***Backland development:***

The proposal does not constitute back land development.

**6.6 Garden sizes**

Policy D3 of the SOLP seeks to ensure that a private outdoor garden or amenity space is provided for all new dwellings. The South Oxfordshire Design Guide goes on to recommend garden sizes for different sized dwellings. This advises that a 3 bedroom dwelling should have a garden size of some 100sqm. In this case, the host dwelling at no 24 would retain a garden of some 146sqm and the new 3 bedroom dwelling would have a private amenity space of some 150sqm. As such, both properties will have gardens in excess of the council's standards.

**6.7 Community Infrastructure Levy (CIL)**

The council's CIL charging schedule has been adopted and applies to relevant proposals from 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 because the proposal involves the creation of a new dwelling. CIL payable would be £12,168.00.( this is for the increase in floor area from a 2 bedroom dwelling to a 3 bedroom dwelling) CIL for the smaller 2 bedroom scheme has already been paid.

**6.8 Neighbourhood Plan**

Paragraph 216 of the NPPF allows for weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of the relevant emerging policies with the NPPF.

The site is located within the Cholsey Neighbourhood Plan Area and the Plan is currently at the parish pre-submission consultation stage of the process, such that it currently holds limited weight in decision making.

**6.9 Other issues**

Some neighbours have objected to the proposal on the grounds that by adding an additional dwelling onto an existing pair of semi-detached properties, the value of their property would be adversely affected. This is not a planning consideration and cannot be considered in the assessment of this proposal.

**7.0 CONCLUSION**

7.1 The principle of erecting a single dwelling in this location is acceptable as the site lies within the built up limits of Cholsey. An extant planning permission exists for a similar 2 bedroom dwelling. The new property would not be unneighbourly and would not adversely affect the established character of the area. It would provide a modest unit of accommodation in a highly sustainable location.

**8.0 RECOMMENDATION**

8.1 That planning permission is granted subject to the following conditions:

1. Commencement three years - full planning permission.
2. Development to be carried out in accordance with approved plans.
3. Material as on planning application forms.
4. New vehicular access in accordance with Oxfordshire County Council specifications.
5. Parking and manoeuvring areas retained.

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