

<b>APPLICATION NO.</b>	<a href="#">P17/S1702/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	15.5.2017
<b>PARISH</b>	WATLINGTON
<b>WARD MEMBER</b>	Anna Badcock
<b>APPLICANT</b>	Mr C Williams
<b>SITE</b>	Whitemark Farm, 82 Hill Road, Watlington, OX49 5AF
<b>PROPOSAL</b>	Erection of dwelling and garage. Provision of garden. Demolition of existing buildings.
<b>OFFICER</b>	Tom Wyatt

1.0 **INTRODUCTION**

- 1.1 This application is referred to Planning Committee as the Officer’s recommendation conflicts with the views of Watlington Parish Council.
- 1.2 The application site (which is identified on the OS extract **attached** as Appendix A) is located off Hill Road towards the eastern edge of Watlington. The site is accessed via a single carriageway private road approximately 100 metres to the south of Hill Road and comprises of an area of grassland and existing outbuildings used for storage purposes and in association with the use of the adjacent land for camping/caravanning. The site is located within the Chilterns Area of Outstanding Natural Beauty (AONB).

2.0 **PROPOSAL**

- 2.1 The application seeks planning permission for the construction of a new dwelling and garage to be facilitated by the demolition of existing buildings associated with the use of the wider site for camping/caravanning.
- 2.2 The proposed dwelling would be sited on an area currently laid to lawn and shrubs and would be a modest building measuring approximately 13 metres wide, 7 metres deep and 7 metres high. The proposed garage would be sited on the position of existing storage buildings and would provide parking for two vehicles and ancillary accommodation at first floor level.
- 2.3 A copy of the plans accompanying the application is **attached** as Appendix B. Other documentation associated with the application can be viewed on the council’s website, [www.southoxon.gov.uk](http://www.southoxon.gov.uk).

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Watlington Parish Council** – Object. Beyond built form in Watlington. New dwelling in the AONB, Change of use from storage to dwelling. It is unclear how the use pattern of this dwelling will fit in with the camping use of the site. Building as designed would cause light pollution. Site plans seem dislocated. WPC support Whitemark Farm.

**Countryside Officer** - No objections.

**Contaminated Land Officer** – Potential contamination will need to be addressed.

**Waste Management Officer** – Requirements specified for waste and recycling provision.

**Forestry Officer** – No objections subject to tree protection measures being agreed through condition.

**Neighbours** – No representations received.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P16/S3261/PEM](#) - Other Outcome (27/10/2016)

Erection of dwelling

Letter response

[P92/S0272](#) - Refused (15/07/1992) - Appeal dismissed (12/10/1992)

Erection of canadian cedar bungalow.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy (SOCS) Policies

CS1 - Presumption in favour of sustainable development

CSB1 - Conservation and improvement of biodiversity

CSEN1 - Landscape protection

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

C6 - Maintain & enhance biodiversity

C8 - Adverse affect on protected species

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

D6 - Community safety

D10 - Waste Management

EP6 - Sustainable drainage

G2 - Protect district from adverse development

G4 - Protection of Countryside

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 Supplementary Planning Guidance/Documents

South Oxfordshire Design Guide 2016 (SODG 2016)

5.4 National Planning Policy Framework (NPPF)

National Planning Policy Framework Planning Practice Guidance (NPPG)

5.5 Watlington Parish Council is working on a Neighbourhood Plan. This is still subject to consultation and has not yet been submitted for examination. As such the emerging Neighbourhood Plan has very limited weight at this stage.

6.0 **PLANNING CONSIDERATIONS**

6.1 The main planning issues in relation to this application are:

1. Principle of the development
2. Impact on the character and appearance of the site and surrounding area
3. Impact on the amenity of neighbouring occupiers
4. Other material considerations

The Principle of the Development

- 6.2 The site lies immediately to the south of the linear pattern of mainly residential development extending along the southern side of Hill Road. A key issue is whether the proposal represents a sustainable form of development. In this regard the site is located some 900 metres from the centre of the village, which has a good range of services and facilities. There is a continuous footway from the site via Hill Road to the centre of the village and the access is relatively level. In this regard I consider that there is safe and convenient access to the main facilities of the village from the site.
- 6.3 The development along Hill Road is largely continuous and is clearly physically and functionally linked to the nucleated centre of the village in terms of being regarded as part of the village settlement. In this regard the built form along Hill Road is not dissimilar to other settlement patterns where housing has developed along roads radiating out from the centre of a settlement. Since 2007 the SOCS has also been adopted and Policy CSR1 of the SOCS allows for the principle of infill development on sites within villages including Watlington. 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.
- 6.4 In the context of the surrounding built form, planning permission has recently been granted and implemented for the redevelopment of 76 and 78 Hill Road. These schemes were clearly regarded as falling within the above definition of infill as they related to the redevelopment of existing residential plots within a built up frontage. The current application site differs in that it is set behind Hill Road and does not contain an existing dwelling. However, the site is amongst a cluster of existing development and can be regarded as closely surrounded by buildings including existing dwellings at 82 and 82a Hill Road. Having regard to these characteristics of the site and its relatively good accessibility to Watlington's facilities I consider that the principle of a new dwelling on the site is broadly acceptable.

The Impact on the Character and Appearance of the Site and Surrounding Area

- 6.5 Unlike the main part of the village, the site lies within the AONB. Policy CSEN1 of the SOCS seeks to ensure that development proposed within the AONB at least conserves the natural beauty and landscape qualities of the area. This echoes guidance contained at Para. 115 of the NPPF which requires that great weight is given to the conservation of the landscape qualities and scenic beauty of AONBs. Policy H4 of the SOLP relates to new housing proposals and seeks to ensure that the design, height, scale and materials of the development are in keeping with the surroundings and that the character of the area is not adversely affected.
- 6.6 The site has a rural outlook and appearance having regard to the undeveloped nature of adjoining land and the spacious and sylvan character of the application site. Open countryside extends to the east, south and west beyond the camping grounds. However, the site is physically well contained and screened by existing buildings and mature vegetation. As a result the proposed development would not be readily visible

in any public views from Hill Road or the public right of way approximately 100 metres to the east.

- 6.7 The proposed dwelling is relatively modest in size and height and its massing is reduced due to the low eaves height and simple roof form. Having regard to Policy H4 of the SOLP and guidance contained within the Chilterns Buildings Design Guide the dwelling would be of traditional design and appearance that would respect its rural location and the scale and height of surrounding development. The facing materials would comprise clay tiles and timber boarding and this is also sympathetic to the site's rural character.

The Impact on the Amenity of Neighbouring Occupiers

- 6.8 The dwelling would be sited between 82 and 82a Hill Road but would retain generous gaps to both of these neighbouring dwellings such that there would be no significant mutual loss of outlook, light or privacy between the proposed and existing dwellings. The impact on the amenity of the occupiers of dwellings fronting Hill Road (78a, 78b and 80 Hill Road) would also be negligible due to the separation distances.
- 6.9 The dwelling would occupy a relatively small proportion of the application site and would be provided with a large south and west facing garden area that would comfortably comply with the minimum standards set out within the SODG.

Other Material Considerations

- 6.10 The site would utilise an existing private access off Hill Road. Sufficient parking would be provided within a separate double garage with turning area to the front. The modest scale of the development would result in no significant increase in traffic movements along Hill Road.
- 6.11 There are several trees and mature shrubs within and adjacent to the application site. The proposal would not result in the loss of any vegetation of wider landscape significance, and the retention of much of the vegetation is a positive benefit of the proposal. Following survey work there is no evidence of bat use on the site and the council's Countryside Officer has raised no concerns with the proposal.
- 6.12 The development is liable to pay the Community Infrastructure Levy (CIL) at a rate of £150 (index linked) per square metre. In the absence of a made Neighbourhood Plan Watlington Parish Council would receive 15% of CIL receipts.

**7.0 CONCLUSION**

- 7.1 The application proposal is in accordance with the relevant development plan policies and national planning policy as, subject to conditions, the development would respect the character and appearance of the site and the surrounding area and would not cause any significant harm to the amenities of neighbouring occupiers. In addition the proposal would not cause a severe impact in respect to highway safety and convenience.

**8.0 RECOMMENDATION**

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

- 1. Commencement of development within three years.**
- 2. Development in accordance with approved plans.**
- 3. Sample materials to be submitted and agreed prior to commencement of development.**

4. Finished floor levels to be agreed prior to commencement of development.
5. Tree protection details to be agreed prior to commencement of development.
6. Landscaping scheme to be agreed prior to the commencement of development.
7. Parking and manoeuvring areas to be provided prior to occupation of the dwelling.

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