
APPLICATION NO.	P17/S2527/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	20.7.2017
PARISH	LEWKNOR
WARD MEMBER	Caroline Newton
APPLICANT	Christine Homes
SITE	Beech Farm, Salt Lane, Postcombe, OX9 7EE
PROPOSAL	Erection of four pairs of two storey semi-detached dwellings - three with 2- bedrooms and five with 3- bedrooms (additional access point and changes to boundary planting on south-western boundary as shown on revised site plan received 10th August 2017 and alterations to access and parking arrangements and to visual appearance of Plots 5-8 as shown on amended plans received 5th October 2017).
OFFICER	Paul Lucas

1.0 **INTRODUCTION**

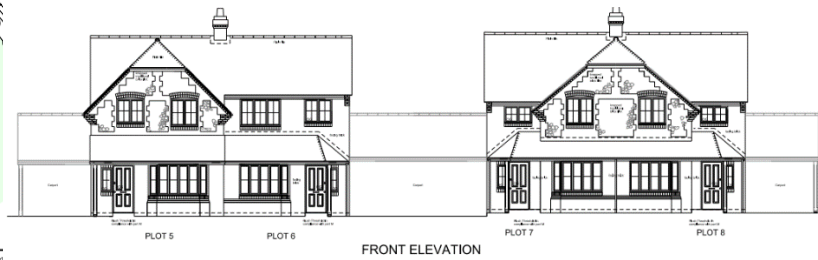
1.1 Officers recommend that planning permission should be granted. This report explains how officers have reached this conclusion. The application is referred to Planning Committee due to Lewknor Parish Council's objection to the revised plans.

1.2 The application site (shown at **Appendix A**) is a 0.27-hectare site at the southern edge of the small village of Postcombe. The site comprises a large barn of a functional appearance at the rear of the site with a hardstanding in front of it. Vehicular access is onto Salt Lane in the northern corner of the site. The access is located next to the emergence of a public footpath (Lewknor FP7) onto the highway and vehicular access to several other dwellings. The footpath forms the north-eastern boundary of the site and continues across the open countryside to the east of the site. There are residential properties located immediately to the north-east of the footpath. The south-western site boundary is with a detached bungalow, Beech Farm and another large modern barn. Open countryside lies alongside the south-eastern site boundary. The site frontage is presently denoted by a mixed hedge. There are no special designations on the site.

2.0 **PROPOSAL**

2.1 The application seeks full planning permission for the demolition of the barn and erection of eight dwellings, as shown on the current plans and supporting documents submitted with the application.

2.2 The application was amended during the application process to adjust the layout and visual appearance of Plots 5-8. A copy of the plans supporting 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.



3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Lewknor Parish Council – Objection to the original and amended plans:

- Policy EP2 (noise) of the Local Plan
- the same grounds as listed by Highways in their holding objection
- Plots 1-3 do not have enough space for vehicles to turn, meaning that cars will have to reverse onto the Highway; and Plot 1 vehicles will also be reversing over the entrance to a public footpath and a private driveway.
- Bin collection points should be on site, not on the highway because of visibility splays
- concern about the effect of this development on existing problems with surface water drainage.

CPRE - N J Moon (Rights of Way) - concerned that no encroachment should take place on the path and that it would remain freely available during construction work and not be obstructed by any building materials, scaffolding, vehicles etc.

Countryside Access (Oxfordshire County Council) - No objection subject to informative

Forestry Officer (South Oxfordshire District Council) - No objection subject to condition

Countryside Officer (South Oxfordshire & Vale of White Horse) - No objection subject to condition

Highways Liaison Officer (Oxfordshire County Council) - No objection subject to conditions

Env. Protection Team – Noise survey needs to be updated. No objection subject to condition requiring submission of revised noise survey and mitigation prior to commencement

Contaminated Land Officer – No objection subject to condition

Drainage Engineer (South Oxfordshire - MONSON) - No objection following granting of Environment Agency Environmental Permit subject to conditions

Waste Management Officer (District Council) - No objection

Neighbours – Seven representations of objection, one reiterated for the amended plans and an additional representation objecting to the amended plans, summarised as follows:

- Vehicular access to Plot 1 would be dangerous for users of the public right of way and other properties using that access point onto Salt Lane
- Lack of visitor parking resulting in increase in off-street parking, affecting highway safety
- Bins being put out along Salt Lane for collection ugly and obstructive
- Increase in M40 noise following barn removal
- Rats following barn removal
- Maintenance of boundaries, landscaping and public footpath

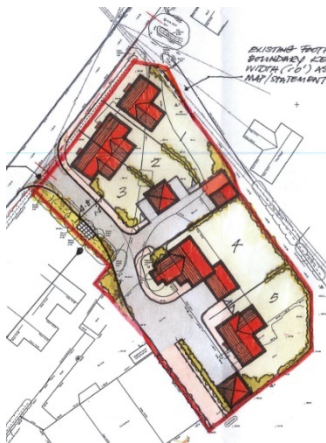
4.0 **RELEVANT PLANNING HISTORY**

4.1 [P17/S1281/PEM](#) – Advice Provided (23/05/2017)

Eight dwellings pursuant to outline approval P15/S1542/O

[P15/S1542/O](#) – Outline planning permission (8/12/2017)

Outline application (for access only) for the erection of three detached two-storey dwellings and a pair of two-storey semi-detached dwellings with parking, garaging, access and amenity space. See illustrative layout below:



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
- CSH4 - Meeting housing needs
- 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
- C6 - Maintain & enhance biodiversity
- C8 - Adverse affect on protected species
- C9 - Loss of landscape features
- D1 - Principles of good design
- D10 - Waste Management
- D2 - Safe and secure parking for vehicles and cycles
- D3 - Outdoor amenity area
- D4 - Reasonable level of privacy for occupiers
- EP2 - Adverse affect by noise or vibration
- EP6 - Sustainable drainage
- EP7 - Impact on ground water resources
- EP8 - Contaminated land
- 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
- R8 - Protection of existing public right of way
- T1 - Safe, convenient and adequate highway network for all users
- T2 - Unloading, turning and parking for all highway users

5.3 Lewknor Neighbourhood Plan:

The parish council applied to designate the area they think the neighbourhood plan should cover. As the parish council's proposed Area Designation follows the parish boundary, South Oxfordshire District Council can designate the area without a publicity period. This means the group can start working on the Neighbourhood Plan. Consequently, the neighbourhood plan carries no weight at this stage.

5.4 Supplementary Planning Guidance/Documents

South Oxfordshire Design Guide 2016 (SODG 2016) – Section 7 – Plots & Buildings

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 in accordance with the Council's Housing Strategy;
- result in the loss of open space or view of public, environmental or ecological value;
- be in keeping with the character and appearance of the surrounding area;
- safeguard the residential amenity of neighbouring occupiers and would provide suitable living conditions for future occupiers;
- demonstrate safe and convenient access and adequate off-street parking provision for the development;
- provide an appropriate market housing mix; and
- give rise to any other material planning considerations.

6.2 Principle of Development

The site is located at the southern edge of the settlement of Postcombe. The SOCS Policy relevant to this proposal is CSR1. The SOCS classifies Postcombe as an "other

village". Under Policy CSR1, residential development on infill sites of up to 0.1 hectares is acceptable in principle in "other 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." The site area is 0.27 hectares, which would be larger than the infill limit. However, Policy CSR1 also states that "redevelopment proposals in all categories of settlement may be acceptable, but will be considered on a case by case basis through the development management process in line with other policies in the Development Plan." As such, officers are satisfied that the principle of this development is acceptable under the SOCS as a redevelopment of a site containing an existing building and hardstandings, located between established dwellings forming part of the village. It is also a material planning consideration that outline planning permission for a residential development has been previously granted under [P15/S1542/Q](#). Officers are therefore satisfied the principle of this development is acceptable under the SOCS. Consequently the proposal falls to be assessed primarily against the criteria of Policy H4 of the SOLP 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 presently contains a large agricultural building and hardstanding. The Countryside Officer has recommended a condition to address any potential impact on ecological habitats. There are public views of the site from Salt Lane and the public footpath where the site is seen in the context of existing residential plots on the western side of Salt Lane and the dwellings to the north of the footpath. This criterion would therefore be satisfied.

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. Policies CSQ3 of the SOCS and D1 of the SOLP 2011 expand on this requirement in respect of ensuring good design and maintaining local distinctiveness. Policy C4 of the SOLP 2011 seeks to protect the landscape setting of the District's settlements. There are no third-party objections to the visual appearance of the dwellings and Officers are satisfied that the proposed development would be in keeping with the appearance of the adjoining dwellings and sympathetic to the character of the surrounding area. The Council's Forestry Officer is satisfied that there are no trees of significant amenity value that would be affected by the proposal and that appropriate landscaping could be secured through a pre-commencement planning condition. As such, the proposal would comply 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 to secure a reasonable degree of privacy for the occupiers. The proposed layout shows that there would be sufficient distances between built form and first floor habitable rooms of the proposed dwellings and adjoining dwellings to prevent any significant loss of light, outlook or privacy to the closest residential occupiers. An obscure glazing condition is required for first floor side windows of Plots 5, 6 & 7 and a minimum roofline cill level condition for Plot 1 to prevent overlooking. It is noteworthy that no third-party objections have been received on amenity grounds.

6.6 Officers are satisfied that sufficient garden areas and depths would be demonstrated for the proposed dwellings to accord with the recommended minimum standards as set out in Section 7 of the SODG 2016. The Council's Environmental Health Officer (EHO) has

identified that the previous noise assessment submitted in support of the outline planning permission is out of date due to the increase in M40 traffic. The EHO has agreed that a revised noise assessment and mitigation for internal and external areas can be secured through a planning condition. If the revised report reveals noise levels are higher than were previously the case when the outline planning permission was considered, then the applicant would need to incorporate a higher level of mitigation in the development to achieve the acceptable ambient noise levels. The proposal would therefore accord with the above policies.

6.7 Access and Parking

Criterion (iv) of Policy H4 of the SOLP 2011 also requires that there are no overriding highway objections. Policy T1 of the SOLP 2011 seeks to ensure that all new development would provide a safe and convenient access for all users of the highway. There are several objections from Lewknor Parish Council and residents. The Highway Liaison Officer (HLO) is satisfied that his holding objection has been overcome by the amended plans. Given the low speed and trafficked nature of the access to the parking area for Plot 1 and the existing uses within the vicinity this was not considered to warrant a recommendation for refusal. With regards to refuse bins being located on the verge and the impact this has upon visibility, as mentioned above Salt Lane is relatively lightly trafficked and speeds are low and vehicles accessing the carriageway will wait until there is a safe opportunity to do so.

- 6.8 In relation to the number of off-street parking spaces provided within the site, whilst the first Highway Authority consultation dated 14th August 2017 initially stated that three visitor parking spaces are required this was because the original site plan did not clearly demonstrate the parking spaces and the dimensions of these. The amended site plan demonstrates the parking spaces to the appropriate dimension and their allocation to each unit. It is clear from this plan that allocated parking is provided above the required standards. Plots 5 and 8 both provide three car parking spaces whereas for a three-bedroom dwelling the maximum parking requirements are two spaces. Furthermore, a third parking space can be provided to the rear of the parking spaces allocated for Plots 6 and 7. Plot 4 has a total of four car parking spaces. Plots 1, 2 and 3 provide two spaces each and are likely to make use of the visitor space if required. If other residents park within bays which are not allocated to them this will be a private matter. On this basis, the proposal would be in compliance with the above criterion.

6.9 Housing Mix

The SOCS Policy CSH4 requires developments providing market housing to demonstrate an appropriate housing mix. The proposal would incorporate three 2-bedroom dwellings and five 3-bedroom dwellings. This would not exactly mirror the housing need for South Oxfordshire identified in the Strategic Housing Market Assessment (SHMA), as set out in the table below:

	1 bed	2 bed	3 bed	4+ bed
Proposed	0%	37.5%	62.5%	0%
SHMA	6%	27%	43%	24%

However, the SHMA is not intended to be a prescriptive document and the proposed development would provide reasonable proportions of smaller and medium dwellings with scope for them to be extended in the future to provide larger dwellings. As such, given that this application is not within the major residential category, officers consider that the proposed mix would be in general conformity with the SHMA and therefore in compliance with Policy CSH4.

6.10 Other Material Planning Considerations

There are no objections from the Council's Waste Management Team to the proposed waste collection arrangements. Matters relating to foul and surface water drainage have been considered by the Council's Drainage Consultant. Following the applicant's successful application for an Environmental Permit from the Environment Agency, the Drainage Consultant has no objections, subject to the imposition of pre-commencement foul and surface water drainage conditions. Future maintenance of boundaries would be a private matter between the relevant parties. The public footpath is maintained by Oxfordshire County Council. Any issue with rats is a matter for pest control legislation. A planning condition is deemed necessary to remove certain permitted development rights for extensions and outbuildings, to enable the Council to retain control over future householder development that might otherwise have an unacceptable visual impact or be harmful to neighbouring amenity.

6.11 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 per square metre (index linked). 15% of the CIL payment would go Lewknor Parish Council in the absence of an adopted Neighbourhood Plan.

7.0 **CONCLUSION**

7.1 The application proposal would comply with the relevant Development Plan Policies and it is considered that, subject to the attached conditions, the proposed development would be acceptable in principle, would not materially harm the character and appearance of the area or the residential amenity of nearby residents. The development would provide acceptable living conditions for future occupiers of the proposed dwellings, would not result in conditions prejudicial to highway safety and would provide a suitable market housing mix.

8.0 **RECOMMENDATION**

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

1. **Development in accordance with the approved plans.**
2. **Commencement of development within three years.**
3. **Demolish existing buildings (all).**
4. **Levels details to be agreed prior to the commencement of development.**
5. **Schedule of materials to be agreed prior to the commencement of development.**
6. **Obscure glazing to prevent loss of privacy.**
7. **Rooflights to be provided at high level.**
8. **Withdrawal of permitted development for extensions and outbuildings.**
9. **New vehicular access to be provided prior to occupation.**
10. **Vision splays to be provided and retained.**
11. **Parking and manoeuvring areas to be provided and retained prior to occupation.**
12. **Construction traffic management plan to be agreed prior to the commencement of development.**
13. **No surface water drainage to highway.**
14. **No garage conversion into accommodation without planning permission.**
15. **Landscaping (including hardsurfacing and boundary treatment) to be agreed prior to the commencement of development.**
16. **Wildlife protection.**
17. **Noise assessment and control (roads and railway).**
18. **Contamination (remediation and validation) to be agreed prior to the commencement of development.**

19. Surface water drainage (details required) prior to the commencement of development.
20. Foul drainage (details required) prior to the commencement of development.

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