

APPLICATION NO.	P17/S4383/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	19.12.2017
PARISH	SONNING COMMON
WARD MEMBERS	Will Hall & Paul Harrison
APPLICANT	Mr C Jones
SITE	Small Mead, 6 Wood Lane, Sonning Common, RG4 9SL
PROPOSAL	New bungalow to the rear of Small Mead with demolition of side garage to Small Mead to allow access (As amended by plan 1A received 2017_02_06 to widen access for fire safety purposes).
OFFICER	Marc Pullen

1.0 INTRODUCTION

1.1 This application is referred to the Planning Committee because the officer's recommendation conflicts with the view of the Parish Council.

1.2 The application site (which is shown on the OS extract **attached** as Appendix A) is private amenity land associated with Small Mead. The site is accessed from Wood Lane by an existing access. The site lies within the built-up limits of Sonning Common, and not within any specially designated area of land.

2.0 PROPOSAL

2.1 This application seeks planning permission for the erection of a detached bungalow to the rear of Small Mead. The development would be served by an existing access serving Small Mead with garage parking, external turning and parking areas along with private amenity space.

2.2 A copy of all the current 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.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Sonning Common Parish Council – Object

- Development represents an over-development of the site
- The proposed development would have an adverse impact upon the amenity of neighbours
- There is a lack of usable amenity space for the new dwelling
- Tree and root protection zones are inadequate
- The proposed development is out of keeping with the character of Sonning Common

Highways Liaison Officer (Oxfordshire County Council) - No strong views, following amendments. Conditions recommended.

Waste Management Officer (District Council) - No strong views

Forestry Officer (South Oxfordshire District Council) - No strong views. Conditions recommended

Neighbours - Object (5)

- The development would leave Small Mead with a greatly reduced amenity space
- It is desirable that all access/exit to/from the property is in forward direction due to busy road
- Concern that the development would set a precedent
- Concern over construction vehicles and traffic
- Concerns over windows overlooking neighbours
- Access for fire vehicles would not be possible
- The loss of Small Mead's garage would reduce amenity/storage for the property
- Loss of hedging to the rear of the site and to replace it would expose the neighbours to the development and harm them
- Landscaping scheme should require a 2 metre hedge minimum.
- Proposed development represents an overdevelopment of the site

4.0 RELEVANT PLANNING HISTORY

4.1 N/A

5.0 POLICY & GUIDANCE

5.1 National Planning Policy Framework & National Planning Practice Guidance

5.2 South Oxfordshire Core Strategy 2012 policies;

CS1 - Presumption in favour of sustainable development

CSB1 - Conservation and improvement of biodiversity

CSQ3 - Design

CSR1 - Housing in villages

CSS1 - The Overall Strategy

5.3 South Oxfordshire Local Plan 2011 policies;

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

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

5.4 Sonning Common Neighbourhood Plan policies;

H3 – Infill housing

D1 – Design

D1b – Design on allocated and infill sites

ENV2a and 2b – Green environment

5.5 South Oxfordshire Design Guide 2016

6.0 PLANNING CONSIDERATIONS

6.1 The main planning considerations in the determination of this application are

- The principle of residential development
- Impact on character and appearance
- Impact on neighbour amenity

- Access and parking
- Impact on trees/landscape features
- Other matters

Principle of development

- 6.2 The site lies within the built-up limits of Sonning Common. The site is currently residential in use and is used in association with Small Mead. In this location, the principle of residential development is largely governed by policies CSS1 and CSR1 of the South Oxfordshire Core Strategy (SOCS, 2012), which allows for new housing in Sonning Common on allocated sites and infill sites. The definition of infill as stated within the SOCS is 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. Policy H3 of the Sonning Common Neighbourhood Plan (SCNP) is a criterion based policy which allows for infill housing. It is officer's view that the site would meet the definition of infill as defined within the SOCS given that it is closely surrounded by other properties. However, the acceptability of the development relies upon the impact of the dwelling and is largely governed by the criteria set out within policy H3 of the SCNP.

Impact on character and appearance

- 6.3 The NPPF confirms a presumption in favour of sustainable residential development, but also confirms a requirement for good design. The National Planning Practice Guidance (NPPG) elaborates on the NPPF, stating that new development should look to respond appropriately to the existing layout of buildings, streets and spaces. There may be an existing prevailing layout that development should respond to and potentially improve.
- 6.4 Policy CSQ3 of the SOCS allows for new development that is of a high quality and inclusive design that responds positively to and respects the character of the site and its surroundings, enhancing local distinctiveness and ensuring that new development is of a scale, type and density appropriate to the site and its setting. Policies D1 and G2 of the SOLP seek to protect the district from any adverse development and seek to support development that reinforces local distinctiveness and settlement types and their character. Policy H4, criteria (i) (ii) and (ii), of the SOLP requires development to be of a design, height, scale and appearance that responds with its surroundings; to be in keeping with the character of the area and not result in an important open space of important value being lost.
- 6.5 Policy H3 of the SCNP allows for infill residential development where it positively responds to existing built form, reflects the existing character of the village, demonstrates that the amenities of neighbouring residential occupiers will not be adversely affected through overbearing development and loss of light and includes an appropriate amount of landscaping which complements and enhances the green and wooded character of the local area.
- 6.6 The land in question is residential in use and is garden land which belongs to Small Mead. It contains several trees and small shrubs which make a positive contribution to the character and appearance of the area. The proposed development seeks to introduce a single storey bungalow and detached garage building. The development would be served by an existing (and extended) access which serves Small Mead. The retained dwelling would be served by another existing access and new driveway arrangement. The proposed dwelling would be of a simple linear form with a recessed aspect and the final use of materials would need to be agreed prior to implementation, should planning permission be granted.

- 6.7 The dwelling would be in a backland position but would lie within proximity to surrounding built form. The dwelling would not lie at odds with the prevailing pattern of development and instead would be in general conformity with neighbouring no.20 Wood Lane Close. The dwellings fronting Peppard Road are largely two-storey in size but the immediate properties at nos. 2 and 8 Wood Lane and nos. 19 and 20 Wood Lane Close are all single storey bungalows. These properties vary in external appearance but all tend to have a simple linear pattern. The proposed density would not be too dissimilar to the prevailing density of the surrounding area. The approximate useable garden space is around 250 square metres, which far exceeds the recommended garden size of 100 square metres for a three-bed dwelling as advised by the South Oxfordshire Design Guide (SODG). In addition, the retained garden space for Small Mead would exceed 200 square metres. This would accord with nearby amenity spaces. The proposed development would accord with the spatial pattern of built form and would be contained within the built-up, residential limits of the village.

Impact on amenity of neighbours

- 6.8 The Council's policies and guidance seek to ensure that new dwellings are considerate to neighbours by way of ensuring that the development does not intrude upon a neighbour's privacy, does not overshadow, obstruct daylight or have an oppressive or overbearing impact, which would be harmful to the amenity of occupiers living in neighbouring properties.
- 6.9 The proposed dwelling has been designed to avoid any direct overlooking and would be sited a sufficient distance away from neighbours to avoid any overbearing or oppressive impact. The scale and design of the dwelling would avoid any significant impact on neighbour's access to daylight or sunlight. It is officer's view that the proposed dwelling would not adversely or significantly harm the amenity of neighbours and instead the dwelling has been designed to safeguard the amenity of neighbours. Permitted development rights should be removed to ensure that additions to the dwelling, including rooflights or dormer windows, would not harm the amenity of neighbours.

Access and parking

- 6.10 The Council's policies and guidance seek to ensure that in determining planning applications, the Council should, in consultation with the highway authority, ensure that new developments are designed to a standard that ensures a safe and attractive environment and does not result in an unacceptable level of traffic on the local highway network or have a detrimental impact on the amenities and environment of the area. Policies H4, T1 and T2 of the SOLP seek to ensure among other things that all developments make provision for safe and convenient access to the highway network and be served by an adequate road network. Development should provide for sufficient parking and access arrangements in accordance with the Council's parking standards.
- 6.11 On behalf of Oxfordshire County Council, as local highway authority, the highways liaison officer does not object to the proposed development, subject to conditions. In the view of the local highway authority the proposal is unlikely to have a significant adverse impact on the highway network and following amendments there would be sufficient width to the access to allow for fire tenders to access the site.

Impact on trees/landscape features

- 6.12 Council policies and the NPPF seek to prevent development from causing any adverse harm upon protected or important landscape features. In consultation with the council's

forestry officer there are a number of issues of clarification required, including the demolition of the shed required for the development and whether certain trees are required to be removed. Officers are satisfied that suitably worded conditions could avoid the loss of any important trees and require replacement trees for the ones which may be lost. In addition, these conditions would ensure the protection of those trees which have an important landscape value.

Response to Sonning Common consultation

- 6.13 It has been demonstrated that the proposed development, by reason of its design, scale and provision of both parking space and private amenity space, does not represent an overdevelopment of the site or an adverse form of development. The character of the area would not, in officer's view, adversely harm the character of the area. The proposed development would meet the definition of infill development and would appropriately adhere to the relevant policies set out within the South Oxfordshire development plan and the SCNP. Conditions outlined below would ensure the proposed development would not be harmful to the character and appearance of the area, the amenity of neighbours, would ensure suitable highway and parking arrangements and retain the landscape qualities of the site.

Other matters

- 6.14 Community Infrastructure Levy (CIL) - The council's CIL charging schedule has recently been adopted and will apply 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 for the new dwellings and is charged on floor area. The CIL charge applied to new residential development in this case is £150 per square metre of floor space (Zone 1). Of this payment, 25% will go directly to the parish council (as they have an adopted Neighbourhood Plan) for spending towards local projects.
- 6.15 Waste – The waste management officer raises no objection to the proposed development subject to the provision of the necessary recycling and refuse bins. It is officer's view that the development is able to suitably accommodate for these bins and as such the development would be compliant with Policy D10 of the SOLP.

7.0 CONCLUSION

- 7.1 Planning permission should be granted as the proposed development is considered to comply with the relevant Development Plan Policies and, subject to the attached conditions would not be harmful to the character and appearance of the site and surrounding area, historic assets, the local highway network or the amenities of those occupants living in neighbouring properties.

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 the approved plans.**
- 3. Sample materials to be agreed prior to the commencement of development.**
- 4. Existing vehicular access to be improved to highway standards.**
- 5. Parking and manoeuvring areas to be provided in accordance with the approved plans.**

6. No garage conversion into accommodation without separate planning permission.
7. Hard and soft landscaping details to be agreed prior to the commencement of development.
8. Tree protection details to be agreed prior to the commencement of development.
9. Withdrawal of permitted development for extensions.
10. Withdrawal of permitted development for outbuildings.

Author: Marc Pullen

Email: Planning@southoxon.gov.uk

Tel: 01235 422600