

APPLICATION NO.	P17/S3160/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	31.8.2017
PARISH	SHIPLAKE
WARD MEMBER(S)	Will Hall Paul Harrison
APPLICANT	Mr & Mrs R. Clarke
SITE	Saffrons, Station Road, Lower Shiplake, RG9 3JP
PROPOSAL	Demolition of existing dwelling and erection of a replacement 2-storey dwelling. (Amended plans received on 26 October 2017 showing solid walls have been added to all balconies; a pergola style roof has been added to bedroom 3 balcony and master ensuite balcony; high level window added to master ensuite and the building has been moved 0.5m towards the entrance (North)). (Amended Arboricultural Impact Assessment and Arboricultural Method Statement submitted on 30 November showing correct position of dwelling and trees on site). (Amended plans received 22 February 2018 showing balconies enclosed and the overall height of the building reduced by 200mm. Also small minor alterations to the internal layout). (Amended application form submitted 1 March 2018).
OFFICER	Davina Sarac

1.0 **INTRODUCTION**

- 1.1 This application is referred to planning committee because the views of Shiplake Parish Council differ from the officer’s recommendation. The application was deferred from the 7 February 2018 planning committee to allow for the red line to be correctly plotted and for certificate B to be served to the neighbouring land owners of the driveway.
- 1.2 Saffrons is a detached two-storey dwelling located within the built-up confines of Lower Shiplake. The site lies off a private driveway accessed from Station Road, in-between Holly House and Banksia and the site is located directly behind Banksia’s plot.
- 1.3 A plan identifying the site is **attached** as Appendix 1 to this report.

2.0 **PROPOSAL**

- 2.1 This application seeks to demolish the existing dwelling and to erect a dwelling in its place, along with an integral garage and new landscaping. The proposed house would be two-storey and would be accessed off Station Road using the site’s existing access.
- 2.2 The new dwelling would be re-sited more into the middle of the plot to have a more regularly sized rear garden to better enable passive solar gain with large areas of glazing to the south elevation opening into an open plan living area and with less glazing on the north elevation to limit heat loss from the building. It also proposes a

solar panel electricity system using photovoltaic cells and a green roof above the garage. The elevations would be a mixture of clear glass and solid rendered.

- 2.3 Copies of the plans accompanying the application are **attached** as Appendix 2 to this report. All other documentation associated with the application can be viewed on the council's website www.southoxon.gov.uk under the planning application reference number.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Shiplake Parish Council** – Objects to the proposal and thinks the application should be refused on the grounds of overlooking. Particularly in relation to the houses on the very close eastern boundary - The Knoll and Crowsley House. Concerns also raised with the accuracy of the plans submitted particularly with regard to the arboricultural lay-out and the garages of neighbouring properties. Also raised highway safety concerns about the access on to Station Rd. Access is clearly difficult and we would recommend that a full travel management plan is produced to support development at this site.
- 3.2 **South Oxfordshire District of CPRE** – Concerns that the development would cause harmful light pollution on nocturnal wildlife. If any external lighting is to be installed it should conform to SODC's policies. No uplighting should be allowed.
- 3.3 **Highways Liaison Officer (Oxfordshire County Council)** - No objection subject to conditions relating to parking and manouvering, and also the garage should not be converted into living accommodation without prior planning permission being sought.
- 3.4 **Forestry Officer (South Oxfordshire District Council)** - The submitted Arboricultural Method Statement provides details of the proposed tree protection measures that are satisfactory to ensure the protection of retained trees. However, the Tree Protection Plan should be amended so that the locations of T13, T14 and G8 are located within the correct positions, as currently the locations shown on the plan are not accurate. These trees are located further North than is shown on the tree protection plan.
- 3.5 **Countryside Officer(South Oxfordshire & Vale of White Horse)** – It is unlikely that the proposals would result in any significant ecological impacts, however, as the building has been used by bats in the past a bat informative should be added if planning permisison is granted.
- 3.6 **Neighbour representations** – letters received from 5 neighbouring properties in total, raising the following matters: -
- No objection in principle to replacement of cottage, however, proposal is overdevelopment;
 - Proposal is not in keeping with the character of other houses in the area;
 - Concerns with construction vehicles as driveway is narrow;
 - Limited sight lines onto Station Road;
 - If planning permission is granted then would like to see only light vehicles permitted to drive down the narrow driveway;
 - Concern with new forward position of dwelling which will affect outlook;
 - Would prefer the dwelling to be located on existing footprint;
 - Object to first floor balconies which will cause privacy issues;
 - Not opposed to demolition and new central location of dwelling in the plot but worried about privacy;
 - First floor balconies are overbearing;

- Due to the narrowness of the drive a turning head should be provided in front of the access to Saffrons to prevent people having to reverse back;
- Some of the proposed works to the trees stated in the arboricultural method statement are not within the ownership of applicant;
- Appendix 1 of the Arboricultural Method Statement contains some errors as to the correct location of the G8 and T13 and T14 along the driveway.

Comments following amended plans received 26 October 2017:

- 3.7 **Shiplake Parish Council** – Objects on the grounds that proposal still has not addressed concerns regarding a turning head. Concerns still about highway issues during construction process and that OCC have not carried out a proper inspection of the site.
- 3.8 **Countryside Officer (South Oxfordshire & Vale of White Horse)** – Nothing further to add to previous comments.
- 3.9 **Highways Liaison Officer (Oxfordshire County Council)** – Same comments as previously.
- 3.10 **Forestry Officer (South Oxfordshire District Council)** – No objections to the amended location of the dwelling. However, previous comments of 3 October still apply, as the plans have not been amended as requested in my comments of 3 October.
- 3.11 **Neighbour representations** – letters received from only 2 neighbouring properties regarding the amended plans with the following comments: -
- The amended plans are a significant improvement, providing less of an opportunity to overlook The Knoll;
 - The "High Level Window" in the master's en suite, on the easterly elevation still provides an unnecessary vantage point over the Knoll's privacy. Could this window be obscure glass and unable to open;
 - Pleased that green roof will not be able to be accessed;
 - No amended plans regarding location of trees;
 - Still concerns over the balconies at first floor level resulting in loss of privacy;
 - The issue of the narrow lane and lack of a provision of a turning circle outside the proposed gates of the site also remains.

- 3.12 **An amended Tree Protection Plan was submitted on 30 November 2017.** It showed the accurate location of the trees as requested. The Council's Forestry Officer reviewed the revised arboricultural method statement with revised tree plan and concluded no objection to the proposal subject to the development being carried out in accordance with the tree protection measures detailed within the Arboricultural report.

Comments following amended plans received 22 February 2018:

- 3.13 **Shiplake Parish Council** – Recommends refusal on the grounds that the parish remain concerned with the access for construction traffic along the narrow driveway from Station Road. Recommend a condition regarding traffic management plan. Also, concerns regarding the proposed gate and reversing along the driveway.
- 3.14 **Forestry Officer (South Oxfordshire District Council)** - No objections to the proposed development subject to the decision notice making specific reference for the

need to implement tree protection measures set out in the submitted arboricultural method statement and tree protection plan.

- 3.15 **Neighbour representations** – One letter received stating that they are happy to see the removal of the balconies from the previous plans. However, still concerned with the construction traffic blocking the driveway. Would like to see a construction traffic management condition to be agreed.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P17/S0019/HH](#) - Approved (15/05/2017)

Demolition of existing garage and proposed new single storey extensions to east elevation and rear elevation and proposed two storey side extension to west elevation. Proposed new double carport with associated hardstanding. (Amended plans received 15 March 2017 showing reduction in scale and footprint of extensions). (Arboricultural information received 27 March 2017). (Amended landscape plan received 25 April 2017).

- [P95/S0063](#) - Refused (08/03/1995)

Erection of a detached house with garage. (As amended by Certificate of Ownership and agent's letter dated 24.2.95.)

5.0 **POLICY & GUIDANCE**

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

National Planning Policy Framework Planning Practice Guidance (NPPG)

- 5.2 **South Oxfordshire Core Strategy (SOCS) Policies 2027**

CS1 - Presumption in favour of sustainable development

CSS1 - The Overall Strategy

CSR1 - Housing in villages

CSH2 - Housing density

CSH4 - Meeting housing needs

CSQ2 - Sustainable design and construction

CSQ3 - Design

CSB1 - Conservation and improvement of biodiversity

CSEN1 – Landscape character

- 5.3 **South Oxfordshire Local Plan 2011 (SOLP 2011) saved policies**

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

G3 - Development well served by facilities and transport

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

C8 - Adverse affect on protected species

C9 - Loss of landscape features

EP6 - Sustainable drainage

- 5.4 South Oxfordshire Design Guide 2016 (SODG 2016)

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues in this application are whether the development would:

1. Be acceptable in principle;
2. result in the loss of an open space or view of public, environmental or ecological value;
3. be in keeping with the character and appearance of the surrounding area through its size and appearance;
4. safeguard the living conditions of neighbouring residential occupiers and provide suitable living conditions for future occupiers;
5. provide sufficient off-street parking spaces for the resultant development or conditions prejudicial to highway safety; and
6. Give rise to any other material planning considerations.

6.2 **Principle**

The proposal is acceptable in principle under the SOCS Policy CSR1 as it involves the redevelopment of an existing residential plot within the built-up limits of Lower Shiplake, identified as a smaller village in the SOCS. Subsequently, 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 an open space or view of public, environmental or ecological value**

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. This is a private site forming an established residential plot in a residential setting and cannot be seen from public views. The Council's Countryside Officer has confirmed that there are no ecological constraints. Officers consider that the above criterion would be met.

6.4 **Visual Impact**

Criteria (ii) and (iii) of Policy H4 of the SOLP 2011 explain that the design, height, scale and materials of the proposed development should be in keeping with its surroundings and the character of the area should not be adversely affected. The proposal would result in a dwelling larger than the existing, and larger than the extensions to the dwelling approved under application reference P17/S0019/HH on the site.

The overall height would be 6.0 metres high and a small section of the building would be 7.0 metres tall. This is not considered to be excessively tall and would be shorter than the existing dwelling which currently stands at 7.4 metres high. It would be positioned to be more central in the plot to allow for a larger rear garden. It would comprise a contemporary design. Due to the removal of the first floor balconies the first floor section will slightly increase in volume as the walls will immerse what would have been the balcony areas.

6.5 There are a variety of different style of dwellings within Shiplake. The proposal includes an integral garage as part of its design and it includes a green roof and number of solar panels. As such, given the site's limited visibility from the public realm, officers consider that the proposal would preserve the character and appearance of the area. Therefore, the proposal would accord with the criteria of policy H4; and policies D1, CSQ3 and CSQ2.

6.6 **Neighbour Impact**

Criterion (iv) of Policy H4 of the SOLP 2011 requires that there are no overriding amenity objections. The proposed layout and massing would not significantly impact upon the light and outlook received by the main windows of adjacent neighbouring properties to the north of the site. Concerns were raised with regards to the proposed first floor balconies resulting in direct overlooking. Amended plans were submitted on

22 February 2018 to show that the balconies have been removed entirely from the first floor. The first-floor windows to the south and north facing elevations would be full length windows. The whole building has been moved 0.5m towards the entrance (North) when amended plans were first submitted from the original submitted documents.

- 6.7 The proposal complies with the acceptable minimum distances as recommended in section 7 (Plots and Buildings, page 46) of the SODG 2016. It recommends 25 metres between facing windows of habitable rooms of separate properties. In this case the proposal is situated well over the 25 metre distance from the rear windows of numbers 11 and 12 The Chestnuts which lie to the south of the application site. The distance from the first floor windows to the rear boundary is approximately 16 metres and 13 metres as the rear boundary is staggered. This complies with the recommended distance from habitable rooms to site boundaries (10 metres). It is also important to note that the proposed first floor rear windows would be set further back than the current first floor windows to the rear boundary.
- 6.8 The new dwelling would be moving further northwards towards the boundary of Banksia which lies directly to the north of the site. It would be located 16.4 metres to the northern boundary and approximately 47 metres from the habitable windows of the rear of Banksia. The distance of the proposed dwelling at two-storey level to Crowsley House and The Knoll located to the east of the site would be approximately 15 metres from the side elevation to Crowsley House and 13 metres from the first floor side elevation of the dwelling to The Knoll. The amended plans show that there would be 4 windows on the side (east) elevation facing these two properties. These windows serve en-suite bathrooms and a condition is recommended that the windows be fitted with obscure glazing to prevent any overlooking. To the west of the site lies the rear garden of Holly House. This part of the garden is where their tennis court is located. There is a lot of existing vegetation which will retain the privacy to Holly House despite two side facing windows on the west elevation of the proposed new dwelling. Again, both these windows serve en-suite bathrooms and a condition shall be imposed requiring them to be fitted with obscure glazing.
- 6.9 The proposal would also provide adequate outdoor amenity space for future occupiers of the development. Officers consider that the proposal has an acceptable impact upon the adjacent neighbouring properties in accordance with criterion (iv) of policy H4 of the SOLP. A condition is recommended to prevent the green roof of the garage being used as a balcony or terrace.
- 6.10 **Access and Parking**
Criterion (iv) of Policy H4 of the SOLP 2011 also requires that there are no overriding highway objections. The access and parking arrangements would be acceptable to serve the proposed dwelling. The proposal would therefore satisfy the above criterion. The Parish Council have raised concerns with regards to the access onto Station Road being difficult and have requested a traffic management plan for the proposed development. Officers consider that in this case a condition requiring a traffic management plan is necessary despite the small scale of development due to the nature of the driveway being narrow and the access point onto Station Road which is a busy main road in Shiplake.
- 6.11 **Other Material Planning Considerations**
An amended tree plan was submitted on 30 November 2017 and showed the accurate location of the trees as requested by the Council's Forestry Officer and the owners of Banksia. The Council's Forestry Officer reviewed the revised arboricultural method statement with revised tree plan and concluded no objection to the proposal subject to

the development being carried in in accordance with the tree protection measures detailed within the Arboricultural report. Further to the submission of the amended plans submitted on 22 February the Forestry Officer has requested further details of construction design of the gate posts and wall located within the root protection area of T1. He is confident that this can be achieved with an appropriate engineering solution and therefore this information can be secured by a condition as the information submitted in the Arboricultural Method Statement referring to the construction of the wall and gate is of insufficient detail.

6.12 Community Infrastructure Levy

The council's CIL charging schedule has been adopted and applied to relevant proposals since 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. This application is liable for CIL. However, the applicants may be able to apply for self-build exemption.

7.0 CONCLUSION

7.1 The application proposal would comply with the relevant Development Plan Policies, Supplementary Planning Guidance and Government Guidance and it is considered that, subject to the attached conditions, the proposed development would be in keeping with the character and appearance of the area, would safeguard protected trees and the living conditions of nearby residents and would not result in conditions prejudicial to highway safety.

8.0 RECOMMENDATION

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

1. **Commencement of development within three years.**
2. **Development to be carried out in accordance with the approved plans.**
3. **Samples of materials to be agreed prior to the commencement of development.**
4. **Development to be carried out in accordance with approved tree protection plan.**
5. **Hard and soft landscape details to be agreed prior to the commencement of the development.**
6. **Details of wall and gate construction.**
7. **Obscure glazing.**
8. **Turning area and car parking to be carried out in accordance with the approved plans.**
9. **The garage shall not be converted into living accommodation.**
10. **Construction traffic management plan.**
11. **Any external lighting to be agreed prior to occupation.**

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