

APPLICATION NO.	P18/S0708/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	27.2.2018
PARISH	HIGHMOOR
WARD MEMBERS	David Nimmo-Smith & Charles Bailey
APPLICANT	Mr T Jenkin
SITE	Chimney Corner, Satwell, RG9 4QZ
PROPOSAL	Erection of a 3-bedroom dwelling, with internal garage, parking, and hard and soft landscaping (As amended by revised plan received 30 April 2018 to retain existing tree and show tree protection measures).
OFFICER	Marc Pullen

1.0 **INTRODUCTION**

- 1.1 This application is referred to the Planning Committee because the officers' recommendation conflicts with the view of Highmoor Parish Council.
- 1.2 The site (which is shown on the OS extract **attached** as Appendix A) is currently residential curtilage in association with Chimney Corner. The site is approximately 0.1 hectares in size. The site is bounded to the south and west of the site by tall vegetation. The site lies within the Chilterns Area of Outstanding Natural Beauty (AONB).
- 1.3 This application was deferred from the 13 June planning committee meeting as the committee ran out of time before considering this application.

2.0 **PROPOSAL**

- 2.1 This application seeks planning permission for the erection of a new detached dwelling with associated parking and private amenity space.
- 2.2 A copy of 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 **Highmoor Parish Council** – Object
- Overdevelopment of plot
 - Harmful impact upon the AONB
- 3.2 **Forestry Officer** (South Oxfordshire District Council) - No strong views, following revisions
- Initially concerned in relation to impact upon the root protection area of a mature ash, however, revisions to the access which avoids this area have addressed these concerns.
 - Conditions recommended for tree protection and soft landscaping of the site.
- 3.3 **Highways Liaison Officer** (Oxfordshire County Council) - Holding objection
- Garage accommodation does not meet minimum current dimensional standards

- Amendments to the scheme have been submitted to demonstrate the parking of two cars to the front of the house can be achieved, thereby avoiding the need for the garage

3.4 **Countryside Officer** (South Oxfordshire & Vale of White Horse) - No strong views

3.5 **Neighbours** - Object (1)

- Area of lane onto which the access is proposed is unsuitable for further access due to proximity to junction and poor visibility
- There is no mains sewerage available, despite what is stated on the application form
- Visual screening. In the event that permission is granted, it would have to be a condition that full mature screening is in place alongside the southern boundary (adjacent to Firs Cottage) in order to prevent any visual intrusion on both Firs Cottage and Satwell Cottage
- This proposal is an entirely inappropriate infill for what is a small and quiet hamlet in an AONB

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P11/E1167](#) - Approved (14/09/2011)

Demolition of detached bungalow and erection of two storey 4-bedroom replacement dwelling and detached garage.

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

CSEN1 - Landscape protection

CSQ3 - Design

CSR1 - Housing in villages

CSS1 - The Overall Strategy

5.3 **South Oxfordshire Local Plan 2011 policies;**

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

D10 - Waste Management

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

5.4 **South Oxfordshire Design Guide 2016**

6.0 **PLANNING CONSIDERATIONS**

- 6.1
- Principle of development
 - Impact on character and appearance
 - Impact on the amenity of neighbours

- Impact on trees and protected species
- Highway matters
- Other matters

Principle of development

- 6.2 Satwell is identified as a location where new ‘infill’ development can be supported. Policy CSR1 of the South Oxfordshire Core Strategy supports sites up to 0.1 hectares in size for new dwellings within Satwell (which is identified as an ‘other village’). The definition of ‘infill’ development is defined by this policy 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’.
- 6.3 The property would be closely surrounded by other dwellings and would lie in between Chimney Corner and Firs Cottage. The site is approximately 0.1 hectares in size. In light of this I am satisfied that the principle of this development is acceptable.

Impact on character and appearance

- 6.4 The site is currently residential curtilage to Chimney Corner. It currently lies open with a few small trees and is bound by vegetation to the south and west. To the north lies Chimney Corner and to the south lie both Firs Cottage and Satwell Cottage. These properties are accessed off an interior access route which runs off the B481 through Satwell.
- 6.5 The NPPF confirms the requirement for good design for all development. 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. Policy CSQ3 of the SOCS seeks to promote good design within all development proposals. This policy emphasises the need for all proposed development to respond positively and respect the character of the site and its surroundings, enhance local distinctiveness and ensure that the development proposed is of a scale, type and density appropriate to the site and its setting. Both policies D1 and G2 of the South Oxfordshire Local Plan (SOLP) set out similar provisions and should be read in accordance with the above policy.
- 6.6 In officer’s view, the proposed development would accord with the pattern of development locally. The dwelling would be accessed off the same road as the immediate neighbouring properties, providing an active frontage along this lane. The proposed dwelling is designed to have a simple linear plan form with a single storey side aspect. This is a plan form often observed within the Chilterns AONB. The design of the building is also a typical illustration of built form within the Chilterns AONB, with the use of handmade clay tiles and brick and flint brickwork. The use of timber boarding also assists to accentuate the rural character of the village and its setting. The private amenity provision far exceeds 500 square metres, in excess of the recommended 100 square metres for a three-bedroom dwelling as set out in the South Oxfordshire Design Guide (SODG). The size of the private amenity garden is in keeping with the garden sizes nearby and is therefore not considered to be an overdevelopment or a cramped form of development within the locality.
- 6.7 Officers are satisfied that the siting, scale and design of the proposed dwelling respects the built character of the village and would respect the rural character of the village and the Chilterns AONB. The development is therefore not considered harmful to either the character or the appearance of the area.

Impact on amenity of neighbours

- 6.8 The proposed dwelling would be situated some 14 metres away from the main body of neighbouring Chimney Corner, with the closest part lying 5 metres from Chimney Corner. The dwelling has been designed as to avoid any side facing windows at first floor height. The scale of the dwelling does not dominate or result in an oppressive presence on the boundary to either adjoining neighbour. The siting, scale and design of the dwelling is therefore not considered to cause any significant harm to the amenity of neighbours.
- 6.9 There are a number of dormer windows on Chimney Corner which would look towards the proposed dwelling and its private amenity garden. In addition, the occupants of the proposed dwelling would be able to look toward those windows at Chimney Corner. In officer's view, this is a level of overlooking that is typical in the built-up limits of the district's settlements and the distance between the first floor facing windows of Chimney Corner and the boundary with the proposed dwelling would meet standards within the SODG. Furthermore the siting of the proposed dwelling would help to maintain privacy within the garden area of the dwelling. Landscaping can also achieve appropriate softening along the proposed mutual boundary.

Impact on trees and protected species

- 6.10 The habitats on site are not considered to be a constraint to the application. There is no evidence to suggest that any protected species will be impacted. The proposed access would result in the partial loss of the field maple hedge along the eastern boundary. Subject to securing compensatory planting, through the use of a landscaping condition, the council's countryside officer has no objection to this application.
- 6.11 Initial concerns were raised by the council's forestry officer regarding the width of the proposed access and the implications on the root protection area of a mature Ash tree. Following revisions to the proposed access, the council's forestry officer does not object to the development. Conditions requiring protection of all trees sought to be retained and the landscaping of the site are recommended.

Highway matters

- 6.12 The local highway authority originally raised an objection to the development, citing that the garage proposed did not meet current dimensional standards. However, it has been accepted that two cars could park on the site in the absence of this garage and therefore any conflict with the current dimensional standards should not be seen as a constraint to this development. As such, officers are satisfied that the proposed development would allow for sufficient off-street parking and satisfactory access into and out of the site.

Other matters

- 6.13 The council's CIL charging schedule has recently been adopted and has 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. In this case CIL would be liable for the development as there would be a net gain of new residential use. The CIL charge applied to new residential development in this case is £150 per square metre of floor space (Zone 1). Of that,

15% of the payment will go directly to Highmoor Parish Council (as they do not have a made Neighbourhood Plan) for spending towards local projects.

7.0 CONCLUSION

Planning permission should be granted. The principle of residential development is acceptable on this site. In the view of officers, subject to the attached conditions, the proposal would not be harmful to the character and appearance of the site and surrounding area, the amenity of neighbouring occupiers, the local highway or site-specific constraints.

8.0 RECOMMENDATION

8.1 To grant planning permission subject to the following conditions:

- 1. Development to commence within three years of date of permission.**
- 2. Development to be implemented in accordance with approved plans.**
- 3. External materials as identified on plan to be used in construction of development.**
- 4. Parking and manoeuvring area as shown on plan 194-D-01 to be retained and laid out in accordance with sustainable drainage principles.**
- 5. Details of landscaping (planting of trees, shrubs, treatment of access and hardstanding) to be submitted for approval prior to commencement of development.**
- 6. Details of how all trees to be retained will be protected during the construction process to be submitted for approval prior to commencement of development.**

Author: Marc Pullen

Email: planning@southoxon.gov.uk

Tel: 01235 422600

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