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| APPLICATION NO. | P18/S0009/FUL |
| APPLICATION TYPE | FULL APPLICATION |
| REGISTERED | 4.1.2018 |
| PARISH | NETTLEBED |
| WARD MEMBERS | David Nimmo-Smith Charles Bailey |
| APPLICANT | Mr Toby Cade |
| SITE | 34 Priest Close, Nettlebed, RG9 5AS |
| PROPOSAL | New end of terrace two storey dwelling (as amended by plans received 18 January 2018 and 25 April 2018). |
| OFFICER | Edward Church |

1.0 **INTRODUCTION**

1.1 The application is referred to the Planning Committee as Officers' recommendation conflicts with the recommendation from Nettlebed Parish Council. Officers recommend this application for approval.

1.2 The application site resides in the north-west of Nettlebed, down the Priest Close cul-de-sac (shown on the OS extract **attached** in Appendix A). The site lies within the Chilterns Area of Outstanding Natural Beauty (AONB).

2.0 **PROPOSAL**

2.1 This application seeks planning permission for the erection of a two-storey, three-bedroom dwelling.

2.2 A copy of the application plans is **attached** in Appendix B. All documentation associated with this application can be accessed on our website, www.southoxon.gov.uk.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Nettlebed Parish Council** – Object; Traffic generation and safety, parking, concerns over the removal of the existing hedge.

3.2 **Highways Liaison Officer (Oxfordshire County Council)** - No objections, subject to conditions.

3.3 **Health & Housing - Environmental Protection Team** – No objections, subject to conditions.

3.4 **Neighbour Support** (1)

3.5 **Neighbour Object** (3) – Concerns have been raised by neighbours relating to:

- Loss of light, privacy and view
- Impacts of increased noise pollution and dust creation
- Loss of the hedge and impact on wildlife
- Construction traffic access and safety
- Parking provision and size of parking spaces
- Density of development

4.0 **RELEVANT PLANNING HISTORY**

4.1 None relevant to this site. However, a similar development was approved under application P92/S0499, resulting in 39a Priest Close, directly opposite the application site.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy (SOCS) Policies:

- CS1 - Presumption in favour of sustainable development
- CSEN1 - Landscape protection
- CSQ3 - Design
- CSR1 - Housing in villages
- CSS1 - The Overall Strategy

5.2 South Oxfordshire Local Plan (SOLP) Policies:

- 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
- EP1 - Adverse affect on people and environment
- EP2 - Adverse affect by noise or vibration
- 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

5.3 South Oxfordshire Design Guide 2016 (SODG 2016)

5.4 National Planning Policy Framework (NPPF)

5.5 National Planning Policy Framework Planning Practice Guidance (NPPG)

6.0 **PLANNING CONSIDERATIONS**

6.1 The main considerations when making a determination on this application are:

- Whether the principle of development for the erection of the dwelling on the site is acceptable;
- Whether the scale and design of the proposed dwelling would have an adverse impact on the character and appearance of the site and the surrounding AONB;
- Whether the amenity of neighbouring properties would be adversely impacted;
- Whether the proposed development would impact the local highway network;
- Whether the proposed development would impact neighbouring properties through noise or dust.

6.2 **Principle of Development**

Nettlebed is identified as a larger village in appendix 4 of the South Oxfordshire Core Strategy, where residential development within the built-up boundaries of the settlement is permitted under the SOCS Policy CSR1. The application site is closely surrounded by other dwellings and therefore the proposed development is considered

to be Policy CSR1 compliant. Therefore, the main assessment criteria for this development are contained under policy H4 of the South Oxfordshire Local Plan.

6.3 Scale and Design Considerations

Priest Close is a cul-de-sac in the north west of Nettlebed. The cul-de-sac, whilst lying within the Chilterns AONB, is not considered to make a material contribution to the landscape or scenic beauty of the wider area. The area is insular in layout and comprises mainly of semi-detached detached dwellings fronting onto the highway.

6.4 The application site forms the southern section of the curtilage of 34 Priest Close. The proposal would see the curtilage subdivided and an end-of-terrace dwelling added to the existing southern elevation of 34 Priest Close – similar to the development at 39 Priest Close opposite, under application P92/S0499. The proposed plot sizes of 34 Priest Close and the proposed development are considered to provide adequate garden amenity space. The loss of the southern boundary hedge is regrettable, but this hedge receives no protection and could be removed without permission in any event.

6.5 The design of the proposed dwelling is relatively simple and in keeping with the established character of the area. The introduction of asymmetrical eaves and a rear Juliet balcony at first-floor level are not considered to be visually harmful. The overall bulk and massing of the dwelling is acceptable, taking account of the width and consistent ridge height with the adjoining dwelling. Clay tiles and facing brickwork are proposed for the main external materials. It is recommended that a condition is attached to any permission granted, requiring the submission of a schedule of materials to ensure that the proposed development is in keeping.

6.6 Officers are satisfied that the scale, design and layout of the proposed dwelling would not be visually harmful to the character or appearance of the site and the surrounding area, and would not impact the landscape and scenic beauty of the wider AONB. As such, Officers consider the application proposal is compliant with Policies CSQ3 and CSEN1 of the SOCS, and Policies D1, G2, D3 and H4 of the SOLP.

6.7 Neighbouring Amenity Impacts

Concerns have been raised by neighbouring properties that the proposed development would have an adverse impact on their privacy. Section 7.14 of the SODG allows for front-to-front distances between dwellings to be 10 metres. The principle elevation of the proposed dwelling would be sited 15.5 metres to the south-west of the principle elevation of 39a Priest Close, in excess of this minimum distance. Furthermore, the principle elevations of both 39 and 39a Priest Close are currently faced by the principle elevation of 34 Priest Close. Considering the existing site conditions and advice contained within the SODG, Officers are satisfied that the proposed development would not result in a material loss of privacy to either 39 or 39a Priest Close.

6.8 Concerns have also been raised regarding the impact of the proposed development on access to light. The proposed dwelling would be sited at least 15.5 metres to the south-west of 39 and 39a Priest Close. This degree of separation between dwellings and their relative geographic orientation means that there would not be a material impact on neighbouring access to sunlight or ambient daylight. Officers are satisfied that the relationship is acceptable.

6.9 Whilst concerns have also been raised with regard to the impact on private views, private views are not a material planning consideration. As such, very limited weight has been given to this point in the assessment of this proposed development. To ensure that the amenity of 34 Priest Close, in terms of light and outlook, is preserved, it is recommended that a condition is attached to any permission granted to ensure that

development would run concurrently with the extension to 34 Priest Close approved under P18/S0006/HH.

- 6.10 Overall, Officers are satisfied that, subject to conditions, the proposed development would have an acceptable impact on neighbouring amenity and would be compliant with Policies H4 and D4 of the SOLP.
- 6.11 **Highway Considerations**
Concerns have been raised regarding the impact of development on the local highway network, pertaining to the parking arrangement of the site, impact on parking down Priest Close and access down Priest Close for larger vehicles.
- 6.12 The proposed development has been reviewed by the Highways Liaison Officer and deemed to be acceptable, subject to the addition of conditions which are recommended. The proposed parking arrangement would provide two off-street parking spaces for the dwelling, in accordance with standards. The specialist officer has concluded that there would be no significant adverse impact on the local highway network, and that the speed of vehicles likely to be travelling down Priest Close would be low.
- 6.13 Officers consider that due to the adequate provision of parking spaces in accordance with the standards outlined in the SOLP, and lack of objection from the Highways Liaison Officer, the parking arrangement and impact on the local highway network is acceptable and in accordance with Policies D2, T1 and T2 of the SOLP.
- 6.14 **Noise and Dust Considerations**
Concerns have been raised regarding the impact of construction noise and dust on the amenity and well-being of nearby residents. In response to these concerns, the Environmental Protection Team from Health and Housing were consulted on this application. The specialist officer considers that the potential impacts of development, specifically relating to noise and dust, can be adequately addressed through the use of a suitably worded condition.
- 6.15 It is recommended that details of dust mitigation, to reduce the impact of construction on nearby residents, are submitted to and approved in writing by the local planning authority prior to commencement. In relation to noise mitigation, it is recommended that a condition be attached restricting the hours of operation of construction on site.
- 6.16 Subject to the addition of these conditions, Officers consider that the proposed development would not have an unacceptable impact on nearby properties and that the application proposal would be in accordance with Policies EP1 and EP2 of the SOLP.
- 6.17 **Community Infrastructure Levy (CIL)**
This development is liable to pay £17,414.18 worth of CIL. The applicant has not accepted liability for this amount and is not claiming any exemption at this stage. As such, the CIL liable amount will be registered as a land charge, whereby the owner of the land at the point of commencement is liable to pay. Further information on this matter and claiming exemption can be found on our website:
<http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/delivering-infrastructure/community-infr-2>.
- 7.0 **CONCLUSION**
- 7.1 The application proposal is in accordance with relevant development plan policies and national planning policy, as it is considered that, subject to conditions, the proposal would be in keeping with the character and appearance of the site and surrounding

AONB, would not materially harm neighbouring amenity, would not have a significant adverse impact on the local highway network and would not produce unacceptable amounts of noise or dust during construction.

8.0 **RECOMMENDATION**

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

1. **Development to commence within three years.**
2. **Development to be implemented in accordance with the approved plans.**
3. **Submission of external material schedule prior to commencement.**
4. **Details of boundary treatments to be agreed prior to commencement.**
5. **Vehicular access implemented in accordance with highways standards.**
6. **Parking areas to be implemented and retained in accordance with highway standards.**
7. **Submission of dust mitigation prior to commencement.**
8. **Restricting hours of construction to 08:00-18:00 Monday to Friday and 08:00-13:00 on a Saturday.**
9. **Concurrent implementation of this development and P18/S0006/HH.**

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