

APPLICATION NO.	P18/S0995/FUL
APPLICATION TYPE	Full Application
REGISTERED	10 April 2018
PARISH	Didcot
WARD MEMBER(S)	Anthony Nash Anthony Dearlove Mocky Khan
APPLICANT	Mr Murphy
SITE	35 Park Road, Didcot, OX11 8QL
PROPOSAL	Two new semi-detached houses replacing existing chalet bungalow (As amended by drawing PRD.11 Rev A received 4 July 2018 showing a shared access and amplified by Protected Species Survey Report dated July 2018 received 9 July 2018)
OFFICER	Paul Bowers

1.0 INTRODUCTION

- 1.1 The application has been referred to planning committee as the applicant is related to the Leader of South Oxfordshire District Council, Councillor Jane Murphy.
- 1.2 The application site comprises a detached one and half storey dwelling on Park Road, Didcot. The ridge line runs north to south making the gable ends the sides of the building. The building is not listed and not located within a designated area. Number 37 Park Road to the south is a two storey dwelling with number 33 to the north also a one and half storey dwelling but differs in that it is gable end on to the road.
- 1.3 A plan identifying the site can be found at **Appendix 1** to this report.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission from the council to replace the existing building with a pair of two storey semi-detached properties.
- 2.2 The scheme has been amended removing the previous separate accesses for both dwellings and replacement with a single access.

In addition, a protected species survey has been submitted due to the presence of bats within the roof space of the dwelling.

A full set of plans and all representations are available to view on the council's website. A selection of plans can be found at **Appendix 2**.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 **Didcot Town Council** - No strong views
- 3.2 **Neighbour Responses** – 1 x letter of objection setting out the following issues;
- The development would set a precedent for replacing a single dwelling for two.
 - Increase in the pressure for parking on Park Road.
 - Concern about construction traffic.
 - The development would alter the profile of the street scene.
- 3.3 **Contaminated Land** - No objection.

3.4 **Highways Liaison Officer** - No objection following amended plans and subject to conditions.

3.5 **Forestry Officer** - No objection subject to tree protection and landscaping condition.

3.6 **Countryside Officer** – No objection subject to condition that requires the development to be carried out in accordance with the mitigation proposed in the submitted report.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P18/S0135/PEM](#) – Response (05/02/2018)

Demolish existing bungalow. Build new two storey block of flats, comprising 2 x 2 bed and 4 x 1 bed, courtyard parking, bin and cycle stores, landscaped garden.

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework (2018) (NPPF)**

National Planning Policy Framework Planning Practice Guidance (NPPG)

South Oxfordshire Core Strategy 2027 (SOCS) Policies

CS1 - Presumption in favour of sustainable development

CSDID3 - New housing at Didcot

CSB1 - Conservation and improvement of biodiversity

CSQ3 - Design

South Oxfordshire Local Plan 2011 (SOLP 2011) policies;

C8 - Adverse affect on protected species

CSS1 - The Overall Strategy

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

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

South Oxfordshire Design Guide 2016 (SODG 2016)

6.0 **PLANNING CONSIDERATIONS**

6.1 The issues to consider in relation to this proposal are;

- **The principle of development.**
- **Whether the proposal accords with the criteria of Policy H4.**
- **Plot coverage and garden size.**
- **Impact on the amenities of the occupants of nearby properties.**
- **Impact on protected species.**
- **Impact on highway safety.**
- **Impact on trees.**
- **Community Infrastructure Levy.**

6.2 **The principle of development.**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the

Development Plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.

6.3 In the case of this application, the most relevant parts of the Development Plan are the South Oxfordshire Core Strategy 2027 (SOCS) which was adopted in December 2012 and the saved policies of the South Oxfordshire Local Plan 2011 (SOLP).

6.4 Policy CSDID3 of the South Oxfordshire Core Strategy 2027 (SOCS) permits new housing on infill or redevelopment sites within Didcot.

Infill development is defined in the Appendix 1 of SOCS 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'*.

6.5 The site benefits from a street frontage once demolished the site would be a gap in a otherwise built up frontage. The proposal meets the definition of infill and therefore the principle of a dwelling in this location is acceptable.

6.6 **Whether the proposal accords with the criteria of Policy H4 of SOLP.**

If a proposed housing development is acceptable in principle then the detail of the proposal must be assessed against the criteria of Policy H4 which deals with new housing.

6.7 Provision (i) of Policy H4 *states 'an important open space of public, environmental or ecological value is not lost, nor an important view spoilt.'*

The site is currently occupied by a dwelling and its garden. It does not comprise an important public open space.

There are ecological issues in terms of the presence of bats within the existing building. This issue is considered in detail in section 6.17 of this report.

6.8 Provision (ii) *states 'the design, height, scale and materials of the proposed development are in keeping with its surroundings.'* whilst Provision (iii) *states that the 'character of the area in not adversely affected.'*

The character of Park Road at this point is comprised of two storey semi detached dwellings and single storey properties. The dwelling to the south at number 37 is a full two storey building whereas number 33 to the north is one and half storey, with bungalows further northward.

The proposed pair of semis will sit alongside the existing two storey dwelling at number 37 and relate to the semi detached two storey buildings opposite. They will not in my opinion appear out of keeping or cause any material harm to the wider visual amenity of the area.

6.9 *Provision iv) of Policy H4 states that there should be no overriding amenity or environmental or highway objections.*

In terms of amenity this refers to both the amenity space being provided for the occupants of the existing and new property and also the amenity of occupants of nearby properties.

These issues are also covered by other policies within SOLP such as Policy D3 and T1 and they are considered separately as they are fundamental issues to this proposal.

- 6.10 Provision v) relates to back land development and seeks to ensure that it would not ***create problems of privacy and access and would not extend the built up limits of the settlement.*** The proposal is not backland development.

6.11 **Plot coverage and garden size.**

Policy D3 of SOCS seeks to ensure that new dwellings should provide adequate private outdoor space. The amount of land to be used for garden or amenity space will be determined by the size of the dwelling and the character of surrounding development.

- 6.12 The South Oxfordshire Design Guide sets out the minimum amount of private amenity space for 3 bedroom units and above at 100 square metres and for 2 bedroom units 50 square metres.

Each dwelling is providing for 4 bedrooms. The plans indicate a garden area for both of 340 square metres and 350 square metres respectively. This exceeds the council's standards and when considered in the context of the size of the garden of surrounding properties they are not out of keeping with the prevailing character.

6.13 **Neighbour impact.**

Impact on nearby properties is normally through overlooking, loss of light, overshadowing or being so large and close that a development is considered oppressive.

- 6.14 Number 37 to the south will not be affected in terms of a loss light or overshadowing due to its position. The new building will extend beyond the rear of number 37 but in my view the extension of built form in conjunction with the spacing between building and the hipped nature of the roof. In addition the position of the outbuilding to 37 within the rear garden of that property mitigates the overall impact of the bulk and mass of the new building.

- 6.15 Number 33 to the north has a greater depth extending in to its plot such that its depth mitigates the impact of the new dwellings being located to the south and will not give rise to a loss of light or an overbearing or oppressive impact.

- 6.16 The properties to the rear of the site on Ernest Road particularly number 43 is side on to the rear boundary of the application. The distance between the side and the rear of the building is so great (some 45m) that it mitigates any harmful impact by the increase in built form and position of first floor windows.

6.17 **Impact on protected species.**

Policy CSB1 of SOCS seeks to ensure that there is a no net loss for biodiversity as a result of new developments and seeks to achieve a net gain.

The submitted protected species report which was requested by the council's ecologist has determined that the existing dwelling is not supporting roosting bats, but it may have done in the past.

No licence is required for the demolition of the existing dwelling but roosting provision will be provided in the new dwelling which is secured via a condition.

Overall there will be no net loss of biodiversity resource on site in conformity with Policy CSB1 of SOCS.

6.18 Highway safety.

With respect to highway safety matters the advice from Central Government set out in the National Planning Policy Framework (NPPF) is as follows:

Development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe.

The term severe is locally interpreted as situations, which have a high impact, likely to result in loss of life, or a higher possibility of occurrence with a lower impact. As originally submitted the plans showed two separate accesses for the dwelling which raised concerns with the Highway Authority regarding vision splays. The plans were amended to show a single access with parking to the front of the two buildings in what will be allocated spaces within a communal area.

The Highway Officer is happy with this arrangement and the vision possible at the access and in conjunction with the proposed conditions which require the new access to be OCC standard and the parking and manoeuvring areas retained the development will not give rise to a severe impact in terms of highway safety.

6.19 Impact on trees.

The trees at the rear of the site are protected by a tree preservation order.

The Tree Officer has no objections to the proposed development subject to tree protection and landscaping conditions being attached. The tree protection condition is to ensure the satisfactory protection of the protected trees at the rear of the site and the landscaping condition to ensure that trees are planted to screen and soften the proposed development.

6.20 Community Infrastructure Levy.

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.

CIL is liable in this case and is payable on commencement of development.

7.0 CONCLUSION

7.1 The proposal will create a net gain of one new dwelling in a sustainable location. There will be a limited impact to the overall character of the area and limited harm to neighbour amenity. Any perceived harm from the development is not significant and does not outweigh the benefit of the development. The site affords for adequate levels of parking and garden space.

In conjunction with the attached conditions the proposal accords with development plan policies.

8.0 RECOMMENDATION

8.1 Planning permission is granted subject to the following conditions;

- 8.2**
- 1 : Commencement three years - full planning permission**
 - 2 : Approved plans**
 - 3 : Schedule of materials**
 - 4 : Obscure glazing**
 - 5 : Withdrawal of permitted development (Part 1 Class A) - no extensions etc.**
 - 6 : Existing vehicular access**
 - 7 : Vision splay protection**
 - 8 : Parking and manoeuvring areas retained**
 - 9 : Landscaping scheme (trees and shrubs only)**
 - 10 : Tree Protection (general)**
 - 11 : Wildlife protection (mitigation as approved)**

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