

APPLICATION NO.	P18/S1259/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	19.4.2018
PARISH	WATLINGTON
WARD MEMBER	Anna Badcock
APPLICANT	Mason
SITE	10 Hill Road (The Rectory), Watlington, OX49 5AD
PROPOSAL	Erection of a detached, two storey dwelling with associated parking and landscaping.(as amended by drawings received 4 July 2018).
OFFICER	Victoria Clarke

1.0 **INTRODUCTION**

- 1.1 The application is referred to the Planning Committee because Watlington Parish Council objects to the proposal. Officers recommend that planning permission should be granted.
- 1.2 The application site is shown on the map **attached** at Appendix A. The site is located within the built-up limits of Watlington and is currently part of the residential garden of 10 Hill Road (The Rectory), a detached dwelling which sits on a corner plot where Hill Road meets Spring Lane.
- 1.3 The application site is bounded by Hill Road to the north east where the boundary consists mostly of mature mixed vegetation set behind a grassed highway verge and pavement. There is fencing and mature vegetation along the south east and south west boundaries of the site with neighbouring residential gardens, and the north west boundary of the application site dissects the lawn / garden of The Rectory. The car park to The Carriers Arms public house sits across Hill Road immediately opposite the site.
- 1.4 The site does not fall within any areas of special designation, but the boundary of Watlington Conservation Area runs along the opposite side of Hill Road and Spring Lane, to the north and west of the site. The boundary of the Chilterns Area of Outstanding Natural Beauty lies approximately 150 metres to the east of the application site.

2.0 **PROPOSAL**

- 2.1 The application seeks planning permission for the erection of a two-storey detached dwelling, the formation of a vehicular access onto Hill Road, and associated parking and landscaping.
- 2.2 The proposed dwelling would be traditional in appearance with a pitched roof. The walls of the dwelling would be finished in red brick with light render and the roof in plain tiles. It would have an integrated garage, and parking and turning space is proposed to the front of the house.
- 2.3 A copy of the plans associated with the application are **attached** as Appendix B and 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 **Watlington Parish Council**

First consultation

Object:

- Overdevelopment of the site
- Overwhelming impact on an important key building in the town which stands at the edge of the conservation area

Amended plans consultation

Object:

- Scale and design are critical
- Proposal detracts from setting of the Rectory
- Too big for the site
- Access directly opposite car park entrance
- Views from conservation area
- Watlington NDP housing survey showed limited need for 5 bed houses compared to 3 or 4 bed

3.2 **Forestry Officer (South Oxfordshire District Council)**

First consultation and amended plans consultation

No strong views. The following conditions are recommended:

- General tree protection condition
- Landscaping condition

3.3 **Highways Liaison Officer (Oxfordshire County Council)**

First consultation and amended plans consultation

No strong views. The following conditions are recommended:

- New vehicular access to be constructed to OCC specification
- Provision of pedestrian vision splays
- Provision of unobstructed vehicular vision splays in accordance with plan
- Parking and manoeuvring areas to be provided, retained and SuDS compliant
- Retain garage for parking
- No surface water drainage onto the highway

3.4 **Neighbours**

First consultation

Four letters of comment raising the following issues have been received:

- Overlooking of adjacent gardens due to the position and orientation of proposed dwelling
- Loss of light and overshadowing because proposed dwelling will extend approximately 3 metres behind the rear of existing dwellings
- Overdevelopment / dwelling very large for the plot and in comparison to neighbouring dwellings
- Proximity to neighbouring dwellings (2 metre gap)
- Height of proposed dwelling matches The Rectory but is greater than the adjacent dwelling (12 Hill Road)
- Overwhelming impact on The Rectory
- Proposed loss of trees and bushes which are attractive, important to character of the area and support birds – should consider a shared vehicular access to retain some trees and vegetation
- Trees felled prior to submission of application
- Lack of site survey and plans appear inaccurate

- Highway safety: increased number of accesses close to sharp bend in road where Hill Road meets Spring Lane (proposed access, existing access to The Rectory, and heavily used pub car park access opposite the proposed access which is also used by coaches for school drop off and pick up). Hill Road is often used as overflow parking for the town when the nearby town car park is full. A shared vehicular access with The Rectory would be better.

Amended plans consultation

Two letters of comment raising the following issues have been received:

- Reduction to a single garage seems inappropriate for a five bedroom house
- Insufficient parking will result in parking on the road which will exacerbate problems for HGVs delivering to the pub car park and increase safety risk particularly with term-time transit of school children from this point on Hill Road
- Should consider a shared vehicular access to avoid such a significant loss of trees and vegetation

4.0 RELEVANT PLANNING HISTORY

4.1 None

5.0 POLICY & GUIDANCE

5.1 National Planning Policy Framework (NPPF)

National Planning Policy Framework Planning Practice Guidance

5.2 South Oxfordshire Core Strategy (SOCS) 2027

CSS1 - The Overall Strategy

CS1 - Presumption in favour of sustainable development

CSQ3 – Design

CSEN3 – Historic environment

CSR1 - Housing in villages

CSH2 - Housing density

CSQ2 - Sustainable design and construction

CSM1 - Transport

5.3 South Oxfordshire Local Plan (SOLP) 2011 saved policies

C9 - Loss of landscape features

CON 7 – Conservation areas

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

EP6 - Sustainable drainage

G2 - Protect district from adverse development

G5 - Best use of land/buildings in built up areas

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 (SODG) 2016

Part 2, section 3 - Parking

Part 2, section 7 - Buildings and plots

Part 3 (Technical documents), section 6 – Householder extensions and outbuildings

5.5 Watlington Neighbourhood Plan 2018 (WNP)

P1 - Protect and enhance character and historic setting of town

P2 - Transport

P3 - Conserve and enhance the natural environment

P5 - New housing development

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to be considered are:

1. The principle of the development
2. The impact on the character and appearance of the site and the surrounding area
3. The impact on neighbouring properties
4. The impact on the highway

6.2 The principle

The site is located within the built-up limits of Watlington. The proposed development would be sited between two existing dwellings and would fill a small gap in an otherwise built-up frontage. The proposal therefore meets the definition of infill development and is acceptable in principle in accordance with SOCS Policy CSR1 and WNP Policy P5.

6.3 Character and appearance

Hill Road is predominantly characterised by two-storey detached dwellings on relatively large plots.

6.4 At the request of officers, the scale of the proposed dwelling has been reduced to produce a larger gap between the proposed and existing dwellings and the roof ridge height has been lowered to match the neighbouring dwelling at 12 Hill Road.

6.5 The proposed dwelling would be traditional in appearance with a dual pitched roof and finished with red brick and render walls and plain tiles on the roof. Officers consider the proposed two-storey dwelling would reflect the scale and character of other development in the neighbourhood and would relate well to the established street scene. Its form and materials would be in keeping with the surrounding area, and it would not harm the character and appearance of the nearby conservation area.

6.6 The trees on and adjacent to this site are not protected by a tree preservation order or a conservation area. The only remaining significant trees on the site are those growing along the south-western boundary with 36 Spring Lane. The proposed dwelling is far enough away from these trees and there is sufficient space for tree protection measures to be put in place to prevent them from being damaged by the construction process.

6.7 Local residents have noted that the character of the site has already been altered due to the removal of some trees. The proposal would result in the loss of some additional vegetation from the frontage of the site to form the vehicular access, however, officers consider that this would not be significantly harmful to the character of the site or the surrounding area. In addition, a landscaping condition can be attached to secure planting to help soften the impact of the development, conserve and enhance the natural environment and mitigate for the loss of the mature sycamore tree previously felled to create space for the highway access.

6.8 Impact on neighbours

The amended plans have addressed concerns raised by officers in relation to the impact on the amenity of occupiers of neighbouring properties. The proposed

development would be sited a sufficient distance from neighbouring properties to avoid harm to neighbours by way of loss of light, privacy or outlook.

6.9 Impact on the highway

The addition of a new dwelling and its associated access is unlikely to have a significant adverse impact on the highway network. The Local Highway Liaison Officer has considered the issues raised by local residents in relation to the addition of an access on Hill Road in proximity to the bend in the road and other existing accesses, and the use of the public house car park. He has no objection to the proposal subject to conditions.

6.10 Community Infrastructure Levy

The proposed development is CIL liable at a charge of £150 per square metre (index linked). As there is a made neighbourhood plan, 25% of the funds collected by CIL from the proposed development would be passed to Watlington Parish Council.

7.0 **CONCLUSION**

7.1 Planning permission should be granted. The principle of the development is considered acceptable and, subject to conditions, the proposal would not be harmful to the character and appearance of the site and the surrounding area, the amenity of neighbouring occupiers or the local highway.

8.0 **RECOMMENDATION**

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

1. **Commencement of development within three years.**
2. **Development to be carried out in accordance with the approved plans.**
3. **Sample materials (walls and roof) to be agreed prior to their use.**
4. **New vehicular access to Oxfordshire County Council specification to be provided prior to first occupation.**
5. **Pedestrian vision splays to be provided prior to first occupation.**
6. **Vehicular vision splays to be provided in accordance with plan.**
7. **Turning area and car parking to be provided prior to first occupation.**
8. **No garage conversion into accommodation.**
9. **Landscaping scheme to be agreed prior to commencement of development.**
10. **Tree protection details to be agreed prior to commencement of development.**
11. **Details of surface water drainage works to be agreed prior to commencement of development.**
12. **Details of foul drainage works to be agreed prior to commencement of development.**

Informatives:

- **No surface water drainage onto highway.**
- **Development is liable for Community Infrastructure Levy.**

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