

APPLICATION NO.	P19/S0614/RM
APPLICATION TYPE	RESERVED MATTERS
REGISTERED	26.2.2019
PARISH	CHOLSEY
WARD MEMBER(S)	Anne-Marie Simpson Jane Murphy
APPLICANT	Aarhus Developments Ltd
SITE	14 Ilges Lane Cholsey, OX10 9NX
PROPOSAL	Reserved Matters application for appearance, landscaping (to include detailed plans showing the existing and proposed ground levels of the vehicular access and the site relative to a fixed datum point on adjoining land outside of the application site) and layout, for demolition of existing bungalow and erection of one pair of semi-detached dwellings and one detached dwelling with shared access on outline planning permission P16/S4236/O
OFFICER	Kim Gould

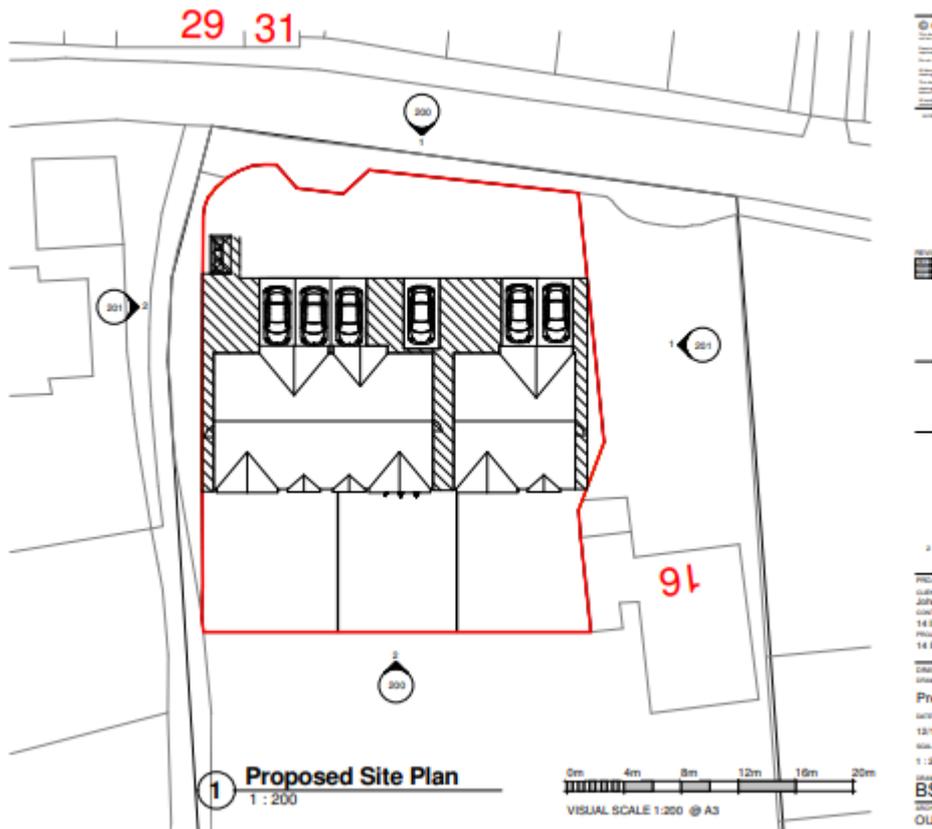
1.0 **INTRODUCTION**

- 1.1 The application has been referred to the Planning Committee because the recommendation conflicts with the views of Cholsey Parish Council who object to the application. The application was deferred from the meeting on 22 May, 2019 to allow Members of the Committee an opportunity to visit the site.
- 1.2 No 14 Ilges Lane is a detached bungalow set back behind a raised embankment above the road. The property is served by a vehicular access leading to an off-road parking area and there is a private garden area to the rear.
- 1.3 The site lies within the built-up limits of Cholsey outside any area of restraint. The site lies within walking distance of the village shops and the railway station.
- 1.4 The site is identified on the Ordnance Survey Extract **attached** as Appendix 1.
- 1.5 Outline planning permission for the demolition of the existing bungalow and the erection of 3 new dwellings comprising one pair of semi-detached houses and one detached house was approved under reference P16/S4236/O. The access and scale of the development only were considered at this outline stage with all other matters reserved. (Appearance, landscaping and layout.) Indicative drawings however, were submitted at the outline stage.

1.6 The submitted indicative elevation drawing at the outline stage

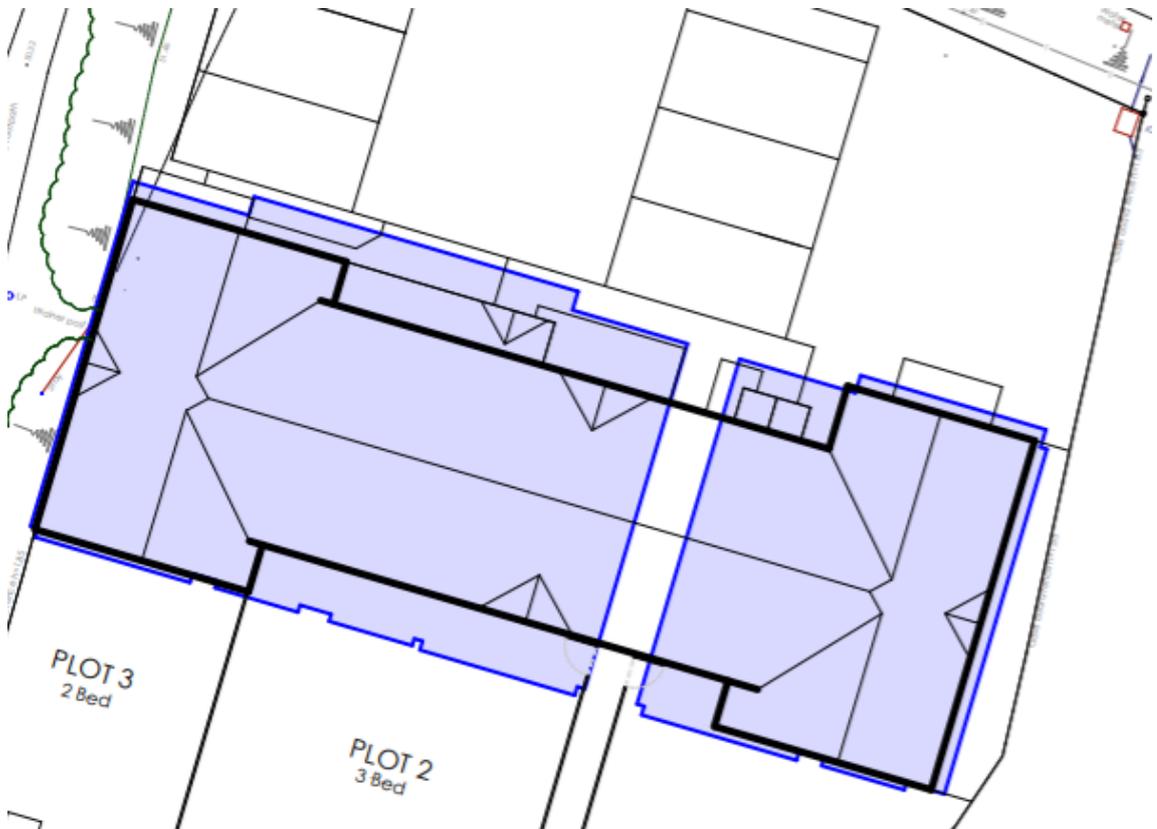


The approved block plan at the outline stage



2.0 **PROPOSAL**

- 2.1 This application seeks reserved matters approval for appearance, landscaping and layout, for the demolition of existing bungalow and erection of 3 dwellings with shared access. Access and scale were considered at the outline stage under application P16/S4236/O.
- 2.2 The current scheme comprises a terrace of 1 x 2, 1 x 3 and 1 x 4 bedroom dwellings. Each dwelling has its own private amenity area and allocated parking. The proposed building will be sited on generally the same footprint as the outline scheme and will be two storeys in height.
- 2.3 A comparison of the footprint of the outline scheme and the current proposal (thick black line) is shown below.



- 2.4 The plans of the proposed development are **attached** as Appendix 2. Full details of the application and the consultation responses can be viewed on the council's website at www.southoxon.gov.uk

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Cholsey Parish Council – Object

- The bulk and scale of the proposed houses appear to be out of kilter with the surrounding area, particularly as they occupy an elevated position.
- This new iteration of the plans appears to show the houses higher than in the original application.
- We are concerned that neighbours on the opposite side of the road will find these new houses dominant and overbearing.
- The site occupies a frontage on the narrowest part of Ilges Lane.

- We are concerned that there is little room to manoeuvre cars on the drives of the houses and as such they will be forced to reverse into Ilges lane.

3.2 Countryside Officer - No objection

3.3 Env. Protection Team - No objection

3.4 OCC (Highways) – No objection subject to conditions relating to existing access, vision splay protection, parking and manoeuvring areas retained and no surface water drainage to highway.

3.5 Forestry Officer (landscaping) – Awaited

3.6 Neighbour Objection (1)

- Overdevelopment
- Out of keeping
- Bungalow more in keeping

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P18/S4239/PEM](#) - Other Outcome (30/01/2019)

Reserved Matters application for the siting and appearance of the three new dwellings along with landscaping for the site.(P16/S4236/O).

****OFFICE MEETING****

[P16/S4236/O](#) - Approved (15/03/2017)

Demolition of existing bungalow and erection of one pair of semi-detached dwellings and one detached dwelling with shared access. As amended by revised plans received on 07 February 2017 and by Swept Path drawings received on 24 February 2017.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy (SOCS) Policies

CS1 - Presumption in favour of sustainable development

CSQ3 - Design

CSR1 - Housing in villages

CSS1 - The Overall Strategy

5.2 South Oxfordshire Local Plan 2011 (SOLP 2011) 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

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 Neighbourhood Plan policies;

CNP H2 Infill

CNP H5 New houses

CNP H6 New houses

CNP I1 Infrastructure

CNP 13 Drainage

CNP T1 Walking and cycling network

5.4 Supplementary Planning Guidance/Documents

South Oxfordshire Design Guide 2016 (SODG 2016)

5.5 National Planning Policy Framework (NPPF)

National Planning Policy Framework Planning Practice Guidance (NPPG)

6.0 **PLANNING CONSIDERATIONS**

6.1 The principle, details of access and scale have already been approved. In considering this reserved matter application, the key issues are:

- Layout
- Appearance
- Landscaping
- Impact on neighbours
- Garden sizes

6.2 **Layout**

The proposed terrace would be set back further from the highway than the existing bungalow. This would result in a distance of some 28 metres between the front wall of the proposed terrace and the front of the houses on the other side of Ilges Lane. Access into the proposed site is situated off Ilges Lane. The proposed terrace would be set back on the site compared to no 12 Ilges lane but wholly in front of the neighbouring dwelling at no 16, thereby creating an appropriate transition between the 2 neighbouring properties from a street scene perspective.

This access was approved under planning application P16/S4236/O. The outline consent considered the means of access as a detailed matter. In accordance with the council's parking standards, 7 spaces have been provided.

6.3 **Appearance**

The proposed development is a terrace of 3 properties. There are examples of other terraces within close proximity to the site e.g 45-51 and 13-17 Ilges Lane. As such the proposed appearance of the development would reinforce local distinctiveness.

The proposed finishing materials are brick and plain tiles which are very traditional. The pallet of materials used in the locality are varied but do include brick and tile as well as render, thatch and timber boarding. As such the proposed materials of brick and clay tiles would be in keeping with the locality.

6.4 **Landscaping**

A landscaping scheme has been submitted with this application and includes planting between the proposed parking area and the front of the new terrace to provide an attractive outlook from the new dwellings. A condition requiring this landscaping scheme to be implemented has been recommended.

6.5 **Impact on neighbours**

The proposed layout included a first-floor bedroom window in the eastern elevation and a hallway window in the western elevation. Both of these windows would be obscure glazed to preserve the amenities of these neighbouring occupiers. A condition requiring this has been recommended.

The proposed building incorporates a hipped roof at either end to minimise the impact of the building from the 2 neighbouring properties. The indicative plans submitted at the outline stage showed gable ends to either flank.

No objection to this proposal has been received from neighbours.

6.6 Garden sizes

Minimum standards for new residential development are recommended in the South Oxfordshire Design Guide and in the saved Policy D3 of the SOLP. In this case, the 3 and 4-bedroom dwellings require a minimum private garden area of 100sqm whilst the 2 bed dwelling requires 50sqm of such amenity space. In this case, the plans show plots 1 and 2 both having 100sqm of rear garden and plot 3 having 60sqm of rear garden. As such the proposal meets the council's standards in relation to garden sizes.

6.7 Community Infrastructure Levy

The Development is CIL liable and the necessary forms and information required at this stage have been submitted.

6.8 Other issues

The Parish Council have raised a number of concerns in relation to this application and these are addressed below.

- **The bulk and scale of the proposed houses appear to be out of kilter with the surrounding area, particularly as they occupy an elevated position.**
The scale of the building was approved at the outline stage. As illustrated in the comparative drawings below, the scale of the outline scheme and the current scheme are very similar
- **This new iteration of the plans appears to show the houses higher than in the original application.**

The elevation drawings submitted in the outline application were indicative only. The front elevation facing Ilges lane was shown as follows:

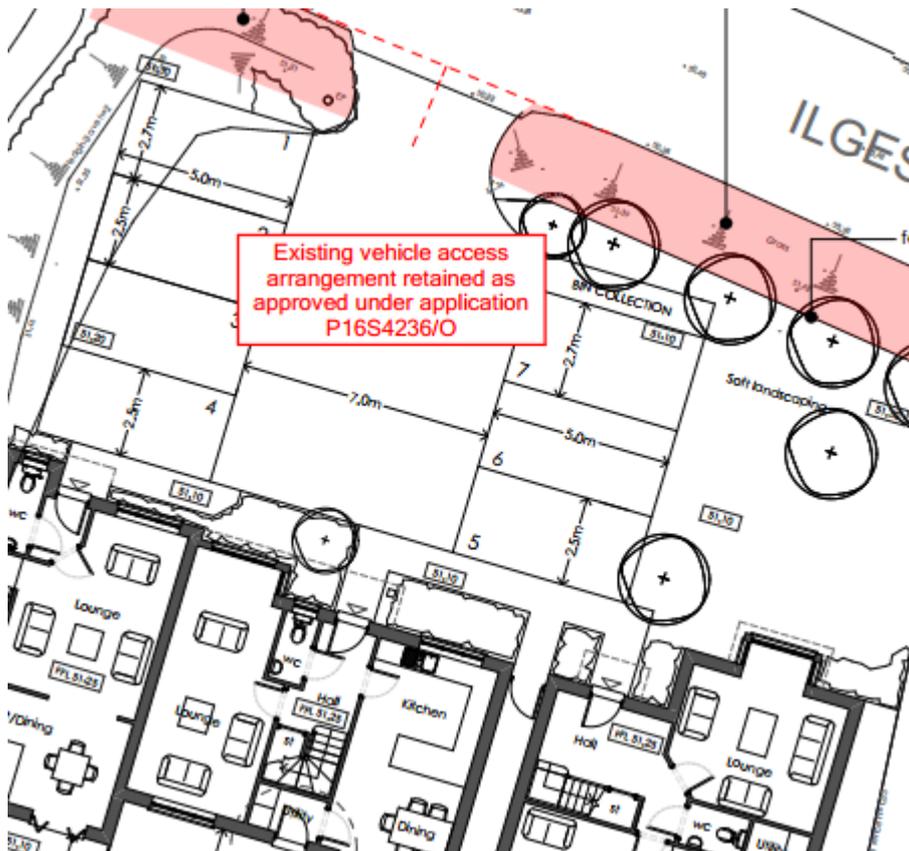


The ridge height of this indicative drawing is some 7.15m

The front elevation of the current proposal is shown below as a comparison. The ridge height of this is some 7.9m. As such the heights between the 2 schemes are comparable and not materially different in your officer's opinion.



- We are concerned that neighbours on the opposite side of the road will find these new houses dominant and overbearing.** The South Oxfordshire Design Guide advises that front to front distances between dwellings should be a minimum of 10 m. The scale of this development was approved at the outline stage. The buildings will be some 14.2 m away from nos 33 and 35 Ilges Lane opposite the site and 10.06m from nos 29 and 31 Ilges Lane. The new dwellings will look towards the front of the existing dwellings opposite. As such the proposal accords with Design Guide advice.
- We are concerned that there is little room to manoeuvre cars on the drives of the houses and as such they will be forced to reverse into Ilges lane.**



7 car park spaces are provided within the site with turning area. A distance of 7m is proposed between the parking spaces on either side of the site. The Highway Officer is of the view that this is sufficient space for cars to manoeuvre out of the spaces and turn so as to leave the site safely.

7.0 CONCLUSION

7.1 Outline planning permission for 3 dwellings exists on this site. The proposed development has a smaller footprint than the extant scheme and is more in keeping with the locality than the illustrative drawings submitted with the outline planning permission. The principle of this development has been approved. The proposal meets the council's standards in relation to parking and garden sizes. As such, there are no technical reasons to refuse this application.

8.0 RECOMMENDATION

8.1 **That planning permission is granted subject to the following conditions:**

- 1. Approved plans**
- 2. Commencement - Reserved Matters Approval**
- 3. Materials as on plan**
- 4. Obscure glazing**
- 5. Parking manoeuvring areas retained.**
- 6. Landscaping plan to be implemented**
- 7. SI: Highways**
- 8. SI: Highways**
- 9. SI: Highways**
- 10.SI: Neighbourhood Plan**

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