
APPLICATION NO.	<u>P19/S0161/FUL</u>
APPLICATION TYPE	FULL APPLICATION
REGISTERED	22.1.2019
PARISH	ROTHERFIELD GREYS
WARD MEMBERS	Lorraine Hillier Jo Robb
APPLICANT	Lukmore LLP
SITE	Pinfold Greys Green, RG9 4QG
PROPOSAL	Erection of two two-storey 5-bedroom dwellings. (as amended by plans received 21 March 2019 revising the design, scale and position of the proposed dwellings and adding privacy screens to the proposed rear balconies).
OFFICER	Victoria Clarke

1.0 INTRODUCTION

- 1.1 The application is referred to the Planning Committee because the Parish Council objects to the proposal. Officers recommend that planning permission be granted for the reasons outlined in this report.
- 1.2 The application site is shown at **Appendix 1**. The site comprises part of a paddock/garden area that is set back from the main road and is positioned between two residential properties; Pinfold and Cooper's Close and to the rear of the village hall. The site is accessed via a private driveway that runs from the main road behind the village hall and has mature hedging on either side.
- 1.3 The site lies within the Chilterns Area of Outstanding Natural Beauty. The northern and eastern boundaries of the application site abut the Greys Green Conservation Area.
- 1.4 The land already has extant planning permission for two dwellings (one detached two-storey three-bedroom dwelling and one detached two-storey four-bedroom dwelling). These permissions as shown at **Appendix 2** have yet to be implemented.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for the erection of two detached two-storey five-bedroom dwellings with attached double garages.
- 2.2 Copies of the current plans are provided at **Appendix 3** whilst other documentation associated with the application can be viewed on the Council's website:
<http://www.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P19/S0161/FUL>

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS**Rotherfield Greys Parish Council**

First consultation: Object

- Overdevelopment
- Insufficient amenity space for Plot 1
- Insufficient parking provision

Amended plans consultation: object

- Overdevelopment
- Insufficient parking provision

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

First consultation: No objection, subject to conditions:

- Vehicular accesses to be constructed to OCC specification
- Parking and manoeuvring areas to be retained
- Retain garages for parking

3.3 **Neighbours – one neighbour objects**

First consultation: object

- Overlooking of Cooper's Close
- Noise disturbance
- Overdevelopment of the plots
- Insufficient parking provision

Amended plans consultation: object

- Overdevelopment
- Large dwellings on small plots is out of keeping with character of the area
- Insufficient infrastructure to support two dwellings in the village

Neighbour – one neighbour has no strong views

- The drive from the main road should be made good following construction

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P17/S0938/FUL](#) - Approved (16/06/2017)

Erection of new two-storey 4-bedroom dwelling with detached garage (access rights and visibility splays shown on amended plans received 28th April 2017).
related to P16/S2825/FUL

[P16/S2825/FUL](#) - Approved (19/12/2016)

Erection of new 3-bedroom dwelling with detached garage (as amended by plans received 30 November 2016 removing the single storey element, reducing the width, depth and eaves height of the house, re-siting the house, and reducing the scale and changing the siting of the garage).
related to P17/S0938/FUL

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework**

National Planning Policy Framework Planning Practice Guidance

5.2 **South Oxfordshire Core Strategy (SOCS) policies**

CS1	Presumption in favour of sustainable development
CSS1	The Overall Strategy
CSR1	Housing in villages
CSEN1	Landscape protection
CSEN3	Historic environment
CSQ3	Design

5.3 **South Oxfordshire Local Plan 2011 (SOLP 2011) policies**

C4	Landscape setting of settlements
C9	Loss of landscape features
CON7	Proposals in a conservation area
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
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 2016**

Section 7 – Plots and Buildings

Greys Green Conservation Area Character Study – 15/06/2011

South Oxfordshire Landscape Assessment 2003

Character Area 10 – Chilterns Plateau with Valleys

Chilterns Buildings Design Guide

Chapter 3

6.0 PLANNING CONSIDERATIONS

6.1 The planning issues that are relevant to this application are whether the development would:

- be in accordance with the Council's strategy for housing development in rural areas;
- result in the loss of an open space or view of public, environmental or ecological value;
- be in keeping with the rural character and appearance of the surroundings and maintain the setting of the adjacent Greys Green Conservation Area;
- ensure that important trees are retained;
- safeguard the living conditions of neighbouring residential occupiers and would provide adequate living conditions for future occupiers of the development;
- demonstrate safe and convenient access and adequate off-street parking provision for the development;
- provide an appropriate mix of housing; and
- give rise to any other material planning considerations

6.2 Principle of Development

The principle of erecting two dwellings on the site has already been established under applications P16/S2825/FUL and P17/S0938/FUL.

6.3 The application site falls within the built-up limits of Greys Green, which is classed as an “other village” in the SOCS where Policy CSR1 permits infill housing development on sites of up to 0.1 hectares. The application site is 0.19 hectares, which is larger than the threshold. However, permission has been granted for two dwellings under two separate applications on smaller subdivided sections of the plot. The proposed development meets the definition of infill development because the site is closely surrounded by other buildings: Pinfold to the west and Coopers Cottage to the east and the village hall to the north.

- 6.4 Consequently the proposal fails to be assessed primarily against the criteria of Policy H4 of the SOLP 2011, which are addressed below.

6.5 Loss of Open Space

Criterion (i) of Policy H4 of the SOLP 2011 requires that an important open space of public, environmental or ecological value is not lost, nor an important public view spoilt. The site is presently undeveloped, but there is no public access to it. There is no evidence of the site having any ecological value. Views towards the site from the road are filtered by a line of mature planting along the boundary with the village hall, with these trees having protection due to the location within the conservation area. Rotherfield Greys Bridleway 14 affords some views towards the site from the south. However, these are over a distance of about 300 metres and the proposed dwellings would be seen in the context of adjoining dwellings. This criterion would therefore be satisfied.

6.6 Visual Impact

Criterion (ii) of Policy H4 of the SOLP 2011 requires that the design, height, scale and materials of the proposed development are in keeping with its surroundings and criterion (iii) requires that the character of the area is not affected. The SOCS Policy CSEN1 aims to ensure that the District's landscape is protected. The SOCS Policy CSEN3 seeks to preserve or enhance the District's designated heritage assets, including conservation areas and listed buildings. Policy CON7 sets out the statutory duty to preserve or enhance conservation areas. The proposed dwellings would present front elevations of traditional form and proportions to the conservation area. The walls would be finished with facing brickwork and flint panelled walls, and the roofs would be finished with clay tiles. Stone window surrounds and oak porches are also proposed. The proposed dwellings would be similar in height and scale to both Pinfold and Coopers Close.

- 6.7 Officers consider that the proposed scale, form and design of the dwellings, and their relationship to the plots, are acceptable and would preserve the character of the adjoining conservation area. The proposed dwellings would not appear unduly prominent or cramped when compared with the established settlement pattern and density. Having given particular regard to the existing relationship between Cooper's Cottage and Shepherd's Cottage, officers consider that the proposal would not be harmful to the landscape setting of Greys Green within this part of the Chilterns AONB. A landscaping condition requiring the submission of planting and boundary treatment, including the planting of trees is recommended to assimilate the development into the landscape. In the light of the above assessment, the proposed development would comply with the above criteria.

6.8 Important Trees

There are some mature trees on the boundary, and adjacent to the site. Some of these on the northern and eastern boundary of the site fall within the conservation area and are therefore protected. The proposed development would be sited some distance from these trees but due to the protected status of the trees it is considered necessary to attach a tree protection condition to ensure their roots are not harmed during the construction period in accordance with the SOCS Policies CSEN1, CSEN3 and the SOLP 2011 Policy C9.

6.9 Residential Amenity Impact

Criterion (iv) of Policy H4 of the SOLP 2011 requires that there are no overriding amenity objections. Policy D4 of the SOLP 2011 requires that all new dwellings should be designed and laid out so as to secure a reasonable degree of privacy for the occupiers.

- 6.10 The amended proposal has re-orientated the property proposed on Plot 2 to prevent direct overlooking of the garden of Cooper's Close. The spacing, siting and orientation of the proposed dwellings would be sufficient to prevent any undue loss of light, outlook or privacy to the occupiers of neighbouring properties.
- 6.11 It is recommended that the balconies be subject to a privacy screen condition to prevent loss of privacy to the garden of Pinfold and Cooper's Close and those of the proposed dwellings. No windows are proposed at first floor level on the respective side elevations of either property, which would maintain acceptable levels of mutual privacy.
- 6.12 The resultant garden areas for the proposed dwellings would comfortably exceed the minimum 100 square metres standard for dwellings of this size set out in Section 7 of the SODG 2016. The amenity element of the above criteria is satisfied.

6.13 Access and Parking

Criterion (iv) of Policy H4 of the SOLP 2011 also requires that there are no overriding highway objections. The Highway Liaison Officer does not object to the proposal subject to conditions requiring the construction of the vehicular accesses to the Local Highway Authority's specification, the construction and retention of the parking and manoeuvring areas and the retention of the garages for parking. A condition requiring the provision and maintenance of vision splays at the access to each plot is also recommended.

6.14 Other Material Planning Considerations

Although matters of increased noise nuisance have been raised by third parties, officers are satisfied that any issues arising could continue to be investigated under the 'statutory nuisance' provisions under the Environmental Protection Act 1990.

- 6.15 Officers consider that it is necessary to impose a planning condition to remove permitted development rights for extensions and outbuildings, so that the Council could exercise control over any future householder development that might otherwise be visually harmful or unneighbourly.

6.16 Community Infrastructure Levy

The proposed dwellings are liable for the Community Infrastructure Levy (CIL). The CIL charge applied to new residential development in this case is £150 (index linked) per square metre of additional floorspace (Zone 1). 15% of the CIL payment would go to Rotherfield Greys Parish Council in the absence of an adopted Neighbourhood Plan for spending towards local projects.

7.0 CONCLUSION

- 7.1 Officers recommend the application for approval because the proposal complies with the relevant Development Plan Policies, Supplementary Planning Guidance and Government Guidance and, subject to the attached conditions, would preserve the character and appearance of the adjacent Greys Green Conservation Area, would

conserve the landscape setting of Greys Green within the Chilterns AONB, would safeguard important trees and would not be unneighbourly or result in conditions prejudicial to highway safety.

8.0 RECOMMENDATION

To grant Planning Permission subject to the following conditions:

- 1: Commencement of development within three years**
- 2: Development to be carried out in accordance with the approved plans**
- 3: A schedule of materials to be submitted for approval**
- 4: Levels details must be submitted**
- 5: Privacy screens to be installed and retained on the sides of the rear balconies**
- 6: Withdrawal of permitted development rights (no extensions or outbuildings without applying for planning permission)**
- 7: New vehicular access to be constructed to Local Highway Authority specification**
- 8: Vision splay protection**
- 9: Parking & manoeuvring areas to be constructed and retained**
- 10: No conversion of garages into living accommodation**
- 11: Tree Protection details to be submitted for approval**
- 12: Proposed landscaping (include boundary treatment) to be submitted for approval**

Author: Victoria Clarke

Tel: 01235 422600

Email: Planning@southoxon.gov.uk