
APPLICATION NO.	P19/S0671/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	5.3.2019
PARISH	WHITCHURCH
WARD MEMBER	Peter Dragonetti
APPLICANT	Willowside Homes Ascot Ltd & Greycourt Property Development
SITE	Lane End, Eastfield Lane, Whitchurch On Thames, RG8 7EJ
PROPOSAL	Demolition of existing bungalow and detached single garage and erection of a replacement 1.5 storey cottage and a detached double garage (as amended by plans received 23 May 2019 reducing the proposed garage to a single garage and additional tree protection information).
OFFICER	Victoria Clarke

1.0 **INTRODUCTION**

- 1.1 The application is referred to Planning Committee because the views of Whitchurch Parish Council differ from the case officer's recommendation of approval.
- 1.2 The application site is shown at **Appendix 1**. The site is located on the edge of the built-up limits of Whitchurch on Thames. The site is accessed via a shared private drive from Eastfield Lane. It contains a detached bungalow and detached single garage. The site is bounded by Whitchurch Primary School to the north, open fields to the east, and the gardens of other residential properties to the south and west.
- 1.3 The site falls within the Chilterns Area of Outstanding Natural Beauty and the southern part of the site falls within Flood Zone 2; the River Thames lies 180 metres to the south of the site. Whitchurch Conservation Area lies approximately 350 metres to the west of the site. There is a Horse Chestnut tree in the northern part of the site that is protected by a Tree Preservation Order.

2.0 **PROPOSAL**

- 2.1 The application seeks planning permission for the demolition of the existing bungalow and detached single garage and the erection of a replacement two storey dwelling and a detached single garage.
- 2.2 The proposed dwelling would have a similar footprint and siting to the existing dwelling. The dwelling would be of traditional design with a dual pitch roof. The height of the main roof ridge would be approximately 6.5 metres and the eaves would vary in height but would be approximately 3.6 metres at their maximum height. It is proposed that the walls of the dwelling will be finished in red brick with knapped flint detailing. The roof would be finished with plain clay tiles.
- 2.3 The proposed garage would be finished with brick walls and plain clay tiled roof.
- 2.4 Copies of the current plans are provided at **Appendix 2** whilst 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 **Whitchurch Parish Council – Object:**

- Overdevelopment of plot
- Overlooks neighbours and school

3.2 **SGN Plant Protection Team - No strong views:**

- Dig safely advice provided

3.3 **Highways Liaison Officer (Oxfordshire County Council) - No strong views, conditions recommended:**

- Improvement of existing vehicular access to Local Highway Authority's specification
- Parking and turning space to be provided in accordance with submitted plan and retained

3.4 **Countryside Officer (South Oxfordshire & Vale of White Horse) - No strong views, condition and informative recommended:**

- Bat box to be provided in accordance with recommendations in the submitted Ecology and Protected Species Survey Report.
- Wild bird informative

3.5 **Forestry Officer (South Oxfordshire District Council) - No strong views, condition recommended:**

- Tree protection to be provided in accordance with submitted plan and Arboricultural Method Statement

3.6 **Drainage - (South&Vale) – No strong views, conditions recommended:**

- Surface water drainage scheme to be submitted
- Foul water drainage scheme to be submitted

3.7 **Neighbours – two letters of objection have been received raising the following issues:**

- Proposal unsuitable for nearby conservation area
- House too large for the plot / overdevelopment
- Overlooking of neighbouring properties
- Out of character with surrounding area which consists of very small one and two bedroom timber properties
- House proposed in the flood plain / exacerbation of flooding

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P18/S3707/LDP](#) - Approved (01/02/2019)

Construction of single storey rear extension to house and erection of two outbuildings within residential curtilage

[P18/S2918/HH](#) - Approved (29/10/2018)

Proposed first floor extension and extensions to northern and southern flank elevations. Provision of new parking and turning area to north of house.

[P18/S2158/PEO](#) – Planning advice (20/08/2018)

Proposed extensions and alterations to existing dwellinghouse

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**

- CS1 - Presumption in favour of sustainable development
- CSS1 - The Overall Strategy
- CSEN1 - Landscape protection
- CSB1 - Conservation and improvement of biodiversity
- CSQ3 - Design

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

- C6 - Maintain & enhance biodiversity
- C8 - Adverse affect on protected species
- C9 - Loss of landscape features
- D1 - Principles of good design
- D2 - Vehicle and bicycle parking
- D3 - Plot coverage and garden areas
- D4 - Privacy and daylight
- EP1 - Adverse affect on people and environment
- EP4 - Impact on water resources
- EP6 - Sustainable drainage
- G2 - Protect district from adverse development
- H12 - Replacement dwellings
- 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

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to be considered are:

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

6.2 The principle of the development

The site lies in an area of loose knit residential development, which I consider is physically separate from the main built up area of Whitchurch although the site is in easy walking distance of local facilities and services such as the nearby primary school. Nevertheless, for the purposes of the council's planning policies the site lies within an area of countryside where new residential development is restricted, however, the principle of replacing existing dwellings in countryside locations is acceptable having regard to Policy H12 of the SOLP.

6.3 The existing dwelling has not been abandoned and is not listed or of any special historic, visual or architectural interest and therefore, the proposal complies with criteria i) and ii) of Policy H12. Criterion iii) requires that the proposed dwelling is not materially greater in volume than the existing dwelling whilst criteria iv) and v) relate to general planning matters such as overall impact, design, siting and materials and these issues are discussed later in this report.

6.4 Taking into account the volume of extensions that can be added to the existing dwelling through both permitted development rights and as a result of a recent planning

permission, the volume of the replacement dwelling would not be materially greater in volume than the existing dwelling.

6.5 Impact on the Character and Appearance of the Site and Surrounding Area

The site is visible from the north east in wider views of Whitchurch on Thames across agricultural fields from Hardwick Road – a public right of way approximately 300 metres away – but is read in the context of other built form of the school and neighbouring houses on Eastfield Lane and the rest of the village beyond. The proposed dwelling would be approximately 6.5 metres high (approximately 1.6 metres higher than the existing dwelling). It would be of traditional form and proportions and would be finished with facing brickwork and flint panelled walls, and the roof would be finished with clay tiles.

6.6 The proposed dwelling would not appear unduly prominent or cramped when compared with the established settlement pattern and density. Officers consider the proposed height, scale and design of the dwelling would be in keeping with the character of surrounding dwellings and that it would not harm the character of the wider area, including the setting of the Whitchurch Conservation Area and the Chilterns Area of Outstanding Natural Beauty.

6.7 A landscaping condition requiring the submission of planting and boundary treatment, 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 Impact on neighbours

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, and that the amenity of neighbouring occupiers is not harmed.

6.9 It is proposed that the windows at first floor level on the south west elevation will be obscure glazed and fixed shut below a height of 1.7 metres from the floor level of the rooms they serve. The application property is located approximately 3.5 metres from the boundary with neighbouring property Oakfield, although the buildings themselves will be separated by approximately 40 metres. A condition is recommended to secure the obscure glazing to ensure the development would not result in an unacceptable level of overlooking of the garden of this neighbouring dwelling.

6.10 Neighbouring property Little Holme lies over 60 metres away to the west, Herons Reach North lies over 100 metres away to the south east, and Cedarwood lies more than 40 metres away to the south. Given the distances of these properties from the proposed first floor windows officers do not consider that the proposed development would introduce an unacceptable level of overlooking. Windows are proposed at first floor level on the north western elevation facing the school but these will be over 30 metres from the school site and would not introduce an unacceptable level of overlooking.

6.11 Access and Parking

The Highway Liaison Officer does not object to the proposal subject to conditions requiring the improvement of the vehicular accesses to the Local Highway Authority's specification, and the construction and retention of the parking and manoeuvring areas shown on the submitted plans.

6.12 Impact on trees

The Horse Chestnut tree growing in the north eastern corner of the site is protected by a tree preservation order. The tree forms a dominant feature of the site and has wider landscape value contributing to the character of the AONB. The proposal has been amended to reduce the size of the garage and driveway in order to avoid construction within the root protection area of this tree. The amended design would have an acceptable impact on trees within the site subject to the implementation of tree protection in accordance with the tree protection plan and details set out in the arboricultural method statement.

6.13 Flooding

The proposed built form of the replacement dwelling would be located outside of flood zones 2 and 3. The extent of Flood Zone 2 has been denoted by a blue dashed line indicated on the proposed site plan (drawing numbered 18042-P100-B). A flood risk statement has been submitted with the application detailing flood protection and mitigation measures. Officers are satisfied that the proposal would not exacerbate flooding and nor would it introduce a new vulnerable use in the flood zone.

6.14 Other matters

Community Infrastructure Levy (CIL)

The council's CIL charging schedule has been adopted and applied to relevant proposals since 1 April 2016. 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. In this case the development is CIL liable because the proposal involves the creation of a new dwelling. The floorspace of the existing dwelling can be deducted from the calculation.

- 6.15 The CIL charge applied to new residential development in this case is £150 per square metre of additional floorspace (Zone 1) (index linked to April 2016). 15% of the CIL payment will go directly to Whitchurch 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 not be detrimental to the character and appearance of the site or the surrounding area, including the Chilterns Area of Outstanding Natural Beauty, and would not be unneighbourly or increase flooding risk.

8.0 **RECOMMENDATION**

- 8.1 **Grant Planning Permission subject to conditions.**

Recommended conditions:

- 1 : Commencement within three years**
- 2 : Development in accordance with the approved plans**
- 3 : Schedule of materials (details required prior to commencement)**
- 4 : Levels details (details required prior to commencement)**
- 5 : Existing vehicular access to be improved**

- 6 : Parking & manoeuvring areas to be provided and retained**
- 7 : Tree protection (implementation as approved)**
- 8 : Surface water drainage works (details required prior to commencement)**
- 9 : Foul drainage works (details required prior to commencement)**
- 10 : Wildlife Protection (implementation of mitigation as approved)**
- 11 : Landscaping scheme including boundary treatment (details required prior to commencement)**
- 12 : Prevention of overlooking (first floor windows on south west side elevation to be obscure glazed and fixed shut where below 1.7 metres above the floor level of the room they serve)**
- 13 : Removal of permitted development rights (extensions and outbuildings)**

Recommended informatives:

- 14 : Wild Bird Informative**
- 15 : Development liable for Community Infrastructure Levy**

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