

APPLICATION NO.	P19/S1931/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	24.6.2019
PARISH	WATLINGTON
WARD MEMBER	Anna Badcock
APPLICANT	Mr and Mrs Martindale
SITE	Land adjacent to The Rectory 10 Hill Road Watlington Oxfordshire, OX49 5AD
PROPOSAL	Erection of a detached two storey dwelling with associated parking and landscaping (as amended by plans received 8 August 2019 altering roof and single storey side extension design, and increasing gap to boundary with 12 Hill Road). (as amended by plans received 28 August 2019 and 17 September 2019 providing landscaping and tree information)
OFFICER	Victoria Clarke

1.0 **INTRODUCTION**

1.1 The application is referred to the Planning Committee because the officer's recommendation for approval conflicts with the view of Watlington Parish Council.

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 was formerly part of the residential garden of 10 Hill Road (The Rectory) which is a detached dwelling that 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 vegetation set behind a grassed highway verge and pavement. The site has been largely cleared of vegetation and the eastern, southern and western boundaries with neighbouring residential gardens are demarcated by close boarded fencing. Towards the southern rear boundary of the site there is a large sycamore tree.

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, proposed vehicular access and associated parking and landscaping.

2.2 The proposed dwelling would be generally of traditional form. It would have a dual pitched roof, that will be half-hipped at the sides. The walls of the dwelling would be finished in painted render with some areas of timber cladding, and the roof would be finished with natural slates.

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 – Object**

- Site contributes to the setting of Watlington Conservation Area. The design of the proposed dwelling fails to make a positive contribution to the Conservation Area.
- Bulk, height and form are unsympathetic to its location and would be visually dominant in the street scene.
- Much larger than the approved dwelling and would be 2.5 / 3 storeys tall.
- Unattractive roof design on front elevation that is disproportionate and extends over first and second floors.
- Large amount of proposed glazing would result in light pollution and impact on dark skies.
- Insufficient parking provision likely to lead to parking on the verge and on street along Hill Road which will have highway safety implications and a detrimental visual impact on the Conservation Area.
- Loss of biodiversity.
- Loss of sycamore tree, and all other trees and shrubs from the site.
- Insufficient outdoor storage and any future applications would intensify the built portion of the site.

3.2 **Highways Liaison Officer (Oxfordshire County Council) - No objection**, subject to conditions requiring the formation of the access to county council specifications and the provision and retention of parking as shown on plan.

3.3 **Forestry Officer (South Oxfordshire District Council) - No strong views**, subject to conditions requiring tree protection and provision of planting in accordance with submitted plans.

3.4 **Neighbours – Three letters of objection** have been received raising the following points:

- Overdevelopment / scale of dwelling is too large for the plot.
- Single storey rear element results in the proposed dwelling dominating the plot.
- Dwelling would be considerably larger than the previously permitted dwelling and close to boundaries on both sides of the plot, and would extend beyond the rear building lines of 10 and 12 Hill Road.
- Height of dwelling will be more than one metre higher than 12 Hill Road and will dominate its surroundings.
- Loss of large sycamore tree in rear garden is unnecessary and unacceptable.
- Proposed materials (render and timber cladding) out of keeping with adjacent properties.
- Visual and physical impact on The Rectory and Conservation Area.
- Second floor accommodation appears to be habitable space rather than loft space.
- Light spill.
- Lack of parking.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P18/S1259/FUL](#) - Approved (04/12/2018)

Erection of a detached, two storey dwelling with associated parking and landscaping.(as amended by drawings received 4 July 2018).

A copy of the plans associated with this scheme are **attached** as Appendix C.

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

Planning permission was granted for a dwelling on the site in December 2018 under reference P18/S1259/FUL. The principle of erecting a dwelling on the site has already been established and accepted by the council.

6.3 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.

6.4 Character and appearance

Hill Road is predominantly characterised by two-storey detached dwellings on relatively large plots, fronting onto the road. The dwellings range in age and design. Those immediately to the south east (12 to 22 Hill Road) date from the 1960s and The Rectory to the north west appears to be late 19th century / early 20th century.

6.5 The plot is similar in area to that of neighbouring dwellings 12 to 22 Hill Road and the proposed dwelling would be two storeys high. Amended plans were submitted, at the request of officers, showing the proposed dwelling sited further away from the boundary with 12 Hill Road, altering its gable-ended roof design to a half-hipped roof, and lowering the roof ridge height.

6.6 Whilst the footprint of the proposed dwelling would still be quite large in relation to the plot and the dwelling would span almost the whole width of the plot, officers are satisfied that the proposed dwelling would have an acceptable relationship with the plot and would not appear overly dominant.

6.7 The amendments satisfactorily increase the physical and visual gap between the proposed dwelling and neighbouring dwellings and reduce the bulk of the proposed dwelling. There is enough separation between the proposed dwelling and adjacent neighbouring dwellings and, in the opinion of officers, the development would be in keeping with the general rhythm and pattern of built form along Hill Road. In terms of height, the proposed dwelling would sit comfortably within the street and would represent an incremental height increase between 12 and The Rectory.

6.8 Officers consider the proposed scale and design of the dwelling would not be harmful to the character of the site or the surrounding area, including the setting of Watlington Conservation Area.

6.9 Local residents have noted that the character of the site has already been altered due to the removal of the majority of trees and vegetation within the site. The proposal would result in the loss of some additional vegetation from the frontage of the site to form the vehicular access. The trees and vegetation previously removed were not protected and the council must consider the site as it exists now.

6.10 It is proposed that the large sycamore tree at the end of the rear of the garden will be felled. The applicant has submitted a tree report that suggests the tree is of limited potential and in poor health. The Council's Forestry Officer has reviewed the information and considered the potential for protecting the tree by way of a tree preservation order (TPO). He concluded that the tree has limited amenity value from the street because it is set behind buildings and it does not meet the criteria for a TPO. Whilst the tree is a significant feature within the site and its loss is regrettable the proposed planting shown on the submitted landscaping plan will help to mitigate the

loss of this tree and others already felled, and will help soften the impact of the development, and conserve and enhance the natural environment.

6.11 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 overbearing impacts, loss of light, privacy or outlook.

6.12 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 Highway Liaison Officer considered the proposed access under the previous application and found it acceptable, and has no objection to the current proposal.

6.13 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 **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 : Use of materials (walls and roof) as specified on the plans**
- 4 : New vehicular access to OCC specificaiton 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 and retained**
- 8 : Tree Protection to be implmented in accordance with submitted details**
- 9 : Landscaping scheme to be implemented in accordance with submitted details**
- 10: Withdrawl of permitted development rights (extensions, alterations to the roof and outbuildings)**

Informatives:

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

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