

23 June 2020

Rotherfield Peppard Parish Council

SODC Planning Committee Submission for P19/S2061/FUL17 Stoke Row Road

Rotherfield Peppard Parish Council objects to this application for the following reasons:

1. The site lies within the Chilterns AONB. The properties along Stoke Row Road, with which the site most closely relates, comprises individual detached houses on large plots with highway frontages giving the road a spacious and semi-rural feel. The proposed bungalow in an elevated position would be out of keeping with the surrounding properties.
2. Notwithstanding the fact that the development is single storey because of the topography of the site and the elevated position of the proposed dwelling and its scale and layout it would be oppressive and unneighbourly.
3. Shiplake Bottom on the SW boundary of the application site is a mix of dwellings set at a significantly lower level than the application site. This back-land development would unacceptably intrude into the amenity and privacy of the properties on the SW boundary.
4. The development would be obtrusive and cause significant detriment to the visual amenity of the surrounding properties.
5. There is no back-land development in the near vicinity and this we fear would create a precedent. The old orchard areas to the rear of the gardens between Shiplake Bottom and Stoke Row Road make an important contribution to the rural scene in the areas and are important in terms of the character of the area and ecology. Fragmentation of the area would result in loss of open space and be detrimental to an important wildlife habitat.
5. In April 2010 (P10/E0043) permission was refused for a similar application, albeit for two properties, on the site. The reasons for refusal were inter alia that “the proposed development, through its scale, layout and uniformity of design in an elevated position, would result in an over-intensive development, which would detract from the semi-rural character and appearance of the surrounding area. Furthermore, the extent of the engineering would threaten the established foliage along the south-western site boundary. As such, the proposal would be contrary to Policies G2, G6, C9, D1 and H4 of the South Oxfordshire Local Plan 2011 and advice contained within Sections 3 and 5 of the South Oxfordshire Design Guide 2008 and PPS1 and PPS3.

The proposed development, through its size, elevated position and appearance, would result in an overbearing and oppressive development, which through loss of outlook and a perception of overlooking would be harmful to the living conditions of the occupiers of the adjoining dwellings to the south-west of the site.”

These objections by SODC still stand and were confirmed on appeal (Appeal Ref: APP/Q3115/A/10/2129327) where the Inspector noted that:

- (i) there was “no back-land development in the near vicinity;

23 June 2020

- (ii) the site related most closely to the character of Stoke Row Road;
- (iii) the site would not have a highway frontage, and would represent a divergence from the prevailing pattern of development;
- (iv) the development would intrude into what is at present an area of extensive back gardens, which collectively have a semi-rural character behind the more suburban feel of the road frontages and would be evident in that view;
- (v) the development would also be apparent more fully and closely from the adjacent and nearby dwellings and their gardens.
- (vi) significant detriment would be caused to the visual amenities of the immediate surroundings.

The Inspector concluded that the proposal would be significantly out of keeping in the context of the existing built development and associated gardens along Stoke Row Road.

We would urge the committee to reject this application.