
APPLICATION NO.	P21/S1647/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	23.4.2021
PARISH	HIGHMOOR
WARD MEMBERS	Jo Robb Lorraine Hillier
APPLICANT	Ms Selina Craig
SITE	2 Stonehouse Cottages, Highmoor Cross, RG9 5DU
PROPOSAL	Two storey side extension, demolition of existing garage and erection of a new two storey house and associated parking. (as amended by plans received 17 & 18 May 2021 omitting the hedge and window on north elevation, altering the internal layout of existing and proposed dwellings and altering site / parking layout to accommodate replacement hedge and tree planting, by plans received 24 May 2021 amending vehicle vision splays and arboricultural impact assessment received 18 June 2021 and additional energy statement received 20 July 2021).
OFFICER	Victoria Clarke

1.0 INTRODUCTION AND PROPOSAL

- 1.1 Officers recommend that planning permission is granted. The application has been referred to planning committee because the view of Highmoor Parish Council conflicts with that of officers.
- 1.2 The application site is shown at **Appendix A**. It contains a semi-detached two storey dwelling with a detached double garage positioned to the side. The site falls within the built up limits of Highmoor which lies within the Chilterns Area of Outstanding Natural Beauty (AONB).
- 1.3 The proposal involves the demolition of the existing garage building and erection of a two-storey dwelling in the gap between the existing dwelling and 7/8 The Glebe. A two storey extension is also proposed on the side of the existing dwelling. The proposed plans can be found at **Appendix B**. Other supporting documents can be found on the council's [website](#).

2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

2.1 Highmoor Parish Council – Objection:

- Overdevelopment
- Unneighbourly – overlooking of two windows of neighbouring property
- Inadequate space for parking and manoeuvring
- Amenity space for new dwelling is small and overshadowed
- Light pollution / “dark skies” should be safeguarded

Countryside Officer (South and Vale) – Support subject to compliance condition:

- Two bird boxes and one bat box required

Drainage - (South & Vale) – Support subject to conditions:

- Surface water drainage scheme required
- Foul water drainage scheme required

Forestry Officer (South and Vale) – Support subject to conditions:

- Tree protection
- Landscaping scheme

South - Highways Liaison Officer (Oxfordshire County Council) – Support subject to conditions:

- New vehicular access to be built to standard
- Close existing access
- Vision splay provision
- Parking provision

Building Control Manager / Energy Assessor – Support

- As designed SAP calculations show the proposed dwelling will achieve at least a 40% reduction in carbon emission compared with a code 2013 Building Regulations compliant base case.

The Chiltern Society – Objection:

- Overdevelopment
- Out of keeping with character of surrounding built environment
- Overlooking
- Insufficient amenity space for existing and proposed dwellings

Neighbours – three letters have been received.

One letter of objection:

- Proposed density too high for this part of village
- Too close to 7 & 8 The Glebe, overshadowing, overlooking and loss of light
- Overlooking of Upway
- Insufficient parking provision and turning space within the site
- Insufficient turning space for delivery and emergency vehicles
- Provision for sewage disposal is unclear
- Lack of bin storage
- Substandard garden space
- Loss of habitat from recent removal of front boundary trees
- Harm to trees on neighbouring property Upway

Two letters of support:

- Proposal amended at neighbours request (window on side elevation facing 8 The Glebe has been removed and high side boundary hedge removed and replaced with fence.)
- Benefit the area and provide a much-needed additional home in the village
- Design is in keeping with the area

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P20/S2956/PEM](#) – Planning advice provided (02/10/2020)

Retention of the existing three bed single dwelling and the erection of an additional two bed single dwelling, with associated access and parking

[P20/S1956/HH](#) - Approved (15/09/2020)

Change of use garage to annex accommodation ancillary to the enjoyment of Stonehouse Cottage. Replace existing roof & raise ridge height to provide room in roofspace.

[P18/S2113/PEM](#) – Planning advice provided (20/08/2018)

Demolition of garage and conservatory and the erection of three bedroom cottage.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 Not applicable

5.0 **POLICY & GUIDANCE**

5.1 **Development Plan Policies**

South Oxfordshire Local Plan 2035 (SOLP) Policies:

DES1 - Delivering High Quality Development

DES2 - Enhancing Local Character

DES5 - Outdoor Amenity Space

DES6 - Residential Amenity

DES7 - Efficient Use of Resources

DES8 - Promoting Sustainable Design

DES10 - Carbon Reduction

ENV1 - Landscape and Countryside

ENV3 - Biodiversity

H1 - Delivering New Homes

INF4 - Water Resources

STRAT1 - The Overall Strategy

TRANS5 - Consideration of Development Proposals

5.2 **Neighbourhood Plan**

There is no neighbourhood plan covering this area.

5.3 **Supplementary Planning Guidance/Documents**

South Oxfordshire Design Guide 2016 (SODG 2016)

5.4 **National Planning Policy Framework and Planning Practice Guidance**

Chilterns Buildings Design Guide

Chilterns AONB Management Plan

5.5 **Other Relevant Legislation**

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010

In determining this planning application the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

6.0 **PLANNING CONSIDERATIONS**

6.1 **The relevant planning considerations are the following:**

- **Current policy**
- **The acceptability of the principle of a new dwelling**
- **Design and character**
- **Residential amenity**
- **Access and Parking**
- **Other material planning considerations**

6.2 Current Policy

The key policies for assessing this application are SOLP policies H1 (Delivering new homes), H20 (Extensions to dwellings), DES1 (Delivering high quality design), DES2 (Enhancing local character), DES6 (Residential amenity) and ENV1 (Landscape and countryside).

- 6.3 SOLP Policy H1 sets out the strategy for permitting new housing development. Residential development is only permitted where, amongst other criteria, it is development within the existing built-up areas of town or larger villages as defined in the settlement hierarchy (shown in Appendix 7 of the Local Plan), it is infilling, and brownfield sites within smaller and other villages as defined in the settlement hierarchy, or it would bring redundant or disused buildings into residential use and would enhance its immediate surroundings.
- 6.4 Policy H20 permits extensions to dwellings provided that adequate and satisfactory parking and sufficient amenity areas are provided for the extended dwelling.
- 6.5 Policy DES1 requires high quality design in accordance with a number of criteria, including that development should respect the local context, complementing the scale, height, density, grain, massing, type, and details of the surrounding area.
- 6.6 Policy DES2 states that all development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings.
- 6.7 Policy DES6 requires that development proposals demonstrate they will not result in significant adverse impacts on the amenity of neighbouring uses, when considering both individual and cumulative impacts.
- 6.8 SOLP Policy ENV1 (Landscape and countryside) states that the highest level of protection will be given to the landscape and scenic beauty of the Chilterns Area of Outstanding Natural Beauty (AONB). Development in the AONB will only be permitted where it conserves, and where possible enhances the character and natural beauty of the AONB.

6.9 The acceptability of the principle of a new dwelling

The site is located within the built-up limits of Highmoor which is classified in the SOLP as an “other village” where infill housing is permitted. The proposal for a new dwelling is therefore acceptable in principle.

6.10 Design and character

The proposed dwelling would be traditional in form and reflect the design of properties nearby. Its roof ridge would be higher than the existing dwelling but lower than the neighbouring building 7 & 8 The Glebe. Sufficient gaps would be retained between the built form of the proposed dwelling and existing neighbouring dwellings and it would sit comfortably within the street scene. Officers consider the proposed dwelling would be in keeping with the character of the area and this part of the Chilterns Area of Outstanding Natural Beauty.

- 6.11 The proposed extension to the existing dwelling would be subservient in scale to the existing dwelling and simple in design. Officers consider it would be an acceptable

addition to the property and would not harm the character of the dwelling or the surrounding area.

- 6.12 Some of the boundary vegetation along the frontage of the site has already been removed. Officers consider this contributed positively to the character of the area. Replacement planting is proposed which will help to soften the development and restore some of the verdant character of the site. A landscaping condition is therefore recommend requiring the submission of a landscaping scheme to secure replacement planting.
- 6.13 The applicant has submitted an Arboricultural Tree Survey and Implications Assessment (Date June 2021), including a Tree Constraints Plan. The development proposal does not require the removal of any trees, a low quality hedge shown as H3 is shown to be removed. The trees to the rear of the site have been categorised in accordance with BS 5837:2012 as category C trees of low arboricultural quality and should not be considered a constraint to the proposed development. The tree at the front of the site is shown to be retained. The Council's Forestry Officer has no objection to the proposed development subject to a tree protection condition being attached to the permission to ensure the protection of trees during demolition and construction.
- 6.14 **Residential amenity**
The applicant liaised with the neighbouring property 8 The Glebe and submitted an amended plan omitting the proposed first floor side window. The neighbour also requested that the high Leylandii hedge between the two dwellings be removed and now supports the proposal.
- 6.15 Officers consider the proposal is acceptable in terms of its impact on the amenities of neighbouring properties. The proposed dwelling would not be overbearing on the neighbouring properties and nor would it result in an unacceptable loss of light or privacy to neighbouring occupiers.
- 6.16 Concerns have been raised about overlooking by the occupier of neighbouring property Upway which shares a boundary with the rear of the application site. However, the neighbouring dwelling is sited on a very large plot and the dwelling itself lies approximately 56 metres away from the boundary to the south west of the application site. The proposed dwelling would have a similar relationship with Upway as the existing dwelling (2 Stonehouse Cottages) and would not introduce an unacceptable level of overlooking. In addition, there are mature trees within the Upway site along the boundary which provide significant screening.
- 6.17 **Garden amenity space**
The proposed garden space for the existing dwelling would be 96 square metres and the retained garden area for the existing dwelling would be approximately 94 square metres. Both would fall just short of the recommended 100 square metre amenity area recommended in the Council's Design Guide for a three bedroom dwelling. However, officers consider this is acceptable and does not warrant refusing the application. In addition to the rear gardens, the existing dwelling would have a small front garden and both properties would have sufficient space for bin storage to the front, as well as the shared front driveway.
- 6.18 **Access and Parking**
The Local Highway Authority has no objection to the proposal. The existing vehicular access will be widened and relocated slightly to the south east along the site's frontage

and appropriate vision splays can be achieved. Five car parking spaces will be provided to serve the existing and proposed dwellings in accordance with the County Council's parking standards.

6.19 Other material planning considerations

Carbon reduction and energy efficiency

Policy DES10 of the newly adopted SOLP requires new housing development to achieve at least a 40% reduction in carbon emissions compared with a code 2013 Building Regulations compliant base case. Evidence has been submitted to show the proposed dwelling can meet this requirement and a condition is recommended requiring a verification report once the dwelling has been constructed.

- 6.20 The issue of light spillage from the proposed dwelling within the AONB has been raised as a concern. The proposed dwelling is traditional in design and officers do not consider an excessive amount of glazing is proposed. The property will be positioned in between existing dwellings in an existing residential area. A condition restricting light spill is not considered reasonable or necessary in line with the tests for conditions set out in the NPPF.

6.21 Community Infrastructure Levy

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.

6.22 Pre-commencement conditions

Some of the recommended conditions require the submission of additional information by way of a discharge of condition application that will require approval from the local planning authority before the development is started. The applicant's agent has agreed to these conditions.

7.0 CONCLUSION

- 7.1 Officers recommend this application for approval because subject to the recommended conditions, the scale and design of the proposed dwelling and extension would generally be in keeping with the character of the street and the surrounding area and the proposal would not harm the amenities of occupiers of neighbouring dwellings.

8.0 RECOMMENDATION

- 8.1 **Grant Planning Permission subject to the following conditions:**

- 1 : Commencement of the development within three years**
- 2 : Development in accordance with the approved plans**
- 3 : Materials for proposed extension as specified on plan / supporting documents**
- 4 : Sample materials required for the new dwelling (walls and roof)**
- 5 : Energy Statement verification report required prior to occupation**
- 6 : Vehicular access to be formed, laid out and constructed**
- 7 : Vision splay protection**
- 8 : Parking & manoeuvring areas shown on plan to be provided and retained**

- 9 : Landscaping scheme (including boundary treatment) to be submitted for approval
- 10 : Tree protection scheme to be submitted and approved
- 11 : Ecology / biodiversity (Two bird boxes and bat box shall be erected and retained)
- 12 : Surface water drainage works (details required)
- 13 : Foul drainage works (details required)
- 14 : Electric charging point to be provided for new dwelling

Informatives

- Development is CIL liable
- Planning permission or reserved matters approval (South)
- Works within the Highway
- Mud and vehicle obstructions on the Highway

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