

APPLICATION NO.	P20/S3905/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	27.10.2020
PARISH	GREAT HASELEY
WARD MEMBER(S)	Caroline Newton
APPLICANT	Mr Mark Hobbs
SITE	Manana, Latchford Lane, Great Haseley, OX44 7LA
PROPOSAL	Demolition of existing bungalow and garage and erection of new chalet style house (As amended by revised plans amended plans, arboricultural impact assessment, preliminary bat roost assessment, energy statement, and water efficiency calculator received 17/05/2021 and bat survey received 31/08/2021).
OFFICER	Andy Heron

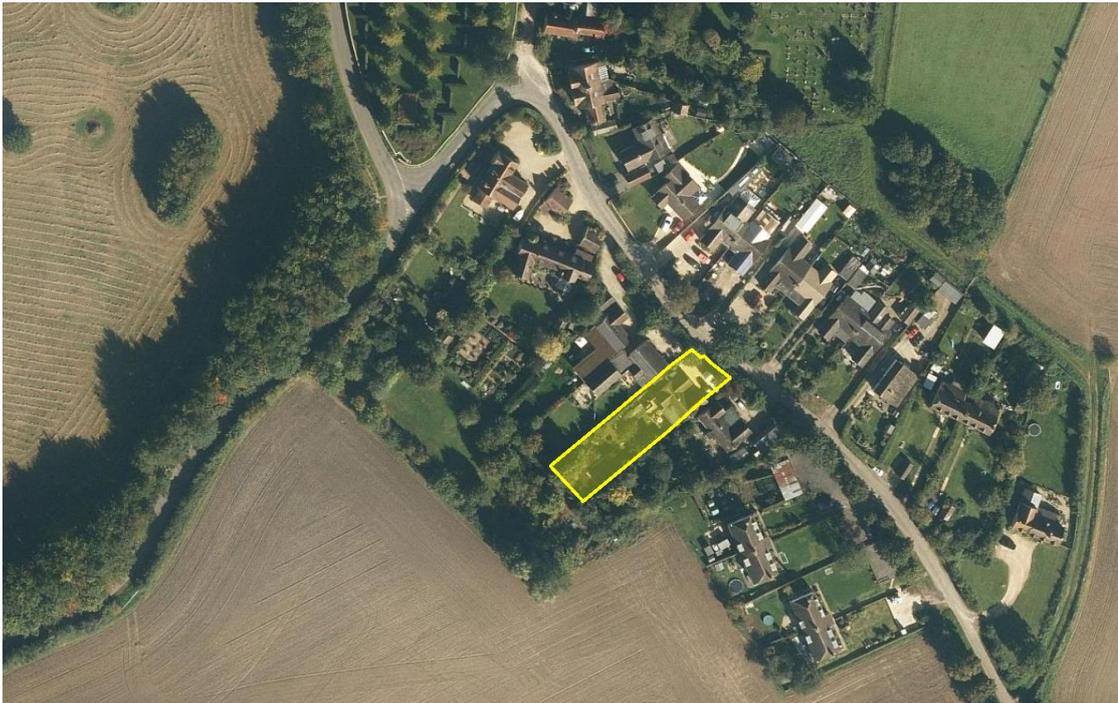
1.0 INTRODUCTION

- 1.1 This report sets out the officer’s recommendation that planning permission should be granted having regard to the material planning considerations and the development plan.
- 1.2 The application is referred to planning committee by councillor Newton who has called in the application with concerns in relation to the size of the replacement dwelling. A map extract identifying the site is attached at **Appendix 1**.
- 1.3 The site is situated within the built area of Great Haseley to the south-west of Latchford Lane. It consists of a small 1950’s 4 bedroomed bungalow with a detached garage to the rear. The bungalow is constructed in buff coloured brickwork and has a pitched tiled roof with two front facing gables, a rear gable, and a rear flat roof extension.
- 1.4 The dwelling is set within a semi-rural street-scene of predominantly small detached pitched roof bungalows. The conservation area is situated to the north, and south-west of the site.

PROPOSAL

- 1.5 Planning permission is sought for the demolition of the existing bungalow and the erection of a replacement 4 bedroomed chalet style bungalow. The replacement dwelling will measure 11.5 metres by 14.5 metres with a maximum height of 5.9 metres. The proposed bungalow will be 0.9 metres higher than the existing dwelling.
- 1.6 The bungalow will have a pitched roof with front and rear facing gables, and two pitched roof dormer windows on the front and rear roof slopes. The dwelling will be constructed of brick with a render finish and a clay tiled roof. Vehicle access will remain as existing with room for 3 cars to be parked on the front driveway.

1.7 An aerial photograph showing the surrounding area is shown below.



1.8 Reduced copies of the plans accompanying the application are attached as **Appendix 2** to this report. All the plans, supporting information and representations can be viewed on the council’s website www.southoxon.gov.uk under the planning application reference number.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 The comments below represent the latest comments on the scheme. Full details of the representations can be viewed on the Council’s website www.southoxon.gov.uk under the planning reference number.

Great Haseley Parish Council	Objection based on; <ul style="list-style-type: none"> - Scale and bulk - Overdevelopment of the plot - Un-neighbourly - Out of keeping with the character of the area - Excessive ridge height
Letters of representation	6 letters of objection were received during the initial consultation period, and a further 2 letters of objection were received during the second consultation period following receipt of amended plans. The initial 6 letters of objection were concerned with; <ul style="list-style-type: none"> - Overbearing impact - Loss in privacy - Loss in daylight - Implications of basement excavation works on neighbouring properties - Car parking layout - Access implications during construction - Noise and vibration during construction

	<ul style="list-style-type: none"> - Impact on the character and appearance of the area - Overdevelopment <p>The 2 letters of objection in response to the amended plans were concerned with;</p> <ul style="list-style-type: none"> - Excessive bulk and height - Impact on the character and appearance of the area - Loss in privacy and sunlight - Ground water implications - Harm to neighbouring amenity during construction - Excavation of material and removal from site
Countryside officer	No objection , subject to a condition requiring the erection of a bat box and a bat compliance condition.
Forestry officer	No objection , subject to a tree protection condition.
Building Control Manager	No objection . The Energy Statement and as designed SAP calculation submitted demonstrates that the erection of new chalet style house will achieve a minimum 40% reduction in carbon emissions compared with a code 2013 Building Regulations compliant base case.
Highways (Oxfordshire County Council)	No objection , subject to vehicle access and car parking conditions.

3.0 RELEVANT PLANNING HISTORY

3.1 One previous application of relevance.

[P19/S0779/PEM](#) - Advice provided (01/05/2019)

Pre-application for the demolition of the existing bungalow and erection of one dwelling and garage.

4.0 ENVIRONMENTAL IMPACT ASSESSMENT

4.1 The application has been considered under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The proposed development is not EIA development.

5.0 POLICY & GUIDANCE

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the development plan unless material considerations indicate otherwise. The statutory Development Plan comprises:

- The Local Plan 2035
- Adopted neighbourhood plans

5.2 The South Oxfordshire Local Plan (SOLP) 2035 policies which are relevant to the proposed development consist of:

- 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

ENV1 - Landscape and Countryside
ENV2 - Biodiversity - Designated sites, Priority Habitats and Species
ENV3 - Biodiversity
ENV12 - Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution)
EP3 - Waste collection and Recycling
H1 - Delivering New Homes
H16 - Backland and Infill Development and Redevelopment
INF4 - Water Resources
STRAT1 - The Overall Strategy
TRANS2 - Promoting Sustainable Transport and Accessibility
TRANS5 - Consideration of Development Proposals

5.3 Neighbourhood Plan

There is no neighbourhood plan for this area.

- 5.4 Other material considerations include government guidance, in particular:
- The National Planning Policy Framework (NPPF)
 - The National Planning Practice Guidance (NPPG)
 - National Design Guide Planning practice guidance for beautiful, enduring and successful places (NDDG)
 - South Oxfordshire Design Guide 2016 (SODG 2016)
 - South Oxfordshire Infrastructure Delivery Plan (April 2020)
 - South Oxfordshire Section 106 Planning Obligations Supplementary Planning Document (1st April 2016)

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:

- **Principle of development**
- **Impact on the character and appearance of the area**
- **Residential amenity**
- **Access and Parking**
- **Wildlife implications**
- **Surface water drainage**
- **Energy statement**
- **Other matters**

6.2 Principle of development

SODC's settlement hierarchy designates Great Haseley as an other village. Policy STRAT1 of the SOLP allows for limited amounts of housing in other villages. Policy H1 of the SOLP further adds that residential development may be permitted where development involves infilling in other villages.

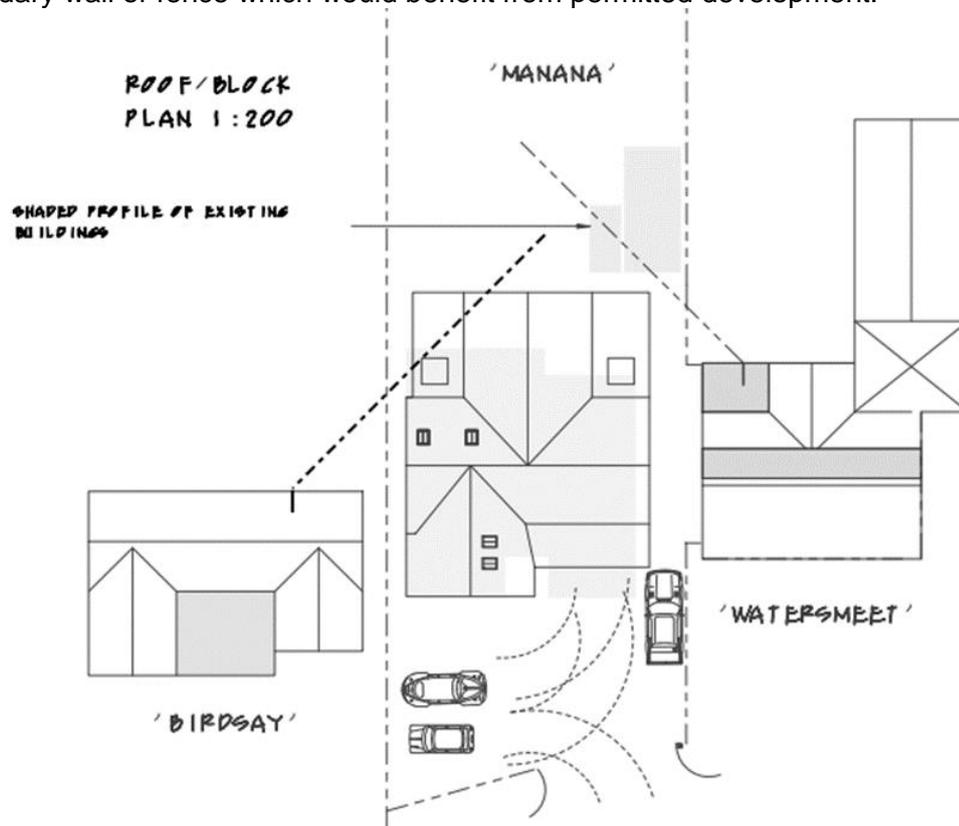
- 6.3 Of key importance is policy H16 of the SOLP which concerns the redevelopment of previously developed land within smaller and other villages. The policy states that the redevelopment of land is acceptable provided the privacy of existing and future residents is protected, a means of access can be secured, and development would not exceed the built limits of the settlement.
- 6.4 Officers consider the development to be within the built area of Great Haseley. Neighbouring privacy and access will be discussed below. Providing the development doesn't create any harm to access or neighbouring amenity the principle of development is considered acceptable.
- 6.5 **Impact on the character and appearance of the area**
Policy DES1 of the SOLP seeks to ensure that all new development is of a high-quality design. One of the key requirements of the policy is to ensure development respects the local context working with and complementing the scale, height, density, grain, massing, type, and details of the surrounding area. Policy DES2 of the SOLP requires development to enhance local character, it states that new 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.
- 6.6 Officers were initially concerned with the original proposal which was considered to harm the character and appearance of the area based on the scale, height, massing, and appearance of the replacement dwelling. In response to officers concerns the applicant has reduced the footprint, design and height of the dwelling and removed the originally proposed garage which was to be sited to the front of the dwelling.
- 6.7 The overall mass and scale of the replacement dwelling will be larger than that of the existing dwelling by virtue of its footprint and height. Despite this, the proposed design is now considered to fit with the semi-rural character of the area. Unlike the original design, the dwelling will be set-back behind the building line which will reduce any overbearing impact when viewed from the Latchford Lane street-scene to the north-east. The dwelling now proposes a simple pitched roof form with a height which is no higher than Watersmeet which is situated to the north-west. Furthermore, the development will no longer extend as far into the rear garden with the rear depth extended only 2.7 metres beyond the existing. The rear footprint will be set-back 8.7 metres behind the south-western rear extension at Watersmeet.
- 6.8 The conservation area runs to the south-west (rear) of the site. The dwelling will be sited over 30 metres distance from the conservation area and is not considered to harm the setting of the conservation area by virtue of its appearance, size and scale. Furthermore, mature landscaping is situated to the south-western area of the site which will screen the site and the proposed dwelling.
- 6.9 The replacement dwelling will appear like a traditional chalet style bungalow that is commonly found within the surrounding area. The proposed materials will complement the dwelling and its surroundings. Overall, officers consider the development will enhance the character of the site and the surrounding area.
- 6.10 In view of the above the design of the dwelling is considered to fit with the surrounding character of the area. The development therefore accords with policies STRAT1, DES1, and DES2 of the SOLP.

6.11 **Residential amenity**

The development will be situated in a long, mature spacious garden. The replacement dwelling has been purposely sited to protect neighbouring amenity, for example, the south-eastern side elevation will be distanced 1.2 metres from the Birdsay neighbouring boundary, and the south-western side elevation will be distanced 1.8 from the Watersmeet neighbouring boundary.

6.12 Officers consider the dwelling has been sensitively designed and will be built to an appropriate scale and size for the proposed site. It is not considered to create an overbearing impact towards neighbouring occupants, nor will it create a loss in privacy. All side elevation windows will be situated on the ground floor and will be screened via existing boundary treatment and landscaping. Furthermore, the only first floor windows are situated on the front and rear elevations which will not directly face neighbouring properties.

6.13 The amended design has reduced the first floor footprint of the rear two storey extension which now includes two ground floor flat roof extensions to the sides. The intention of this is to overcome any potential impact the development may have on neighbouring properties in terms of sunlight. In doing so the two storey element does not extend beyond a 45 degree angle taken from neighbouring habitable windows as can be seen from the plan below. In this instance officers do not consider the ground floor flat roof extensions to the side elevations will harm neighbouring amenity as they are only 2.7 metres high. The occupants of Birdsay may lose a limited amount of sunlight in the mornings although this is not considered harmful enough to warrant a refusal, particularly as the side extension would only be 700mm higher than a 2 metre boundary wall or fence which would benefit from permitted development.



6.14 It is accepted there may be some increase in noise levels during construction, although this will only be temporary. An hours of work condition will be recommended to ensure that the development is not unneighbourly. To ensure the development preserves

neighbouring amenity a condition will also be recommended to remove permitted development rights for extensions and roof alterations.

- 6.15 The development will not result in significant adverse impacts on the amenity of neighbouring uses and is therefore considered to comply with policy DES6 of the SOLP.

6.16 Access and Parking

Policy TRANS5 of the SOLP requires development to provide safe and convenient access for all users to the highway. The dwelling will have three on-site car parking spaces on the front driveway and enough space for vehicles to safely manoeuvre on the driveway.

- 6.17 Oxfordshire County Council's highway liaison officer has raised no objection to the proposed development, subject to vehicle access and parking conditions which will need to be discharged prior to occupation of the dwelling.

6.18 Wildlife implications

Policy ENV2 of the SOLP seeks to avoid adverse impacts on ecological receptors (protected species, priority habitats, designated sites, etc.). Where adverse impacts are predicted, development must meet the tests outlined under the policy. The council's countryside officer has been consulted and advised that the development is unlikely to harm the habitat of local wildlife and protected species.

- 6.19 Policy ENV3 of the SOLP supports development that will conserve, restore and enhance biodiversity. It requires all development to provide a net gain in biodiversity where possible. As a minimum, there should be no net loss of biodiversity.

- 6.20 The council's countryside officer has confirmed he is satisfied that the development will not lead to a net loss in biodiversity. A condition requiring the erection of a bat box and a bat compliance condition is recommended by the countryside officer. It remains the legal responsibility of the applicant to ensure that a wildlife offence is not committed on site.

- 6.21 In view of the above the development is not considered to harm local wildlife or create a net loss in biodiversity and is therefore in compliance with policies ENV2 and ENV3 of the SOLP, and paragraph 174 and 175 of the NPPF.

6.22 Surface water drainage

A small area to the north-eastern area of the site has a 0.1 percent annual risk of surface water flooding. The council's drainage officer has been consulted on this matter. Officers will update members at committee once we have received further advice from the drainage officer.

6.23 Energy statement

Policy DES10 of the SOLP seeks to reduce carbon emissions and requires all new build residential dwellings to incorporate renewable energy and other low carbon technologies and / or energy efficiency measures. To comply with the policy an energy statement has been submitted in support of the planning application. The energy statement demonstrates the dwelling can achieve a 40% uplift above 2013 Building Regulations baseline requirements.

6.24 A condition is recommended requiring a verification report to be submitted prior to occupation to demonstrate all carbon reduction energy efficiency measures have been implemented in accordance with the energy statement.

6.25 **Other matters**

Neighbouring concerns have been raised with regards to implications of basement excavation works on neighbouring properties and the removal of spoil.

6.26 The amended plans have removed the proposed basement which is no longer required. The proposed construction works are not extensive, nor will there be changes to the site levels. It is therefore not considered necessary to attach a spoil condition in this instance.

6.27 **Conditions**

Paragraph 55 of the NPPF is clear that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions. The NPPF goes on to state at paragraph 56 that conditions should only be imposed where they are necessary; relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

6.28 A condition is necessary relating to the plans approved, in order to ensure the satisfactory appearance of the completed development. Time frame conditions will also be attached to secure the proper planning of the area in accordance with development plan policies. A compliance condition to restrict the materials to the approved plans will also be attached in the interest of visual amenity.

6.29 The forestry officer has recommended a tree protection condition to safeguard existing trees. A condition restricting occupation of the dwelling until an electric vehicle charging point has been installed will also be attached to the planning approval to ensure sustainable forms of transport are provided in accordance with Policy TRANS5 of the SOLP. All other conditions have been discussed in the relevant sections of the delegated report.

6.30 **Community Infrastructure Levy (CIL)**

The development is CIL liable to the amount of £23,249.45.

7.0 **CONCLUSION**

7.1 The application has been assessed against relevant policies in the development plan, the NPPF, PPG, the adopted SPD's and all other material planning considerations.

7.2 The application will provide an economic and social role via the creation of additional jobs during construction. The dwelling is also CIL liable and will contribute towards local infrastructure.

7.3 In terms of the environmental role, the development would enhance the character and appearance of the site and the surrounding area.

7.4 Overall, in the planning balance, the benefits of the development outweigh any potential harm. As such, the application is recommended for approval.

8.0 **RECOMMENDATION**

8.1 **To grant Planning Permission subject to the following conditions**

- 1 : Commencement three years - Full Planning Permission
- 2 : Approved plans
- 3 : Bat box
- 4 : Tree Protection (General)
- 5 : Existing vehicular access
- 6 : Parking and manoeuvring areas retained
- 7 : Energy Statement Verification
- 8 : Electric Vehicle Charging Points
- 9 : Bat survey compliance
- 10 : Hours of operation - construction/demolition sites
- 11 : Materials
- 12 : Withdrawal of P.D. (Part 1 Class A, B, C, D and E)
- 13 : CIL- informative
- 14 : Section 151 of the Highways Act 1980 - informative
- 15 : Section 137 of the Highways Act 1980 - informative
- 16 : Works within the highway - informative

Author: Andy Heron
E-mail : planning@southoxon.gov.uk
Contact No: 01235 422600

This page is intentionally left blank