
APPLICATION NO.	P13/S2892/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	16.9.2013
PARISH	BERRICK SALOME
WARD MEMBER(S)	Miss Rachel Wallis Mr Felix Bloomfield
APPLICANT	Maybourne Properties
SITE	Site of Farm Cottages Roke, OX10 6JD
PROPOSAL	Erection of two detached garages. (Relating to application P13/S1206/FUL) (As amended by drawings D1302 4 Rev A and D1302 5 Rev A accompanying letter from agent dated 23 September 2013.)
AMENDMENTS	D1302 4 Rev A and D1302 5 Rev A
GRID REFERENCE	462253/193144
OFFICER	Mr P Bowers

1.0 INTRODUCTION

- 1.1 The application is referred to the Planning Committee because the recommendation of the Berrick Salome Parish Council differs from the recommendation from officers.
- 1.2 The application site comprises part of the former Roke Farm which up until recently was occupied by redundant farm buildings and an access track extending to the highway to the west. It lies at the eastern edge of the linear settlement of Roke.
- 1.3 Planning permission was granted by the Council at the Planning Committee held on the 12 June 2013 under application reference P13/S1206/FUL for the erection of two detached dwellings on the plot replacing the former single storey bungalows. These two properties are currently under construction.
- 1.4 A plan of the site can be found at [Appendix 1](#).

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for the erection of two detached pitched roof double garages in connection with the two dwellings approved under application reference P13/S1206/FUL which are currently under construction.
- 2.2 As originally submitted the two garages included a smaller projecting element to the side to house a plant room for ground source heat pumps. These however have been deleted from the scheme at the request of the applicant making the garages simple square footprint buildings. The ground source heat pumps have been replaced with air source heat pumps.
- 2.3 The amended plans which form the basis of this recommendation can be found at [Appendix 2](#) to this report. The full application and consultation documents can be found on the Council's website www.southoxon.gov.uk.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Berrick Salome Parish Council – Recommend that the application be refused.

The parish council believe the proposed garages constitute an overdevelopment of the site and are out of keeping with the character of the site and the locality. There was no requirement identified for garages as part of the previous scheme for two dwellings.

Concern about the loss of trees.

3.2 Neighbour Representations – 1 x letter of support from the as yet unbuilt approved dwelling on the adjoining land.

3.3 Highways Liaison Officer – No objection subject to a condition requiring the garages be retained and not converted to living accommodation.

3.4 Thames Water Development Control - No objection.

3.5 County Archaeological Services - No objection.

3.6 Drainage Engineer – No objection subject to a condition relating to a scheme for surface water drainage.

3.7 Environmental Health Officer – Concern about the air source heat pump and requested additional information.

4.0 RELEVANT PLANNING HISTORY

4.1 [P13/S1206/FUL](#) - Approved (12/06/2013)

Replacement of existing bungalows with two detached houses and vehicular accesses. (Alternative design for two dwellings approved by permission P11/W1483).

[P12/S1361/FUL](#) - Approved (14/09/2012)

Replacement of existing bungalow with two detached houses using existing access. Conversion of two barns to ancillary residential space. (As amended by drawings 10-398-1 Rev B, 07 Rev C, 14 Rev B and 15 Rev B accompanying letter from agent dated 28 August 2012.)

[P11/W1483](#) - Approved (10/11/2011)

Replacement of existing bungalows with two detached houses and vehicular accesses. (Re-submission of P11/W0875)

[P10/W1683](#) - Approved (15/12/2010)

Rear extension, new porch and replacement double-glazed windows and doors.

[P10/W1684](#) - Approved (15/12/2010)

Rear extension, new porch and replacement double-glazed windows and doors.

[P10/E0522/LD](#) - Approved (01/06/2010)

The residential use of two farm cottages with agricultural occupancy conditions.

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Core Strategy 2027 policies

CSQ3 - Design

South Oxfordshire Local Plan 2011 policies;

- C9 – Landscape features
- D1 - Principles of good design
- EP2 - Adverse affect by noise or vibration
- EP6 – Surface water protection
- G2 - Protect district from adverse development
- H13 - Extension to dwelling

South Oxfordshire Design Guide 2008

National Planning Policy Framework

6.0 PLANNING CONSIDERATIONS

6.1 The main issues to consider in relation to this proposal are;

- **Impact on the character and appearance of the site and the area.**
- **Impact on the amenities of the occupants of nearby properties.**
- **Impact on parking provision.**
- **Impact on surface water.**
- **Impact on trees and landscaping.**

Impact on the character and appearance of the site and the area.

- 6.2 Policy H13 of the South Oxfordshire Local Plan 2011 (SOLP) indicates that the erection of ancillary buildings within the curtilage will be permitted subject to a number of criteria. Criterion ii) of Policy H13 states that the scale and design of the proposal should be in keeping with the character of the dwelling, site and with the appearance of the surrounding area.
- 6.3 In comparison to the size and scale of the new dwellings the garages are clearly subservient additions. They are simple buildings with a hipped roof and have a square plan form. They are to be built in matching materials to the new houses with up and over garage doors. In respect of how they impact the character of the dwelling your officers consider that in appearance they are wholly acceptable.
- 6.4 The buildings are located offset to the front of both dwellings. This is contrary to the advice contained within the South Oxfordshire Design Guide which seeks to ensure that garages and parking are located to the side or rear of dwellings. In wider views the garages will obscure some of the front elevations of the dwellings and will, to some degree, dominate the front of the properties.
- 6.5 The two properties do not front on to the road and sit at an approximate 90 degree angle to the public highway. Outbuildings at the front of properties are normally resisted as they have the potential for being intrusive in the street scene. That argument could not carry significant weight here due to the orientation of the properties.
- 6.6 The garage for Plot 1 is located closer to the highway than the side of the new house. It will be the most prominent element and will be visible from views in to the site at the entrance and from views along the road especially in the winter months when the trees and vegetation are not in leaf. However, it is single storey and relatively modest in scale. It will dominate or appear intrusive in long views along the public highway.

- 6.7 The parish council consider that the addition of the garages will amount to an overdevelopment of the site as a whole (i.e. the site comprising both new dwellings). A clear indicator of whether a proposal amounts to overdevelopment is to consider whether sufficient amenity and parking standards are still accommodated for with the addition of the built form. The private amenity space is unaltered as a result of this scheme and the garages do not result in the loss of parking provision. The remaining consideration would be the visual appearance of the site.
- 6.8 The positions of the garages, offset of the front of the dwellings allow for the dwellings to visually remain the dominant structure. The remaining garden area at the front remains open and available for parking and planting. Your officers do not consider that the addition of the two garages amount to an overdevelopment of the site.
- 6.9 Given the size of the two sites, the scale and size of the new houses in comparison to the design and scale of the new buildings and considering their position the two garages do not compete with or detract from the appearance of the new buildings, the site or the wider area.

Impact on the amenities of the occupants of nearby properties.

- 6.10 Criteria (iii) of Policy H13 seeks to protect the amenities of the occupants of nearby properties from harmful development.
- 6.11 The position of the garages relative to both new houses is such that they will not present an overbearing or oppressive impact to one another.
- 6.12 A new dwelling has been approved on the adjoining land to the east. Although not built regard must be had to the amenities of the occupants of that property. The dwelling would be some 21 metres from the proposed garage on Plot 2 and the existing outbuilding on that site adjacent to the new garage is to be retained ensuring that there would be no overbearing or oppressive impact.
- 6.13 An area of some concern from the Council's Environmental Health Officer surrounds the use of air source heat pumps which replace the originally proposed ground source heat pumps. These have implications for disturbance and noise generated by the fans.
- 6.14 The Environmental Health Officer has requested additional detailed information from the applicant on noise levels.
- 6.15 The main impact will be to each new property where prospective purchasers will be buying in to as opposed to being introduced months or years in to their ownership. The other new dwelling on the adjoining land is some 20 metres away reducing the impact.
- 6.16 What must also be weighed in the balance is that air source heat pumps, subject to conditions, can be added without the need for planning permission under permitted development rights. These rights however only take effect when a dwelling is complete and habitable. Therefore at present they would not be permitted development but in a matter of weeks once the buildings are finished these rights then take effect and could potentially be added without the need for planning permission. On this basis and given the circumstances of these two new properties and the distance to the as yet un-built property next door it would be unreasonable for the council to require the level of detail the Environmental Health Officer is requesting and potentially refuse planning permission on the basis of the harm the air source heat pumps would cause.

- 6.17 The development as a whole is not considered by your officers as unneighbourly.

Impact on parking provision.

- 6.18 The proposed garaging consumes areas of the frontage of the two properties. Given that they provide two garage spaces the addition of the buildings will not reduce the number of available spaces on the properties for the parking of vehicles. However, if they were subsequently converted the parking they provide would need to be transposed elsewhere potentially increasing the likelihood of parking on the public highway which could have implications for highway safety. It is therefore necessary to ensure through a condition that the garages are retained for the parking of vehicles unless planning permission is granted first.

Impact on surface water.

- 6.19 The loss of an extent of the frontage of the properties reduces the area for surface water to disperse. The council's drainage consultant has requested that a condition be applied to any forthcoming consent requiring a detailed scheme relating to surface water drainage to be submitted to and approved in writing by the council prior to development commencing.

Impact on trees and landscaping.

- 6.20 The footprint of the garage for Plot 1 is within close proximity to tree G1 as identified in the previously submitted arboricultural method statement. As such there will be a pinch point along the southern corner of the proposed garage. Careful planning of site operations in conjunction with a site specific arboricultural method statement will aid in ensuring the trees within this area of the site are properly protected.

7.0 CONCLUSION

- 7.1 The proposed garages are acceptable in terms of design, scale and appearance in the context of how they relate to the new dwellings.
- 7.2 The sites are of sufficient size that ensures that the minimum amount of parking and amenity space is still available. In terms of appearance the garages do not appear cramped and do not amount to overdevelopment.
- 7.3 The relationship between the new garages and the new dwellings and un-built, but approved dwelling on the adjoining land is such that they will not amount to an unneighbourly form of development.
- 7.4 The air source heat pumps could potentially be permitted development in a matter of weeks once the houses are habitable. It is not therefore reasonable to require additional information or potentially refuse planning permission on the basis of the impact of noise.
- 7.5 In terms of parking and drainage the proposed conditions will ensure that the development complies with the relevant development plan policies.

8.0 RECOMMENDATION

- 8.1 **Planning Permission is granted subject to the following conditions:**

- 8.2
1. **Commencement 3 yrs - Full Planning Permission**
 2. **Approved plans**
 3. **Materials as on plan**

- 4. No Garage conversion into accommodation**
- 5. Surface water drainage works (details required)**
- 6. Landscaping scheme (trees and shrubs only)**
- 7. Tree protection**

Author: Mr P. Bowers
Contact No. 01491 823278
Contact E-mail planning.west@southoxon.gov.uk