

<b>APPLICATION NO.</b>	<a href="#">P22/S0173/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	13.1.2022
<b>PARISH</b>	SONNING COMMON
<b>WARD MEMBERS</b>	Leigh Rawlins David Bartholomew
<b>APPLICANT</b>	Hazlewood Estates Holdings
<b>SITE</b>	51 Wood Lane Sonning Common, RG4 9SJ
<b>PROPOSAL</b>	Demolition of existing bungalow to be replaced by a two-storey detached dwelling. (Amended plans and application form received 03 May 2022 & as amended plans received May 31 2022).
<b>OFFICER</b>	Davina Sarac

1.0 **INTRODUCTION AND PROPOSAL**

- 1.1 This application is referred to the Planning Committee as the officer's recommendation differs to that of the Parish Council. The Parish Council objects on the grounds that the proposal is overdevelopment, the character and scale of the proposal is out of keeping, the parking is inadequate for a dwelling of this size, and it would have a detrimental impact to the neighbour's residential amenity at 49 Wood Lane. The officer's recommendation is for approval as set out below in this report.
- 1.2 The application site, known as 51 Wood Lane (shown on the plan **attached** as Appendix A) is occupied by a mid-1950's detached bungalow located within the built up limits of the village of Sonning Common. The dwelling is constructed of red bricks with a concrete tile roof. The property has been previously extended at the side and rear. The dwelling has a generous rear garden and a small garden at the front. The site does not lie within any specially designated land.
- 1.3 The original proposal was for the demolition of the bungalow and subdivision of the plot and erection of two semi-detached dwellings. Following amended plans, the application seeks planning permission to demolish the existing bungalow and replace it with a two-storey five bedroom dwelling with garage and parking at the front. A copy of the proposed plans is **attached** as Appendix B and other documentation associated with the application can be viewed on the council's website, [www.southoxon.gov.uk](http://www.southoxon.gov.uk)

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

The comments summarised below are for the amended proposal for 1 replacement dwelling. The previous comments received on the original plans can be viewed online.

- 2.1 **Sonning Common Parish Council** – Objects on the grounds that it is overdevelopment (replacing a small bungalow with large 5 bedroom house). The character and scale is not in keeping with the area and breaks the pattern of the building line. Inadequate parking which could result in overspill parking on Wood Lane. Contrary to Neighbourhood Plan infill policy. Detrimental impact to neighbours at 49 Wood Lane, in particular loss of light. Loss of hedgerow and biodiversity.
- 2.2 **Countryside Officer (South and Vale)** - No comments as the roof is in good condition and there are no large trees nearby, therefore moderate potential for roosting bats.

- 2.3 **Drainage - (South & Vale)** – No objections subject to planning permission being granted with the imposition of a pre-commencement surface water drainage condition.
- 2.4 **South -Highways Liaison Officer (Oxfordshire County Council)** – No objections subject to conditions regarding access, parking, and vision splays.
- 2.5 **Energy Assessor (ESE Ltd)** – The submitted Energy Statement complies with Policy DES10, therefore no objection, subject to imposition of compliance condition.
- 2.6 **Neighbour representations** - A total of 10 letters were received in total for the original plans all objecting to the proposal. Following the amended plans 5 letters were received still raising concerns and objections to the replacement of the bungalow with a larger 5 bedroom house. The comments are summarised below: -
- the front of the new property is situated behind the building line of Wood Lane, making it harder to incorporate the new building into the surroundings.
  - the large scale of the building means that the rear part of the proposed two storey house will project significantly behind 49 Wood Land and will have an overbearing and intrusive effect on the patio immediately behind 49 Wood Lane.
  - the proposed house is much taller than the current property or the single storey home at 49.
  - the applicant has already removed the mature trees, hedging and wooded areas on the property which does not seem to be in keeping with H3 of the SCNDP.
  - within the application it is stated that an air source heat pump will be installed within the property. However, there is no clarification over where this air source heat pump will be placed on the site. concerned about the potential noise that comes from an air source heat pump.
  - Loss of light to 49 Woodland due to rear projection of new dwelling and gable rear elevation.

3.0 **RELEVANT PLANNING HISTORY**

- 3.1 [P67/H0675](#) - Approved (27/10/1967)  
ADDITIONS AND ALTERATIONS TO DWELLINGHOUSE.

[P54/H0236](#) - Approved (16/07/1954)  
BUNGALOW AND GARAGE.

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
- DES10 - Carbon reduction
- ENV1 - Landscape and Countryside
- ENV2 - Biodiversity - Designated sites, Priority Habitats and Species
- ENV3 - Biodiversity
- EP4 - Flood Risk
- H16 - Backland and Infill Development and Redevelopment

ENV12 - Pollution - Potential Sources of Pollution  
INF4 - Water Resources  
STRAT1 - The Overall Strategy  
TRANS5 - Consideration of Development Proposals

5.2 **Sonning Common Neighbourhood Development Plan (SCNDP)**

H3 – Infill  
D1: Design  
D1a: Design – storeys  
D1b – Design on allocated and infill sites

5.3 **Supplementary Planning Guidance/Documents**

South Oxfordshire and Vale of White Horse Joint Design Guide 2022

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

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**
- **Design and character**
- **Residential amenity**
- **Amenity Space**
- **Access and parking**
- **Landscaping**
- **Sustainability**
- **Biodiversity**

6.2 **Principle of development**

Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires where regard is to be had to the Development Plan, applications for planning permission must be determined in accordance with the Plan unless material considerations indicate otherwise.

6.3 Where development conflicts with the Development Plan planning permission should be refused unless material considerations indicate otherwise. Where the development plan has no relevant policies on a particular matter then planning permission should be granted unless the National Planning Policy Framework (NPPF) includes policies that protect an area or asset of particular importance which provide a clear reason for refusing the development (Paragraph 11.d) i).

- 6.4 Policy STRAT1 of the SOLP sets out the overall strategy for development in the district. The policy includes specific reference to supporting villages by allowing for limited amounts of housing and employment to help secure the provision and retention of services. In addition to protecting and enhancing the countryside and particularly those areas within the two AONBs and Oxford Green Belt by ensuring that outside of the towns and villages any change relates to very specific needs such as those of the agricultural industry or enhancement of the environment.
- 6.5 There is an existing dwelling on the site which lies within Sonning Common, one of the larger villages within the district. As such policy H1 of the SOLP 2035 is most relevant. Policy H1 allows for housing development within the existing built-up areas of Towns and Larger Villages as defined in the settlement hierarchy provided an important open space of public, environmental, historical or ecological value is not lost, nor an important public view harmed.
- 6.6 In this case, the site lies within the built-up limits of Sonning Common. It lies within a line of development fronting Wood Lane and would redevelop an existing site for the same use. As such, the principle of a replacement dwelling on this site is acceptable.
- 6.7 **Design and character**  
The proposal falls to be assessed mainly against the criteria of Policies DES1 and DES2 of the SOLP and Policy H3 of the SCNDP, which require that new development proposals on infill sites will be supported where they are of a design which:
- positively responds to, where appropriate, the prevailing size, height, scale and mass, materials, layout, density, and access of the surrounding area;
  - reflects the existing character of the village;
  - demonstrates that the amenities of neighbouring residential occupiers will not be adversely affected through overbearing development and loss of light;
  - includes an appropriate amount of landscaping which complements and enhances the green and wooded character of the local area.
- 6.8 Policy DES1 of the SOLP seeks to ensure that all new development must be of a high-quality design. DES2 of the SOLP seeks to ensure that all 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. It requires that new development should be informed by a contextual analysis that demonstrates how the design has been informed by and responds positively to the site and its surroundings.
- 6.9 Policy D1a of the SCNDP states that in order to respect the rural character of Sonning Common, new buildings should be no more than 2 storeys plus roof. The proposed dwelling would be a five-bedroom two-storey dwelling with an attached garage under a pitched roof. It would be 7.9 metres high, which would be of a comparable height to 53A and 53 Wood Lane.
- 6.10 Objections have been made regarding the position of the replacement dwelling which is set further back into the plot than the original bungalow. Comments received have stated that it is not in line with the current building line of other dwellings along this side of Wood Lane, and therefore results in the building being out of keeping. No. 53A and 53B Wood Lane are set back further than the majority of the other houses along this side of Wood Lane with the exception of no. 63 Wood Lane which is set back the furthest. The replacement dwelling would be set back slightly further than no. 53A and 53B Wood Lane but not as far back as no. 63 Wood Lane. The reason for the set back

is to accommodate off-street parking and some landscaping at the front. On the opposite side of the road there are a couple of other dwellings that are also set back further than the majority of the built form. An example of this is nos. 72 and 86 Wood Lane. Officers consider this positioning of the replacement dwelling would not be harmful or out of keeping with the general character of the area.

- 6.11 The proposed dwelling would be appropriately proportioned within the plot leaving gaps either side and would generally comply with the guidance in the Design Guide. The size and height would be comparable to other two storey properties within Sonning Common and, in my opinion, would be appropriate to the area. The materials proposed consist of facing brickwork and concrete interlocking tiles with white PVC windows, which would generally be in keeping with the character of the area. The specific details of the materials can be dealt with by way of a planning condition. In light of this assessment, the proposed development in terms of design, mass, scale, and layout would comply with the first criteria of Policy H3 and Policy D1a of the SCNDP, and Policies DES1 and DES2 of the SOLP.
- 6.12 **Residential amenity**  
Policy DES6 of the SOLP 2035 states that development proposals should demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses, when considering both individual and cumulative impacts, in relation to the following factors:
- i) loss of privacy, daylight or sunlight;
  - ii) dominance or visual intrusion;
  - iii) noise or vibration;
  - iv) smell, dust, heat, odour, gases or other emissions;
  - v) pollution, contamination or the use of / or storage of hazardous substances; and
  - vi) external lighting.
- 6.13 Objections have been received that the proposal would cause a loss of light to side facing windows and overshadowing to the rear patio area of the neighbours at no. 49 Wood Lane. The floor plans and elevation plans show the new dwelling would clear the 25 degree line from the middle side facing window of no. 49 Wood Lane's dining room and living room. Officers acknowledge that the outlook from the dining room window would result in less visible sky than currently, and they would look onto a flank brick wall as a result of the dwelling becoming two-storeys. The distance between the side facing dining room window and the side wall of the new dwelling would be greater than the current relationship between no. 49 and the existing bungalow. Officers consider that on balance, this outlook from no.49 would not be severely affected to warrant refusal and that there would be minimal loss of light to the living room and dining room of no. 49. The garage element of the design is set further back clearing the 25 degree line from the dining room window.
- 6.14 At the rear the proposed depth of the dwelling would not be located any further rearwards than the rear of no. 49 Wood Lane's detached garage. From the rear kitchen window of no. 49 Wood Lane, the proposal dwelling would clear the 45 degree line and would not result in significant loss of light. Concerns were also raised with regards to overshadowing of the patio area which is immediately in front of the kitchen. The orientation of no. 51 to no. 49 is that it would be sited south-west from the patio area of no. 49. It is acknowledged that given the increase from a bungalow to a two-storey dwelling and the increase in depth of the dwelling there may be some overshadowing in the mid-afternoon to early evening part of the day. Officers consider that this slight increase in overshadowing would not be unduly overbearing or oppressive to warrant refusal due to the size and depth of the rear garden of no. 49

Wood Lane. Officers consider that on balance, the harm from overshadowing would be nominal.

- 6.15 No side first floor windows are proposed. The rear facing first floor windows would look towards the rear gardens of the neighbouring properties and this is a common situation for built up areas such as Sonning Common and would not warrant refusal. Therefore, officers consider that the proposal complies with Policy DES6 of the SOLP 2035.
- 6.16 **Amenity Space**  
The remaining rear garden space would be approximately 600 sqm which is considered adequate for a 5 bedroom dwelling.
- 6.17 **Access and parking**  
The proposal would have three off street parking spaces, two at the front and one in the garage and a turning area. Three spaces are adequate for a 5 bedroom dwelling. The Local Highway Authority raised no objection to the proposal subject to conditions regarding vision splays and that the parking and manoeuvring areas are retained. Adequate and satisfactory parking will therefore be retained within the site in accordance with Oxfordshire County Council parking standards
- 6.18 **Landscaping**  
Policy ENV1 states that development will only be permitted where it protects and, where possible enhances, features that contribute to the nature and quality of South Oxfordshire's landscapes, in particular: i) trees (including individual trees, groups of trees and woodlands), hedgerows and field boundaries.
- 6.19 It is clear a number of existing trees have already been removed along with the existing front hedgerow. The application has provided a landscape plan which shows planting of two new trees and some additional planting at the front. This is considered acceptable and can be secured by an implementation condition.
- 6.20 **Sustainability**  
Policy DES10 of the SOLP 2035 states that planning permission will only be granted where development proposals for new build residential dwelling houses achieve at least a 40% reduction in carbon emissions compared with a code 2013 Building Regulations compliant base case. The application was accompanied by an energy statement including supporting SAP Compliance Report that demonstrates that the design specification for the new dwelling will result in a carbon emissions reduction of 50.72% and will achieve well above the 40% reduction in carbon emissions compared with a code 2013 Building Regulations compliant base case. A compliance and monitoring condition is recommended.
- 6.21 The proposed energy statement also mentions an air source heat pump is to be installed. However, the location of the pump is not shown on the plans. This can also be dealt with via a planning condition requiring the details of the location of source pump heat pump to be submitted prior to their installation.
- 6.22 **Biodiversity**  
Policy ENV3 states that development that will conserve, restore, and enhance biodiversity in the district will be supported. All development should provide a net gain in biodiversity where possible. As a minimum, there should be no net loss of biodiversity. In this case there is an opportunity to provide a net gain through planning conditions to gain biodiversity enhancements for the site. Relatively

small features can often achieve important benefits for wildlife, such as incorporating swift bricks and bat boxes in developments.

**6.23 Community Infrastructure Levy (CIL)**

The proposed development is liable to pay CIL.

**7.0 CONCLUSION**

7.1 Planning permission should be granted because the proposal represents a sustainable redevelopment within a larger village. It does not result in a harmful impact to the character and appearance of the area, or the wider area. In conjunction with the attached conditions the proposal will not give rise to a harmful impact to highway safety or neighbouring residential amenity and will accord with development plan policies.

**8.0 RECOMMENDATION**

8.1 **Planning Permission to granted subject to the following conditions**

1. **Development to commence with three years**
2. **Development to be built in accordance with the approved plans**
3. **A schedule of materials shall be submitted to the council prior to commencement**
4. **Surface water drainage details are required prior to commencement**
5. **Details of bat or bird boxes to be provided prior to commencement**
6. **Energy Statement Verification is required prior to first occupation**
7. **Details of air source heat pump prior to installation.**
8. **Landscaping implementation are approved**
9. **New vehicular access formed and laid out prior to first occupation**
10. **Close existing access before new access is first used**
11. **Vision splay dimensions provided prior to fist occupation**
12. **Parking & Manoeuvring Areas Retained**
13. **No Garage conversion into living accommodation**
14. **Obscure glazing for bathroom windows on south-west elevation**
15. **No windows, doors or other openings**

**Informatives**

1. **INF17 - Works within the Highway**
2. **CIL-Planning permission or reserved matters approval (South)**

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