

APPLICATION NO.	P22/S0924/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	20.5.2022
PARISH	GORING
WARD MEMBER(S)	Maggie Filipova-Rivers
APPLICANT	QPD Ltd
SITE	Ridgeway Rise Goring, RG8 0JY
PROPOSAL	Erection of a detached two-storey house and detached garage. (As amended by additional drainage information received 22 July 2022 and revised landscaping plan received 11 August 2022)
OFFICER	Will Darlison

1.0 INTRODUCTION AND PROPOSAL

- 1.1 The application is referred to planning committee because the Officer's recommendation for approval conflicts with the views of Goring on Thames Parish Council, who object to the proposed development.
- 1.2 The application site is an area of land that previously formed part of the garden of the Ross Acre, which is the residential dwelling situated immediately to the north. A bridleway is located to the west and provides vehicular access for a number of existing private houses. The site is located within the built-up limits of the village of Goring on Thames and is in the Chilterns Area of Outstanding Natural Beauty.
- 1.3 A plan identifying the site is attached at **Appendix 1** to this report.
- 1.4 The application seeks planning permission for the erection of a detached two-storey dwelling with a detached single storey garage outbuilding. The proposed development would involve the creation of a new access and a gravel driveway to the front of the house. At the time of submission, the dwelling was in the late stages of construction.
- 1.5 This application is an altered version of one granted planning permission in 2019 under the application reference P19/S1259/FUL and in 2021 under application reference P21/S3176/FUL. The design and siting of the dwelling remains the same as that previously approved but now includes a detached garage at the front of the site orientated parallel to the lane in place of the open-air parking spaces.



Approved 2021

Proposed

1.6 Reduced copies of the plans accompanying the application are attached at **Appendix 2** to this report. All the plans and representations can be viewed on the Council's website www.southoxon.gov.uk under the planning application reference number.

1.7 The application has been amended to provide additional drainage information and a revised landscaping scheme.

2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

2.1 Goring on Thames Parish Council - Objection

- The proposed garage would change the appearance of the ridgeway path/bridleway significantly for residents and walkers of this national path.
- It should be re-sited to a less conspicuous location.

Network Rail – Following submission of additional information - No objection.

Drainage – Following submission of additional information - No objection.

Forestry Officer (South and Vale) – No objection subject to landscaping condition.

Contaminated Land – No objection.

Countryside Access – No response received.

Neighbour representations - Neighbour objections x (3).

- Concern that the proposal would remove a critical passing spot for vehicles along the single-track road. Moving the barrier further towards the lane would cause untold problems for neighbour and the community.
- The siting of the garage would be out of keeping, oppressive and overbearing on the users of the Bridle Way/ Ridgeway National Trail.
- The garage could be relocated to the rear of the house closer to the railway.

- It would not enhance the new development and would detract from the rural appearance of the area.

3.0 RELEVANT PLANNING HISTORY

3.1 [P21/S3176/FUL](#) - Approved (22/09/2021)

Erection of a detached two-storey dwelling house (as amplified by additional sustainability and drainage information received on 10/08/21 and 07/09/21 respectively)

P19/S1259/FUL – Approved (26/06/2019)

Erection of a detached two-storey dwelling house and a detached double garage (as amplified by drwgn0 PVD.226-15-1a of the entrance gates received on 17/06/19)

4.0 ENVIRONMENTAL IMPACT ASSESSMENT

4.1 N/A

5.0 POLICY & GUIDANCE

5.1 National Planning Policy Framework and Planning Practice Guidance

5.2 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

EP4 - Flood Risk

H1 - Delivering New Homes

H4 - Housing in the Larger Villages

STRAT1 - The Overall Strategy

TRANS5 - Consideration of Development Proposals

5.3 Goring on Thames Neighbourhood Plan Policies:

Policy.02 – Infill

Policy.11 – Conserving and enhancing Goring’s landscape

Policy.12 – Conserve and enhance biodiversity

Policy.15 – Water, sewerage and drainage capacity

Policy.16 – Building design principles

Policy.19 – Adequate parking within new developments

5.4 Supplementary Planning Guidance/Documents

5.5 South Oxfordshire and Vale of White Horse Joint Design Guide 2022

5.6 Other Relevant Legislation

5.7 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.

5.8 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 neighbours.**
- **Design, appearance and impact on the character of the area.**
- **Impact on the special landscape character of the Chilterns Area of Outstanding Natural Beauty.**
- **Impact on highway safety, parking and amenity space.**
- **Impact on drainage.**
- **Land contamination.**
- **Impact on trees.**
- **Carbon reduction.**
- **Other issues.**

- 6.2 **Principle of development.** Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.3 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.
- 6.4 Development which is not in accordance with an up-to-date development plan should be refused unless material considerations indicate otherwise.
- 6.5 The principle of a dwelling in this location has been established under [P21/S3176/FUL](#) and [P19/S1259/FUL](#). The policy environment remains materially comparable to when P21/S3176/FUL was granted permission and as such a dwelling here remains acceptable in principle as set out by Policies STRAT1 and H1 of the SOLP and Policy .02 of the Goring on Thames Neighbourhood Plan. This report shall therefore focus discussion on the additional impact of the proposed garage.
- 6.6 **Impact on neighbours.** Policy DES6 of the SOLP aims to ensure that development would not have significant adverse impacts on the amenity of neighbouring uses with respect to loss of light, dominance or visual intrusion, noise, emissions, pollution or external lighting.
- 6.7 The dwelling remains as previously approved, and it is therefore not intended to reiterate the assessment of its impact on neighbouring properties here. The full discussions can be found in the delegated report for P21/S3176/FUL.
- 6.8 The proposed garage building would be located near to the front of the application site in close proximity to the shared southern boundary with Temple Gardens. The building would be single storey in height with a modest massing, achieved through a half-hipped roof structure, eaves 2.5 metres in height and 4.5 metres height to ridge line. The modest size combined with the location alongside the parking area for Temple Gardens would result in no material harm to the amenities of the neighbouring property in my view.
- 6.9 The neighbouring property to the north of the application site is Ross Acre and it is my opinion that the addition of the proposed garage would be sited sufficiently far from the shared boundary that it would not result in material harm to the amenities of this neighbouring property.

- 6.10 **Design, appearance and impact on the character of the area.** DES1 of the SOLP states that all new development must be of a high-quality design with DES2 ensuring that it must respond to and enhance local character.
- 6.11 The dwelling remains as previously approved, and it is therefore not intended to reiterate the assessment of design and appearance here. The full discussions can be found in the delegated report for P21/S3176/FUL.
- 6.12 The garage would be of a straightforward design employing a rectangular footprint with a half-hipped roof above. It would be constructed of materials that would match those used on the main house: facing brickwork with slate to the roof. This would tie the outbuilding into the character and appearance of the property in a sympathetic way. It would be entirely single storey so it is not considered that it would be overwhelming in the proposed position forward of the principal elevation of the house. This would be aided significantly by it be located to the front and side of the main house so that it would not obstruct views of the front of the dwelling. In my opinion all these factors would demonstrate compliance with the advice for garages and outbuildings set out in the Joint Design Guide by ensuring the proposal would be visually subservient to the main dwelling and have an overriding simple, functional appearance.
- 6.13 It would be located side on to the front boundary of the site which runs alongside the bridleway that provides vehicular access to the site. This would introduce built form closer to the bridleway resulting in it being a more prominent feature in the public realm. The impact in my view would be acceptable based on the materials proposed which match the dwelling, that the garage would be entirely single storey in scale with massing lowered through the use of a half-hipped roof configuration that would slope up and away from front boundary. In addition, a revised landscaping plan has been submitted in order to aid with the assimilation of the development into the area. This has seen the inclusion of a new beech hedge with mixed native hedgerow tree planting along the front boundary. These factors in my view would prevent a harmful impact on the rural character of the area.
- 6.14 **Impact on the special landscape character of the Chilterns Area of Outstanding Natural Beauty.** Policy ENV1 relates to both landscape and countryside. It states that South Oxfordshire's landscape, countryside and rural areas will be protected against harmful development. 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. This is equally enshrined within Policy.11 of the Goring Neighbourhood Plan.
- 6.15 I do not consider that the detached garage would be excessively prominent in the wider rural landscape of the AONB given the generous confines of the site, its location in an established residential area within an established settlement and, the level of natural screening that the amended landscaping scheme would provide to the front site boundary. Taken overall the wider impact to the special landscape character is not considered to be materially harmful. This situation is strengthened in my view through the use of the materials that would be in keeping with the character of the area and approved dwelling and that the improved landscaping scheme has been noted by the Forestry Officer to have some positive landscape impacts.
- 6.16 **Impact on highway safety, parking and amenity space.** Policy TRANS5 seeks to ensure that development does not harm highway safety and provides for sufficient parking and turning areas and TRANS2 promotes the use of sustainable forms of transport such as walking and cycling. Policy.19 of the Goring on Thames reflects this

approach to parking provision requiring that new residential development at least in line with Local Plan guidelines.

- 6.17 Highway Safety: The access to the application site is not to be materially altered from the previously approved plan. Therefore, subject to the imposition of the same conditions as previously used there would be no concerns with regards to highway safety grounds.
- 6.18 Neighbour comments have made reference to a passing place that would be eliminated as a result of the proposed development. The frontage of the site remains as approved on the current application. The implementation of the approved and proposed development would take place on private land forming part of Ridgeway Rise. The access provision accords with the Development Plan in my view.
- 6.19 Parking: The proposed dwelling would remain a four-bedroom property. The parking standards would be two plus spaces on merit. The submitted proposed plans demonstrate a driveway to the front of the property that would be able to accommodate parking spaces in excess of that standard and the settlement benefits from having sustainable transport links. Furthermore, the proposed garage outbuilding would provide for space in accordance with standards. The parking provision accords with the Development Plan in my view.
- 6.20 Amenity space: Policy DES5 relates to outdoor amenity space and states a private outdoor garden or outdoor amenity space, or alternatively a shared outdoor amenity area should be provided for all new dwellings. The amount of land that should be provided for the garden or amenity space will be determined by the size of the dwelling proposed and by the character of surrounding development.
- 6.21 The South Oxfordshire Design Guide advises that for three plus bedroom dwellings 100 square metres of amenity space should be provided. The inability to provide these minimum standards can often be an indicator of overdevelopment.
- 6.22 Taking account of the available land and the overall size of the plot the dwelling would have a garden area that exceeds the minimum standard by a substantial amount. I am therefore satisfied that the proposal accords with Policy DES5 and that it is not an overdevelopment of the site.
- 6.23 **Impact on drainage**. Policy EP4 relates to matters of flooding and states that the risk of flooding will be minimised through;
- i) directing new development to areas with the lowest probability of flooding;
 - ii) ensuring that all new development addresses the effective management of all sources of flood risk;
 - iii) ensuring that development does not increase the risk of flooding elsewhere; and
 - iv) ensuring wider environmental benefits of development in relation to flood risk.
- 6.24 The District Council's drainage engineers were consulted as part of the previous application process, and they had no objection to the proposed development subject to the attachment of pre-commencement surface water and foul water conditions. These were both considered to be reasonable and necessary given the need to ensure that the proposal would not increase flooding or lead to pollution of the area.

- 6.25 They current submission has sought to avoid the need for pre-commencement conditions by submitting the drainage information up front. This information has been assessed by the Drainage Engineer and found to be acceptable subject to additional information being supplied. The drainage provision accords with the Development Plan in my view.
- 6.26 **Land contamination.** Policy ENV11 of the SOLP sets out that proposed development should be designed to ensure that the occupiers will not be subject to the individual and/or cumulative effects of pollution.
- 6.27 The Contaminated Land Officer has been consulted on the proposals, as they were on the previous applications. They had no further observations to make further to their comments on P21/S3176/FUL. Under such circumstances I consider it appropriate to impose the same unsuspected contaminated land condition in the interests of ensuring the proposal complies with Policy ENV11.
- 6.28 **Impact on trees.** Policy ENV1 aims to protect the landscape, countryside and rural areas against harmful development. 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 trees (including individual trees, groups of trees and woodlands), hedgerows and field boundaries.
- 6.29 The application site is not located within a conservation area and none of the trees within it are protected by a TPO. However, that is not to say that the trees do not contribute to the visual amenity of the site. The Forestry Officer was therefore consulted to establish that the proposal would continue to be acceptable in arboricultural terms.
- 6.30 The Forestry Officer has commented that they have no objection to the addition of the proposed garage but highlighted a need for a more comprehensive landscaping scheme to be provided due to the proximity of the garage to the front of the site.
- 6.31 A revised landscaping plan has been submitted which includes a new beech hedge with mixed native hedgerow tree planting along the front boundary. The amended plan has addressed the Forestry Officer's concerns and would result in positive landscape impacts in our view. A compliance condition to ensure that the additional planting is provided has been recommended to ensure that the landscape mitigation is delivered.
- 6.32 **Carbon reduction.** Policy DES10 requires that all new build residential development must achieve at least a 40% reduction in carbon emissions compared with a code 2013 Building Regulations compliant base case. This reduction is to be secured through renewable energy and other low carbon technologies and/ or energy efficiency measures. It goes on to state that an energy statement must be submitted to demonstrate compliance with the policy and how the development will comply with this.
- 6.33 The previous application included an energy statement to demonstrate compliance with Policy DES10 which has been reviewed by our energy consultants to establish whether the required standard of reduction can be achieved. A condition was attached to ensure its implementation and the submission of a verification report. The condition shall be reimposed here to ensure the implementation of the measures set out in the report and the submission of the verification report.
- 6.34 **Other issues.** In this case the CIL is liable for the creation of dwellings on the basis of a net increase in floor space in connection with the creation of a new residential unit.

The liable amount on this application will be greater than on P21/S3176/FUL on the grounds that the proposal now includes the detached garage outbuilding.

7.0 CONCLUSION

7.1 Officers recommend that planning permission is granted because the principle of a dwelling has already been established on the site. The addition of a detached garage outbuilding in this location is considered acceptable. The design and appearance of the dwelling would be in keeping with the area and be of a sufficient quality that it would make a positive contribution to the street scene given the landscape mitigation that will be provided. It would not be materially harmful to the special landscape character of the Chilterns Area of Outstanding Natural Beauty or the amenities of neighbouring dwellings. An acceptable level of off-street parking provision shall be provided with vehicular access that does not pose harm to the safety of users of the highway network and in conjunction with the attached conditions the proposal accords with development plan policies.

8.0 RECOMMENDATION

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

8.2 **1 : Commencement 3 years - Full Planning Permission**

2 : Approved plans *

3 : Materials as on plan

4 : Obscure glazing *

5 : New vehicular access *

6 : Close existing access (a) *

7 : Vision splay details *

8 : Parking & Manoeuvring Areas Retained *

9 : Surface Water Drainage

10 : Unsuspected Contaminated Land Condition

11 : Landscaping implementation

12 : Tree protection (implementation as approved)

13 : Energy Statement Verification

8.3 **Author:** Will Darlison

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