

APPLICATION NO.	P22/S1794/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	16.5.2022
PARISH	CHINNOR
WARD MEMBERS	Lynn Lloyd Ian White
APPLICANT	Mr F Groves
SITE	1 Lime Grove Chinnor, OX39 4PN
PROPOSAL	Demolition of existing bungalow and outbuildings and erection of a pair of semi-detached dwellings with associated car parking, bin and cycle storage and external amenity space (as amended to omit side facing windows and further amended to remove visitor parking space).
OFFICER	Tom Wyatt

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application is referred to Committee as the Officer’s recommendations conflict with the views of the Parish Council.
- 1.2 Lime Grove is a small cul-de-sac within the built up area of Chinnor. With the exception of the bungalow on the application site, the housing within the road comprises two storey development of similar design and it is evident that the development was constructed contemporaneously during the inter-war years. Lime Grove also leads to Leverkus Court, which, following a recent redevelopment, comprises two main apartment blocks. The flats lie immediately adjacent to the south west boundary of the application site and also front Church Road.
- 1.3 The application site (which is shown on the OS extract attached as [Appendix A](#)) sits in a prominent position at the junction of Church Road and Lime Grove. At the present time, the site is bounded by mature hedging whilst Lime Grove is lined by protected lime trees on either side giving the road an attractive verdant appearance.
- 1.4 The application seeks planning permission for the construction of a pair of two-storey semi-detached four bedroom dwellings following demolition of the existing bungalow. The existing access would be reused and two parking spaces for each dwelling would be provided along with private rear gardens. Copies of the submitted plans are attached as [Appendix B](#), and other documentation associated with the application can be viewed under the application reference on the council’s website, www.southoxon.gov.uk.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 **Chinnor Parish Council** - Objection due to lack of parking, only 2 spaces per 4 bed house with no additional on road parking available for visitors. Also, out of character with existing houses on Lime Grove and over development of the site.

Drainage – No objections subject to surface water drainage details being agreed.

Forestry Officer – No objections subject to the implementation of the submitted tree protection information.

Highways Liaison Officer (Oxfordshire County Council) – No objections subject to conditions.

Energy Assessor (ESE Ltd) – No objections subject to compliance condition.

Third Party Representations – Four responses from neighbouring residents raising the following concerns. These responses were received in relation to the original plans and no further representations were received following the receipt of amended plans.

- 2 parking spaces per property is insufficient and will result in overspill parking on to Lime Grove, which is already congested.
- The size of the plot is too small to support two dwellings
- Out of keeping with surrounding built form
- Disruption during the construction period
- Loss of privacy to neighbouring property
- Disturbance and damage during the construction period

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P17/S3026/FUL](#) - Refused (08/07/2019)

Demolition of the existing bungalow and ancillary buildings. Erection of a two-storey building containing four dwellings (4 x 2-bedroom apartments) with associated car and cycle parking and amenity space provision. Retention of existing vehicular and pedestrian access onto Lime Grove (as amended to relocate the proposed access and reduce the ridge height of the building).

[P10/E1951](#) - Approved (29/06/2011)

Demolition of existing bungalow and garage. Erection of new 4 bedroom house and 2 No. two bedroom apartments. Provision of 5 parking spaces including integral garage to house. Utilisation of existing access driveway. (As amended by drawings 09-023-P-002B; 09-023-P-004 B; and 09-023-P-005 B accompanying agent's email dated 20th May 2011).

[P08/E1400/O](#) - Refused (07/04/2009) - Appeal dismissed (17/08/2009)

Demolition of existing bungalow and ancillary buildings. Erection of a two storey building containing 4 one bed flats and 2 two bed flats with associated parking and amenity space provision. Relocation of vehicular access.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The proposed development is not of a scale or type to require an Environmental Statement.

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
ENV6 - Historic Environment
ENV8 - Conservation Areas
EP3 - Waste collection and Recycling
EP4 - Flood Risk
H1 - Delivering New Homes
H11 - Housing Mix
H16 - Backland and Infill Development and Redevelopment
H4 - Housing in the Larger Villages
INF4 - Water Resources
STRAT1 - The Overall Strategy
TRANS5 - Consideration of Development Proposals

5.2 **Chinnor Neighbourhood Plan (CNP) Policies:**

CH H1 – Infill Residential Development
CH H8 – Sustainable Homes
CH H7 – Development Boundary
CH C1 – Design
CH C2 – Conservation Areas

5.3 **Supplementary Planning Guidance/Documents**

South Oxfordshire and Vale of White Horse Joint Design Guide 2022 (JDG)

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 planning issues that are relevant to this application are:

- The principle of the development
- The impact on the character and appearance of the site and surrounding area
- The impact on the amenity of neighbouring occupiers and future occupiers of the development
- The impact on protected trees
- Access and parking
- Archaeology
- Carbon reduction

Principle of development

6.2 The site lies within the built up area of Chinnor as defined by the Development Boundary (Policy CH H7 of the CNP) where the principle of new residential development is acceptable having regard to Policies CH H1 of the CNP and H1 of the SOLP.

The Impact on the Character and Appearance of the Site and Surrounding Area

6.3 The area surrounding the site is dominated by two storey development of varying age and design, although the majority of the development within Lime Grove itself is in the form of interwar semi-detached dwellings of similar design, and size. There is currently a relatively consistent building line to the built form in respect of Church Road with a reasonable distance being retained between the street and individual buildings. Indeed, in the case of the current bungalow, the building has a low visual impact when viewed from Church Road due to its low height, the screening effects of boundary vegetation and its set back from the road.

6.4 The application site can be seen from various public viewpoints along Church Road to the south west and north east of the site, including from the frontage of St Andrews Church. The views from the Church are from within the Conservation Area. In these views, the existing bungalow is not a prominent feature of the street scene as it is well screened and dominated in scale by the adjoining two storey developments.

6.5 Policy CH H1 of the CNP seeks to ensure that new infill housing development is designed so that its appearance, height, scale and materials are in keeping with the proposed surroundings and that the character of the area is not adversely affected. Policy CH C1 of the CNP states that development should be of a high quality respecting local character. These policies are echoed by Policies DES1 and DES2 of the SOLP in particular.

6.6 The plan below at **Fig. 1** shows the layout of the scheme previously approved on the application site under application P10/E1951. This scheme was for two storey development comprising a 4 bed house and two 2 bed apartments. The plan below at **Fig. 2** shows the layout of the current scheme and illustrates that the position and layout of the proposed development would be very similar. In

terms of the positioning of the buildings on the site, the P10/E1951 scheme would be positioned approximately 8 metres from the boundary with Church Road, and 11.4 metres from the boundary with Lime Grove. The current proposal would be sited in an almost identical position. The height of the previous scheme was approximately 7.3 metres whilst the height of the current scheme is approximately 7.6 metres. This slight increased height is mitigated by the reduced width of the main two storey element of the current scheme by approximately 2.5 metres.

- 6.7 Since the approval of application P10/E1951, the site immediately to the south west, Leverkus Court, has been redeveloped. The building on the Church Road frontage of Leverkus Court is approximately 8 metres from the highway boundary, and therefore, the building line of the proposed development would be consistent with this. The building line along Lime Grove would also be respected in relation to the alignment with 2 Lime Grove to the immediate north west and the rest of the linear arrangement of housing within the street.

Fig. 1



Fig. 2



6.8 The design of the development is much more traditional than the previous scheme and reflects the same architecture and scale of development to the adjoining interwar housing within Lime Grove with the use of asymmetric adjoined gables to the front, single storey elements to the side and a relatively low eaves line. The proposed materials would also reflect those of the adjacent development. Again to demonstrate these design changes the approved front elevation of P10/E1951 is shown in **Fig. 3** below, and the proposed front elevation is shown in **Fig. 4**.

Fig. 3



Fig. 4



- 6.9 The site is far enough from St Andrews Church, a Grade I listed building, and with intervening development, so as not to adversely affect its setting in accordance with Policy ENV7 of the SOLP. Policy ENV8 of the SOLP seeks to ensure that proposals for development do not adversely affect the character and appearance of a Conservation Area, including its setting. In this regard the sympathetic design and scale of the development along with the retention of the vegetation around the site would ensure that the Conservation Area would not be harmed.
- 6.10 In light of the above considerations I consider that the design, scale, height and siting of the proposed development is acceptable when assessed against the requirements of the relevant development plan policies and the NPPF.

The Impact on the Amenity of Neighbouring Occupiers and Future Occupiers of the Development

- 6.11 The application site adjoins a block of flats to the south west (Leverkus Court) and a semi-detached two storey dwelling to the north west (2 Lime Grove). The north east (side) elevation of Leverkus House is over 5 metres from the boundary with the application site and contains no first floor windows that look towards the site. At the present time, much of the boundary is formed by a high and thick conifer hedge that provides a very good screen between the two sites.
- 6.12 The rear elevation of the proposed dwellings would be approximately 8 metres from the boundary with Leverkus Court. At this distance, and having regard to the orientation of the adjoining flats the development would not cause any significant loss of light or outlook when viewed from the closest windows of Leverkus Court. Overlooking towards Leverkus Court is currently restricted due to the boundary hedging but even if this vegetation were removed the angle of view and distance between windows is sufficient to avoid any material loss of privacy.
- 6.13 The proposed development would retain a gap of nearly 3 metres between the two storey part of the proposed dwelling and the boundary with 2 Lime Grove,

with a further gap of approximately 7 metres to the facing side elevation of No. 2. This gap, along with the consistent building line of the dwellings, would be sufficient to ensure that the development would not cause any significant overbearing or overshadowing impacts. Following the submission of amended plans there would be no first floor windows facing towards No. 2.

- 6.14 The development would not directly affect other neighbouring occupiers in the area, and I am satisfied that the development would comply with Policy DES6 of the SOLP, which requires that development does not result in significant adverse impacts on the amenity of neighbouring uses.
- 6.15 Policy DES5 of the SOLP seeks to provide outdoor amenity space for new dwellings. In accordance with guidance within the JDG a four bed dwelling should have at least 100m² of garden space. The rear garden for Plot 1 as shown on the proposed site plan is slightly smaller than this but I do not consider this to be critical to the success of the scheme given that all other aspects of the proposal are policy compliant and taking into account the character and appearance of the surrounding built form, and proximity to the village centre.

The Impact on Protected Trees

- 6.16 The lime trees on the frontage of the site with Lime Grove are protected by a Tree Preservation Order. These trees, along with the other protected limes in the street, make a very positive contribution to the environmental quality of the street and the wider surroundings. In order to protect these trees the development would utilise the existing access off Lime Grove, and there would be minimal development within the root protection area of the trees for the formation of the extended driveway and parking areas. The Forestry Officer has confirmed that he is satisfied that the development would not harm the trees. The mature hedging on the Lime Grove and Church Road frontages are also proposed to be retained. As such the proposal complies with Policy ENV1 of the SOLP.

Access and Parking

- 6.17 The existing access would be retained and reused for the proposed development, and two parking spaces would be provided for each dwelling. This is in accordance with Oxfordshire County Council's parking standards for village locations, which are shown in the table below.

Rural Oxfordshire	Parking Provision
1-bedroom dwelling	Up to 1 space per dwelling to be provided within the development site.
2-bedroom dwelling	Up to 2 spaces per dwelling to be provided within the development site
3 – 4-bedroom dwellings	Up to 2 spaces per dwelling to be provided within the development site
5+ bedroom dwelling	Up to 3 spaces per dwelling to be provided within the development site.

- 6.18 The Highway Liaison Officer has confirmed that the proposed parking meets current guidance and is acceptable. I recognise that overspill parking from the development within Lime Grove would not be desirable given the characteristics of the road and existing parking pressures. However, as the proposal meets the required on-site parking standards I do not consider that there is sufficient justification to require further parking provision on the site, and it is also very likely that any additional parking would conflict with the root protection areas of the protected lime trees. I am also mindful that the site is in a sustainable location close to the village centre, and with access to public transport.

Archaeology

- 6.19 The site lies close to an area where Roman deposits were recorded in 1999. As such there is a reasonable prospect that archaeological finds will occur during the redevelopment of the site. In light of this the County Archaeologist has previously requested that the development is subject to an archaeological watching brief. This is reflected in the recommended conditions.

Energy Efficiency

- 6.20 Policy DES10 of the SOLP requires that new dwellings achieve at least a 40% reduction in carbon emissions compared with a code 2013 Building Regulations compliant base case. An energy statement has been submitted with the application to demonstrate that this requirement is met.

Community Infrastructure Levy (CIL)

- 6.21 The proposal is CIL liable.

7.0 CONCLUSION

- 7.1 In light of the assessment outlined in this report Officers have concluded that the application proposal is in accordance with the relevant development plan policies and national planning policy as, subject to conditions, the development would respect the character and appearance of the site and the surrounding area, the amenity of neighbouring occupiers and would not be prejudicial to highway safety.

8.0 RECOMMENDATION

That planning permission be granted, subject to the following conditions:

- 1. Commencement of development within 3 years**
- 2. Development to be carried out in accordance with approved plans**
- 3. Schedule of materials to be submitted and approved**
- 4. Details of hardsurfacing, new planting and fencing to be submitted and approved**
- 5. Tree and hedge protection measures as submitted**
- 6. Drainage details to be submitted and approved**
- 7. Archaeological watching brief to be submitted and approved**
- 8. Findings of the watching brief to be submitted**

- 9. Energy statement verification**
- 10. Electric vehicle charging point to be provided**
- 11. Permitted development removed for extensions and hardsurfacing
(to the front of the dwellings)**
- 12. Provision and retention of parking and turning areas.**

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