
APPLICATION NO.	P14/S0796/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	14.3.2014
PARISH	ROTHERFIELD PEPPARD
WARD MEMBERS	Mr Alan Rooke Mr Paul Harrison
APPLICANT	M A Ltd
SITE	Land rear of Gable Cottage, Gravel Hill, Peppard Common
PROPOSAL	Erection of two semi-detached bungalows with new vehicular crossover
AMENDMENTS	As clarified by plan showing visibility splays accompanying Agent's email dated 11/04/14.
GRID REFERENCE	470648/180943
OFFICER	Emma Bowerman

1.0 INTRODUCTION

- 1.1 This application is referred to the Planning Committee as the Officer's recommendation differs from the views of Rotherfield Peppard Parish Council.
- 1.2 The application site (which is shown on the OS extract **attached** as Appendix A) forms the rear garden of Gable Cottage. The site is positioned between Gravel Hill (B481) and Gravel Hill Crescent, with a drop in levels between the site and Gravel Hill Crescent. There are also significant changes in levels between Gable Cottage and the application site, with the application site on higher land. There are a number of trees / hedges marking the site boundaries. The site does not fall within any areas of special designation.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for the erection of a pair of semi-detached dwellings, with the first floor accommodation contained within the roof space. Each property would have two bedrooms at first floor level (although a third bedroom is shown for each property at ground floor). The materials proposed are brick and tile hanging to the elevations and either slate or clay tiles to the roofs. Access would be via Gravel Hill, opposite the junction with Blounts Court Road.
- 2.2 An additional plan was received during the application process. These provided details of visibility splays at the access to the site, following concerns raised by the County Highways Officer.
- 2.3 A copy of the proposed plans is **attached** as Appendix B. The application is accompanied by a design and access assessment and sustainability statement, which can be viewed online at www.southoxon.gov.uk.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Rotherfield Peppard Parish Council - Considers the application should be refused as the proposed access from the B481, at an already busy junction, is unsuitable and potentially dangerous.
- 3.2 Highways Liaison Officer_ - No objection following the submission of visibility splay details. Subject to conditions requiring the visibility splay to be provided and retained

Agenda Item 9
South Oxfordshire District Council – Planning Committee – 25 June 2014

unobstructed, for the parking to be provided in accordance with the approved plan, and for the access to be provided in accordance with the highway authority's specification.

- 3.3 Forestry Officer - No strong views subject to a condition requiring tree protection and a no dig construction.
- 3.4 Neighbour Representations_– Three received. One with no objection. Two objecting to the application. The issues of concern relate to highway safety, with the following comments:
- The access would be positioned where a number of road / accesses converge,
 - The proposal could result in parking on the road and reversing onto the road
 - The proposal would increase accidents
 - The proposal would set a precedent for further houses at this junction

4.0 RELEVANT PLANNING HISTORY

4.1 None

5.0 POLICY & GUIDANCE

5.1 National Planning Policy Framework (NPPF)

5.2 NPPF Planning Practice Guidance

5.3 South Oxfordshire Core Strategy (SOCS)

CS1 - Presumption in favour of sustainable development
CSQ2 - Sustainable design and construction
CSQ3 - Design
CSR1 - Housing in villages
CSS1 - The Overall Strategy

5.4 South Oxfordshire Local Plan (SOLP) 2011 saved policies

C8 - Adverse affect on protected species
C9 - Loss of landscape features
D1 - Principles of good design
D10 - Waste Management
D3 - Outdoor amenity area
D4 - Reasonable level of privacy for occupiers
D6 - Community safety
EP1 - Adverse affect on people and environment
EP6 - Sustainable drainage
EP7 - Impact on ground water resources
EP8 - Contaminated land
G2 - Protect district from adverse development
H4 - Housing sites in towns and larger villages outside Green Belt
T1 - Safe, convenient and adequate highway network for all users
T2 - Unloading, turning and parking for all highway users

5.5 South Oxfordshire Design Guide (SODG) 2008

Sections 3, 4 and 5

6.0 PLANNING CONSIDERATIONS

6.1 The main issues to be considered are:

1. The principle of the development
2. The impact on the character and appearance of the site and surrounding area
3. The impact on neighbouring properties
4. The impact on parking provision / highway safety

Principle:

- 6.2 The site is located within the built up limits of Rotherfield Peppard, which is classed as a smaller village under policy CSR1 of the SOCS. Policy CSR1 allows for infill development within smaller villages and as such, I consider that the principle of the development is acceptable. The proposal therefore falls to be assessed against the criteria of Policy H4 of the SOLP. Policy H4 supports new housing in villages, subject to a number of environmental and amenity considerations, which are addressed below.

Character and appearance:

- 6.3 Criterion (i) of Policy H4 of the SOLP requires that an important open space of public, environmental or ecological value is not lost, nor an important public view spoilt. The site forms part of an enclosed garden and is not open to the public. The site has no particular environmental or ecological value and there are no important views across the site. On this basis, the proposal would be in accordance with the above criterion.
- 6.4 Criterion (ii) of Policy H4 of the SOLP requires that the design, scale, height, and materials of the proposed development are in keeping with its surroundings. The proposed dwellings would be traditional in appearance and of a modest scale, with the first floor accommodation contained in the roof space. The dwelling would be low in height (6.5m) to take into account the higher level of the application site. Appropriate materials could be secured via a condition. As such the proposal accords with criterion (ii) of policy H4.
- 6.5 Criterion (iii) of Policy H4 requires the development to not adversely affect the character of the area. The proposed dwellings would be set back from Gravel Hill a similar distance to Gable Cottage, and in my opinion would not appear overly prominent in the streetscene. An appropriate gap would be retained to the boundaries so that the development would not appear cramped and space would be provided at the front for soft landscaping.
- 6.6 The trees on site are not protected and the council's forestry officer has commented that they are mainly of low arboricultural value. A False Acacia would be retained in the northern corner of the site and subject to a 'no dig' driveway construction within the root protection area of this tree, the development would have an acceptable impact on this tree. A condition requiring an arboricultural method statement could secure this and ensure that appropriate tree protection measures are provided during construction.
- 6.7 I consider that the development would have an acceptable impact on the character of the site and surrounding area and that the proposal would comply with criterion (iii) of Policy H4 and the other policies which seek to secure high quality design and protect the character of the area, including policies G2, C9 and D1 of the SOLP, and Policy CSQ3 of the SOCS.

Neighbours:

- 6.8 Criterion (iv) of Policy H4 of the SOLP requires that there are no overriding amenity objections. The proposed dwellings would be positioned alongside an outbuilding at Gable Cottage. Due to the separation to the main house and the height of the proposed dwellings, I do not consider that the proposal would result in any impact on this neighbour in terms of light, outlook or privacy.
- 6.9 To the other side, there would be no first floor windows facing towards The Square House and given the distance to this property, the proposal would also have an acceptable impact on this neighbour. All other neighbouring properties would be a sufficient distance from the proposed development. On the basis of the above

assessment, I consider that the development would have an acceptable impact on neighbouring properties, in accordance with policies H4 and D4 of the SOLP.

Parking provision / highway safety:

- 6.10 Criterion (iv) of Policy H4 also requires there to be no overriding highway objections. Policies D1, D2, T1 and T2 of the SOLP also require an appropriate parking layout and that there would be no adverse impact on highway safety. With respect to highway safety matters the advice from Central Government set out in the National Planning Policy Framework (NPPF) is as follows:

Development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe.

The term severe is locally interpreted as situations, which have a high impact, likely to result in loss of life, or a higher possibility of occurrence with a lower impact.

- 6.11 The access to the site would be provided opposite the junction to Blounts Court Road. There is also a busy junction around 40m to the north. The access would be shared between the two dwellings. Two parking spaces would be provided for each dwelling, with a turning area between the spaces. This level of parking provision would meet the council's parking standards and the turning space would allow drivers to leave the site in a forward motion.
- 6.12 The County Highways Officer originally objected to the application and raised concern that the proposals would create an additional access of undefined visibility splays at a busy junction where vehicles are making multiple turning movements. The applicant provided a further plan showing visibility splays of 2.4m x 70m. This would be achieved by stepping the fence to the south around 1m further back from the road. This land has been included in the application site boundary and a condition could be used to ensure that these visibility splays are achieved.
- 6.13 Subject to a condition securing the visibility splays shown on the submitted plans, the access would provide adequate visibility at eye level for a driver leaving the site and adequate pedestrian inter-visibility. It is acknowledged that an additional access in this position would have some impact but taking in to account all of the above, the impact would not be severe as per the test in the NPPF. It is your officer's opinion that a reason for refusal on highway grounds could not be sustained at appeal. Officers consider that the development is acceptable in highways terms and complies with the above policies.

Other material considerations:

- 6.14 In accordance with Policy CSQ2 of the SOCS, I have recommended a condition requiring the new dwelling to meet Code Level 4 of the Code for Sustainable Homes. There would be sufficient space to incorporate appropriate storage for waste and recycling on site, in accordance with Policy D10 of the SOLP. As the site forms part of an existing garden, I do not consider that it would be reasonable to request a contaminated land assessment.

7.0 CONCLUSION

- 7.1 Whilst I appreciate the concerns that have been raised over highway safety, the County Highways Officer has raised no objection to the application following the submission of appropriate visibility splays. In line with the recommendation of the Highway Officer, the proposal would not cause severe harm to highway safety and as such, complies with the requirements of the NPPF.

Agenda Item 9
South Oxfordshire District Council – Planning Committee – 25 June 2014

- 7.2 This proposal represents an appropriate infill development within a settlement where the principle of additional residential development is acceptable. The proposed dwellings would be of an acceptable design and would be of a scale suitable to the size of the plots. The development would not detract from the character and appearance of the site and would not be unneighbourly. As such, the application is recommended for approval.

8.0 RECOMMENDATION

- 8.1 **That planning permission is granted for the development contained in planning application P14/S0796/FUL subject to the following conditions-**

- 1. Commencement 3 yrs - Full Planning Permission**
- 2. Development to be as shown on approved plans**
- 3. Details of levels to be approved**
- 4. Sample materials to be approved**
- 5. Dwellings to meet Code Level 4 of Code for Sustainable Homes**
- 6. Access to be as per Highway Authority's specifications**
- 7. Vision splays to be provided and retained unobstructed**
- 8. Parking to be provided as on plan**
- 9. No gates to be provided at access**
- 10. Arboricultural method statement to be approved**

Author: Emma Bowerman
Contact No: 01491 823761
Email: planning@southoxon.gov.uk

This page is intentionally left blank