

APPLICATION NO.	P14/S0278/O
APPLICATION TYPE	OUTLINE
REGISTERED	30.1.2014
PARISH	CHINNOR
WARD MEMBER(S)	Dr Christopher Hood Ms Lynn Lloyd
APPLICANT	Ashgrove Homes (Chinnor) LLP
SITE	69-73 Lower Icknield Way, Chinnor
PROPOSAL	Demolition of 65 Lower Icknield Way. Outline application for erection of up to 8 dwellings on the rear gardens of 69 - 73 Lower Icknield Way (as amplified by Ecological assessment and revised illustrative layout, 2191-01B, to allow the retention of 69 Lower Icknield Way)
AMENDMENTS	As described above.
GRID REFERENCE	475809/201630
OFFICER	Mr T Wyatt

1.0 INTRODUCTION

1.1 This application is referred to Committee as the Officer's recommendations conflict with the views of the Parish Council.

1.2 The application site (which is shown on the OS extract **attached** as Appendix A) comprises the complete residential curtilage of 67 Lower Icknield Way and part of the rear gardens of 69, 71 and 73 Lower Icknield Way. The site is generally level and extends to an area of approximately 0.5 hectares.

2.0 PROPOSAL

2.1 The application seeks outline planning permission for the construction of up to eight dwellings on the land. The dwellings relating to 67, 69, 71 and 73 Lower Icknield Way would be retained such that the new development would be behind these dwellings and would be served by an access into the front of No. 67. The application seeks detailed approval for the means of access only with all other matters (layout, appearance, landscaping and scale) being reserved for further approval. As such the layout of the proposed dwellings as shown on the submitted plan is purely for illustrative purposes only.

2.2 The existing access would be altered by re-siting it slightly to the west and enlarging its width. The proposed single access drive would pass down the east side of No. 67.

2.3 A copy of the plans accompanying the application is **attached** as Appendix B. Other documentation associated with the application can be viewed on the council's website, www.southoxon.gov.uk.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Chinnor Parish Council – Objects due to a dangerous access point and increased traffic.

3.2 Forestry Officer - No objections subject to tree protection and landscaping matters being agreed through conditions.

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- 3.3 Highways Liaison Officer (Oxfordshire County Council) – No objection subject to conditions.
- 3.4 OCC Developer Funding – Contributions requested towards infrastructure and services.
Housing Officer – Affordable housing provision required.
- 3.5 Countryside Officer (South Oxfordshire & Vale of White Horse) - No objections
Environmental Health – No objections.
- 3.6 Equalities Officer – No comments.
- 3.7 Crime Prevention Design Advisor – Condition recommended regarding security measures.
- 3.8 Neighbours – 13 letters of objection received:
- There is limited visibility at the proposed access
 - Impact on highway safety
 - Overdevelopment of the area
 - Lack of infrastructure
 - Extending the village boundary
 - Footways and lighting inadequate in the locality
 - Loss of privacy
- 4.0 **RELEVANT PLANNING HISTORY**
- 4.1 [P10/E1200](#) – Withdrawn prior to determination (25/11/2010)
Demolition of dwelling and erection of 10 new dwellings and garages with associated access road and driveways. Erection of garages to serve two of the retained dwellings.
- [P90/N0706/O](#) - Refused (14/11/1990) - Refused on appeal (08/04/1991)
New dwelling and detached double garage
- 5.0 **POLICY & GUIDANCE**
- 5.1 South Oxfordshire Core Strategy (SOCS) policies
- CS1 - Presumption in favour of sustainable development
 - CSB1 - Conservation and improvement of biodiversity
 - CSEN1 - Landscape protection
 - CSH2 - Housing density
 - CSH3 – Affordable housing
 - CSH4 - Meeting housing needs
 - CS11 - Infrastructure provision
 - CSQ2 - Sustainable design and construction
 - CSQ3 - Design
 - CSR1 - Housing in villages
 - CSS1 - The Overall Strategy
- 5.2 South Oxfordshire Local Plan 2011 (SOLP) policies;
- C4 - Landscape setting of settlements
 - C8 - Adverse affect on protected species
 - C9 - Loss of landscape features
 - D1 - Principles of good design
 - D10 - Waste Management
 - D2 - Safe and secure parking for vehicles and cycles
 - D3 - Outdoor amenity area
 - D4 - Reasonable level of privacy for occupiers
 - D6 - Community safety

- EP2 - Adverse affect by noise or vibration
- 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

South Oxfordshire Design Guide 2008

5.3 National Planning Policy Framework (NPPF)

National Planning Policy Framework Planning Practice Guidance

6.0 **PLANNING CONSIDERATIONS**

6.1 The main considerations in relation to this application 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 the amenity of neighbouring occupiers
4. Highway considerations
5. Other material considerations

The Principle of the Development

- 6.2 The principle of housing development on the site is considered acceptable having regard to Policy CSR1 of the SOCS, which allows for infill housing on sites within the larger villages of the district, which includes Chinnor. Infill housing is defined as the filling of a small gap in an otherwise built up frontage or on other sites within settlements where the site is closely surrounded by buildings.
- 6.3 The proposed development would not infill within the frontage of the site as the site forms part of the substantial rear garden areas of established dwellings, but when seen in the context of the wider built form, the proposed development would be viewed in close association with existing dwellings and would not result in development extending beyond the main built up edge of the village. The site lies close to Elderdene, which is an area of estate housing off Lower Icknield Road, which extends further to the north than the application site. It should also be noted that housing development has been recently granted in depth at other sites off Lower Icknield Way, including Hernes Oak and Wheatfield, which lie further to the east of the site.
- 6.4 In relation to any reserved matters application, the proposal should provide an approximate 50/50 split between smaller (1 or 2 bedroom units) and larger dwellings in line with Policy CSH4 of the SOCS. In light of the above Officers consider that it is reasonable to conclude that the principle of the development is broadly acceptable.
- 6.5 The development would result in a net gain of 8 dwellings. In line with Policy CSH3 of the SOCS, 40% of the units should be provided as affordable housing. This equates to 3.2 dwellings. In relation to this development it would be expected that 3 affordable units would be provided on the site with the remaining 0.2 unit provision being secured through a financial contribution. These matters can be secured through a planning obligation, which forms part of the recommendation.

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

- 6.6 Amongst other matters, Policy H4 of the SOLP seeks to ensure that new housing development is in keeping with the design, height, scale and materials of its surroundings and that the character of the area is not adversely affected.

- 6.6 At this outline application stage, only the means of access can be considered in full as all other matters relating to the layout and design of the development would be subject to a further reserved matters application. In relation to the criteria outlined under Policy H4 of the SOLP, the proposal would not result in the loss of an important open space of public, environmental or ecological value and an important public view would not be spoilt. As there are no details of the design, siting, height and overall appearance of the dwellings at this stage, an assessment of the development against the surrounding built form cannot be made. Clearly these details would need to be considered very carefully having regard to any subsequent reserved matters application for the development. However, the illustrative layout does indicate that there is scope to provide eight dwellings on the site whilst ensuring that sufficient parking and amenity areas are provided. Furthermore the illustrative layout demonstrates that existing trees of some landscape merit can be accommodated by the development, and that there would be scope to provide additional landscaping, particularly on the boundaries of the site to soften the landscape and visual impact of the development having regard to the landscape setting of this part of the village.
- 6.7 The application site forms part of the large gardens of 4 existing properties and extends for a considerable depth away from Lower Icknield Way. The residential development along Lower Icknield Way is generally characterised by a linear form where the majority of the dwellings are detached and set on a consistent building line to the public highway, and where the majority of the dwellings are set within large garden areas. This is particularly true of the housing on the northern side of Lower Icknield Way.
- 6.8 However, this consistency to the grain of the built form in the locality does not prevent change where appropriate. In this regard recent development in depth has been constructed for new housing on the southern side of Lower Icknield Way approximately 150 metres to the east of the site. The proposed development would introduce this more intensive form of development to the northern side of Lower Icknield Way but not necessarily to the harm of the character of the area.
- 6.9 The proposed dwellings would be set well back from Lower Icknield Way and would be relatively discreetly sited to the rear of the existing dwellings and would not be readily apparent from the main public vantage points along Lower Icknield Way. The widening and position of the access road would draw attention to the development in depth on the site but this would be apparent from a relatively short section of the highway. The future layout of the development could be designed to preserve views through the site to the countryside beyond from Lower Icknield Way.
- 6.10 Elderdene is a higher density residential development extending in depth further north than the application site. The presence of this development close to the application site is clearly apparent in views from the countryside to the north of the site and having regard to the close visual relationship between Elderdene and the application site in such views Officers do not consider that the presence of development in depth on the application site would be visually intrusive or harmfully apparent to the detriment of the landscape setting of this part of the village. Any reserved matters application will include details of landscaping and this will need to help assimilate the development into its surroundings.

The Impact on the Amenity of Neighbouring Occupiers

- 6.11 The proposed development would share boundaries with 63, and 75 Lower Icknield Way to the west and east respectively. No. 63 to the west also benefits from a large garden area, and the boundary with the application site is relatively well stocked with

vegetation providing a buffer between the two sites. There is also space for strengthening the vegetation along the boundary as part of the proposal. Similarly the boundary with No. 75 is relatively well stocked with vegetation and again separation distances between the development and the rear garden of No. 75 would be carefully considered at the reserved matters application stage to ensure that the impact on the rear garden area of No. 75 would be acceptable.

- 6.12 The development would also adjoin the rear gardens of 67, 69, 71 and 73 and having regard to the likely relationship with these properties it is apparent that the layout of the development can be designed such that there would be an acceptable separation distance between any new housing and the existing dwellings in terms of protecting the mutual amenity of the existing and future occupiers.
- 6.13 The access road would lie alongside the boundary with No. 67 and 69, and could result in some noise disturbance to the occupiers of this property. However, Officers do not consider that the use of the access road would cause significant harm to the amenity of the neighbouring occupiers so as to justify the refusal of the application.

Highway Considerations

- 6.14 Objections have been raised about the safety of the proposed access. The proposed access would lie close to the existing but would be improved in terms of its width and visibility. Two cars would be able to pass on the access preventing possible waiting on the adjacent highway.
- 6.15 The Highway Liaison Officer has considered the scheme and raised no objections on highway safety grounds. Guidance outlined within the NPPF (Para. 32) states that 'development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe'. This is not considered to apply in this case.
- 6.16 It is apparent that sufficient parking and turning areas would be able to be provided in connection with the development, and these details would be considered in full at any reserved matters application stage.

Other Material Considerations

- 6.16 Neither the Forestry nor Countryside Officers have raised any objections based on the impact on trees or protected wildlife species
- 6.17 In line with the requirements of Policy CSQ2 of the SOCS, the new dwellings should meet Code Level 4 of the Code for Sustainable Homes.
- 6.18 In line with Policy CSI1 of the SOCS new development of this scale should be supported by appropriate infrastructure and services. In this regard the County Council has requested financial contributions towards transport, education, and community services. Such contributions can be secured through a planning obligation.

7.0 CONCLUSION

- 7.1 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 and would not cause any significant harm to the amenities of neighbouring occupiers. In addition the proposal would not cause a severe impact in respect to highway safety and

convenience.

8.0 RECOMMENDATION

8.1 It is recommended that the grant of planning permission be delegated to the Head of Planning, subject to the prior completion of a Section 106 planning obligation with Oxfordshire County Council to ensure infrastructure payments are made towards education, transport, and community services, and the prior completion of a Section 106 planning obligation with South Oxfordshire District Council to ensure the provision of affordable housing, and the following conditions:-

- 1. Outline Permission. Commencement – 3 years**
- 2. Submission of reserved matters**
- 3. Development to be in accordance with approved plans**
- 4. Samples of materials to be as submitted unless otherwise agreed**
- 5. Finished floor and ground levels to be agreed**
- 6. Tree protection details to be agreed**
- 7. Landscaping to be carried out in accordance with details to be agreed**
- 8. Code Level 4**
- 9. Access to be constructed in accordance with highway authority's specifications**
- 10. No obstruction of vision splays**
- 11. Turning and parking areas to be provided prior to first occupation**
- 12. Construction traffic management plan to be agreed**

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