

APPLICATION NO.	P14/S0098/O
APPLICATION TYPE	OUTLINE
REGISTERED	14.1.2014
PARISH	CHINNOR
WARD MEMBERS	Dr Christopher Hood Ms Lynn Lloyd
APPLICANT	Mr K Jones
SITE	67 Lower Icknield Way Chinnor, OX39 4EA
PROPOSAL	Erection of two detached two-storey dwellings with garaging, parking, access and amenity space (as amended by revised layout drawing 1507 01b accompanying agent's letter dated 19 March 2014)
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 curtilage of the existing detached dwelling on the site, which amounts to an area of approximately 0.28 hectares. The site is rectangular in shape and the land is relatively level and adjoins the rear garden areas of adjoining properties to the east and west.

2.0 PROPOSAL

2.1 The application seeks outline planning permission for the construction of two detached two storey dwellings to the rear of the existing dwelling, which would be retained. The application seeks detailed approval for the means of access and the layout of the development with all other matters (appearance, landscaping and scale) being reserved for further approval.

2.2 The existing access would be altered by re-siting it slightly to the west and enlarging its width. The access drive would pass down the east side of the existing dwelling and would serve the proposed dwelling through separate access points. Each dwelling would be served by a double garage as well as further parking provision to the front.

2.3 The layout of the scheme has been amended principally through re-siting the dwelling and garage proposed on Plot 2 further away from the boundary with 65 Lower Icknield Way.

2.4 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 an 'extremely dangerous access and overdevelopment.

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3.2 Forestry Officer (South Oxfordshire District Council) - No objections subject to tree protection and landscaping matters being agreed through conditions.

3.3 Highways Liaison Officer (Oxfordshire County Council) – No objections
Countryside Officer(South Oxfordshire & Vale of White Horse) - No objections

3.4 Neighbours – 2 letters of objection received:

- loss of privacy
- development overbearing and obtrusive
- backland development out of character with the surrounding built form
- increased noise and disturbance
- very dangerous access
- precedent for further backland development
- loss of trees and wildlife habitat

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

[P81/N0230](#) - Approved (13/05/1981)
Erection of a double garage.

[P81/N0231](#) - Other Outcome (24/04/1981)
Extension to provide a new kitchen and breakfast room space.

[P66/M0200](#) - Refused (29/07/1966)
SITE FOR 29 BUNGALOWS AND GARAGES. ESTATE ROAD.

[P52/M0223](#) - Approved (10/06/1952)
Dwelling house with private garage and vehicular access.

[P49/M0718](#) - Approved (10/01/1950)
LEAN-TO PORCH

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
- 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 and therefore relies on being viewed as closely surrounded by buildings. In this regard the site lies adjacent to the spacious rear gardens of Nos. 63 and 69 Lower Icknield Way. However, 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 one smaller unit (1 or 2 bedrooms) 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.

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

6.5 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 layout and means of access are details that can be considered in full. 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. There are no details of the design, height and overall appearance of the dwellings at this stage, and therefore 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.
- 6.7 The application site forms the large garden of No. 65 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 relatively discreetly sited to the rear of the existing dwelling 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 only be apparent from a relatively short section of the highway and the position of the access road would not compromise the open appearance of the plot along its eastern side.
- 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 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, 67 and 69 Lower Icknield Way. 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.
- 6.12 The amended plans have re-sited the proposed development such that the proposed garages would be 4 metres away from the boundary whilst the closest part of the dwellings would be 7 metres in respect of Plot 1 and 5 metres in respect of Plot 2. Having regard to these separation distances and the positioning of the development relative to No. 63 Officers do not consider that the scheme would cause any significant

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impact on the outlook or light of No. 63. The development would be even further from the boundary with No. 69 and again there would be no significant impact on the rear garden area of this neighbouring property. The south elevation of Plot 1 would be relatively close to the rear elevation of No. 67 but lying to the north, the development would not cause any overshadowing of the existing dwelling.

- 6.13 The access road would lie alongside the boundary with No. 69, and could result in some noise disturbance to the occupiers of this property. However, given that the access road would be relatively likely trafficked and given the size of the rear garden of No. 69 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. He has stated that in his opinion the vehicle movements associated with the development would not present severe harm as stated within the NPPF.

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.

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 be prejudicial to highway safety and convenience.

8.0 RECOMMENDATION

- 8.1 **That planning permission be granted subject to 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. **Withdrawal of permitted development for extensions, alterations and outbuildings**
10. **Access to be constructed in accordance with highway authority's**

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specifications

- 11. No obstruction of vision splays**
- 12. Turning and parking areas to be provided prior to first occupation**
- 13. Construction traffic management plan to be agreed**
- 14. No conversion of garage accommodation**

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