

APPLICATION NO.	P14/S1441/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	7.5.2014
PARISH	CHOLSEY
WARD MEMBER(S)	Mr Mark Gray Mrs Pat Dawe
APPLICANT	Mr Nicholas Nye
SITE	Bezants 33 Winterbrook Wallingford, OX10 9EB
PROPOSAL	A new detached dwelling and attached garage within the grounds of an existing dwelling, plus new separate driveway access. (As amended by documentation received 17 June 2014 submitted by the applicant/agent)
AMENDMENTS	Revised plans received 17/06/14: reducing the scale of the garage from 3-bays to 2-bays and by reducing the height.
GRID REFERENCE	460553/188319
OFFICER	Ms K Quint

1.0 INTRODUCTION

- 1.1 The application has been referred to Planning Committee because the recommendation conflicts with the views of Cholsey Parish Council who consider that *'such a development does not follow the principles of a Conservation Area and sets a dangerous precedent for future development'*.
- 1.2 The application site covers an area of 0.23ha and is located off Reading Road, opposite Winterbrook Nursing Home. To the north of the site is the existing dwelling, Bezants, and to the south is Argyll House. The front of the site is separated from the road by dense vegetation and trees along the boundary. The Thames runs along the rear of the properties at a distance of 170m from the application site.
- 1.3 The site is located within Winterbrook Conservation Area (designated in 2012), and the eastern end of the site only is located in Flood Zone 2. The application site is located within Cholsey Parish, but is within 400m of both Wallingford and Crowmarsh Gifford Parishes. The site is identified on the Ordnance Survey Extract **attached** at Appendix 1.

2.0 PROPOSAL

- 2.1 The applicant seeks full planning permission to:
Erect a 2-storey detached dwelling with accommodation in the roof, along with a new access and driveway to the site and a 2-bay garage with playroom above. The application site makes use of a triangular area of land currently within the curtilage of Bezants.
- 2.2 Reduced copies of the plans accompanying the application are **attached** at Appendix 2. Full copies of the plans and consultation responses are available for inspection on the Council's website at www.southoxon.gov.uk.

Agenda Item 14
South Oxfordshire District Council – Planning Committee – 16 July 2014

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Cholsey Parish Council Recommend refusal on the grounds that such a development does not follow the principles of a Conservation Area and sets a dangerous precedent for future development.
- Crowmarsh Parish Council No strong views
- Wallingford Town Council No observations to date
- Environment Agency. No consultation response required as the site does not fall within a high risk area
- Monson The siting of the house is outside flood zone 2. The development is acceptable, subject to land within flood zone 2 (at the far end of the site) remaining unchanged / not being raised.
- Countryside Officer No strong views
- Forestry Officer The proposed tree removal and the location of the proposed development are acceptable, subject to conditions relating to tree protection and landscaping.
- Conservation Officer Recommend approval, subject to revisions to the garage and conditions relating to boundary detailing, joinery details and materials.
- Neighbour Objectors (1)
Revised plans address original concerns garage (further detail provided in section 6.3). Recommend approval subject to conditions relating to boundary detailing, joinery details and materials
- The development does not preserve or enhance the setting of the newly created Conservation Area.
 - The proposed access adversely affects the spaciousness and pattern of the development – a special characteristic of the surrounding Conservation Area.
 - The proposal sets an unfortunate precedent for further development along the road, compromising the position of the newly created Conservation Area.

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P13/S1407/PEM](#) – Response (18/06/2013)
Two new additional dwellings within grounds of an existing dwelling, plus new separate access and garages for each dwelling. - SITE MEETING

[P06/W1309/O](#) – Withdrawn (26/02/2007)
Erection of a two storey dwelling.

5.0 POLICY & GUIDANCE

- 5.1 South Oxfordshire Core Strategy policies (SOCS)
CS1 – Presumption in favour of sustainable development
CSS1 – Overall strategy and distribution of development
CSQ3 – Design
CSR1 – Housing in villages
CSEN1 – Landscape

- 5.2 CSEN3 – Historic Environment
South Oxfordshire Local Plan policies (SOLP)
CON7 – Conservation areas
D1 – Design
D2 – Vehicle and cycle parking
D3 – Plot coverage and garden areas
D4 – Privacy and overlooking
D10 – Waste facilities
H4 – Proposals for houses
EP6 – Surface water management
EP7 – Groundwater resources
T1 & T2 - Transport, parking and highway safety
- 5.3 South Oxfordshire Design Guide (SODG)
- 5.4 National Planning Policy Framework (NPPF)
National Planning Policy Framework Planning Practice Guidance (NPPG)
- 6.0 **PLANNING CONSIDERATIONS**
- 6.1 The main issues in this case are;
- Principle of residential development
 - Impact of the development on the conservation area
 - Impact of the development in terms of Flood risk and surface water
 - Impact on residential amenity
- 6.2 **Principle of residential development**
- 6.2.i The application site is located within the parish of Cholsey and in the built-up residential area of Winterbrook. Bezants sits within a built-up frontage along Reading Road, and the proposed dwelling infills an area that retains a close relationship with neighbouring dwellings, while retaining the space and openness, which is characteristic of the Conservation Area.
In this particular case, the proposal for residential development is acceptable in principle and complies with policy CSR1 of the South Oxfordshire Core Strategy.
- 6.2.ii Having established that the principle of residential development is acceptable on the site, policy H4 of the SOLP requires development within built-up areas to integrate well and be responsive to the character of the area. The proposal for an additional 2-storey dwelling adjacent to Bezants must therefore also meet the following criteria to demonstrate that the proposal will not result in a harmful impact on the surrounding rural and residential area:
- i) an important open space of public, environmental or ecological value is not lost, nor an important public view spoiled;
 - ii) the design, height, scale and materials of the proposed development are in keeping with the surroundings;
 - iii) the character of the area is not adversely affected;
 - iv) there are no overriding amenity, environmental or highway objections; and
 - v) if the proposal constitutes backland development, it would not create problems of privacy and access and would not extend the built limits of the settlement.
- 6.2.iii In determining the application, the above points are assessed in greater detail under the headings:
- 6.3 Impact of the development on the conservation area,

6.4 Impact of the development in terms of Flood risk and surface water,
6.5 Impact on residential amenity.

6.3 Impact of the development on the conservation area

- 6.3.i The Winterbrook Conservation Area was established in September 2012, and in accordance with policy CON7 of the SOLP, permission will be granted for development which does not harm the character or appearance of the Conservation Area, ensuring;
- i) the design and scale of new work is in sympathy with the established character of the area
 - ii) traditional materials are incorporated, when appropriate to the character of the area.
 - iii) any existing walls, buildings, trees, hedges open spaces or important views are not adversely affected.
- 6.3.ii The design of the dwelling has taken influence from the Arts and Crafts style of Bezants but with distinctive characteristics of its own and modern design features, including lantern glazing to provide central light wells. The proposal has responded well to the design features of the host property, whilst also establishing a distinct new building. This approach accords with National and Local Policy for new development within the historic environment and advice set out in the South Oxfordshire Design Guide.
- 6.3.iii Revised plans indicating a reduction in the garage width (from 3 bays to 2 bays) ensures that there is clear spacing either side of Bezants. Consequently the smaller garage better preserves its setting, and ensures that the sense of openness, which is distinct within this plot, is retained. Consultation advice from the Conservation Officer has confirmed that, by virtue of the design, spacing and materials, a new dwelling in the proposed location would not undermine the existing character and appearance of the newly designated Conservation Area.
- 6.3.iv In terms of the detailing, it is recognised that the development represents an opportunity to enhance the character of this part of the Conservation Area. Therefore, the modified boundary treatment of both the new dwelling and Bezants should respond to local character and should be approved through condition. Similarly, the materials proposed are in-keeping with the area, subject to the render and mortars being lime based, rather than cement based, to ensure the longevity of the other materials, ie the stone, bricks and terracotta.
- 6.3.v In conclusion, the proposal is not harmful to the setting of the Conservation Area or nearby buildings of local note, subject to the following conditions:
- approval of materials
 - external joinery details
 - approval of the street boundary treatments
- 6.4 Impact of the development in terms of Flood risk and surface water**
- 6.4.i The portion of the site closest to Reading Road, and where the development is proposed to be sited, falls within Flood Zone 1, while the far end of the site falls within Flood Zone 2. In light of the layout, there is no increase in flood risk to a new household on the site, and the development is not considered to increase flood risk to neighbouring properties, which also sit outside Flood Zone 2 and 3 and are at a similar ground height to the proposed dwelling. Consultation advice from the Environment Agency confirms that the site does not meet the criteria of being a development vulnerable to flood risk.

Agenda Item 14
South Oxfordshire District Council – Planning Committee – 16 July 2014

6.4.ii In order to mitigate any risk associated with the eastern end of the site within Flood Zone 2, the restriction of permitted developments is advised (Parts A and E), to ensure that no development or raising of the land takes place within the Flood Zone.

6.4.iii In light of the above points, the proposal complies with policies EP6 – Surface water management and EP7 – Groundwater resources of the SOLP, and accords with national policy relating to part 10 of the National Planning Policy Guidance: Meeting the challenge of climate change, flooding and coastal change.

6.5 Impact on residential amenity

6.5.i Policies D4 and H4 of the SOLP consider the development's impact on the residential amenity of neighbouring occupants.

6.5.ii Privacy and overlooking

Care has been taken to ensure there are no openings (other than a small bathroom rooflight) at first floor height on the flank elevation facing Argyll House. In addition, the boundary along Reading Road and to the south of the site is well screened by mature trees and vegetation, ensuring the privacy of future occupants and those adjacent to the site is unaffected.

6.5.iii Several windows at ground and first floor levels are proposed in the north elevation (facing Bezants), as well as one rooflight. In terms of openings on the adjacent elevation, Bezants has windows on the ground floor but no openings at first floor height or in the roof. Taking into account the distance of 14m between flank elevations, privacy will not be compromised. Although it will be possible to overlook a small area of garden space adjacent to Bezants (from bedrooms on the north elevation), no habitable rooms of the adjacent property will be affected and there will be no adverse affect to occupants of the property.

6.5.iv Loss of light and overshadowing

The spacing between the proposed dwelling, Bezants and Argyll House and the orientation of the site ensures that the majority of overshadowing caused by the development will remain within the application site. There will be a minimal amount of overshadowing along the boundary with Bezants, affecting the side garden only, but not to a level that will impact detrimentally on residential amenity.

6.5.v Scale and height

The height of the dwelling responds well to Bezants, which is slightly higher than the proposed dwelling, and Argyll House, which is slightly lower, as demonstrated by streetscene illustrations submitted by the applicant. Although larger in scale than Argyll House, the front elevation of the dwelling is proportionate to the neighbouring properties, and suitable spacing is retained alongside each.

6.5.vi In conclusion, the development does not harm the amenities of neighbouring properties through loss of privacy, daylight or sunlight, and therefore complies with policies D4 and H4.

7.0 CONCLUSION

7.1 The proposed development is considered to be acceptable for the following reasons: The scale, height, location and design of the dwelling do not detract from the character and appearance of the Winterbrook Conservation Area. The proposal does not adversely impact the residential amenity of neighbouring occupants in terms of outlook, privacy, overshadowing or loss of light, and is at a scale that is appropriate to the plot

Agenda Item 14
South Oxfordshire District Council – Planning Committee – 16 July 2014

and neighbouring buildings.

Subject to conditions, the proposal accords with the National Planning Policy Framework (2012) and National Planning Practice Guidance (2014), South Oxfordshire Core Strategy (2012), South Oxfordshire Local Plan (Saved policies, 2011) and the South Oxfordshire Design Guide (2008).

8.0 RECOMMENDATION

8.1 That Planning permission be granted subject to the following conditions:

- 1. 3yr commencement of work**
- 2. In accordance with plans**
- 3. Boundary detailing to be approved and in place prior to occupation**
- 4. Materials to be submitted and approved**
- 5. External joinery details to be submitted and approved**
- 6. Parking in place prior to occupation**
- 7. Access in place prior to occupation**
- 8. Code for Sustainable Homes – Code Level 4**
- 9. Landscaping Scheme (trees and shrubs only)**
- 10. Tree Protection (Detailed)**
- 11. Removal of permitted development rights – Class A**
- 12. Removal of permitted development rights – Class E**
- 13. Removal of permitted development rights – Class F**

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