

APPLICATION NO.	P14/S1284/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	25.4.2014
PARISH	WHEATLEY
WARD MEMBER(S)	Mr Roger Bell Mrs Janet Carr
APPLICANT	Mr Robbie Greenaway
SITE	7 Leyshon Road Wheatley, OX33 1XF
PROPOSAL	Proposed two storey side and rear extensions and single single storey extension to existing dwelling to form two additional 1-bed dwellings.
AMENDMENTS	None
GRID REFERENCE	460252/205461
OFFICER	Emily Tucker

1.0 INTRODUCTION

1.1 The application has been referred to the Committee because the recommendation conflicts with the views of the Parish Council.

1.2 7 Leyshon Road is a two storey semi-detached dwelling situated within the built up limits of Wheatley. The dwelling was constructed in the mid 20th Century as part of a larger development of similar semi-detached dwellings. The site is bound on the west by the rear gardens of 14 and 15 Ambrose Rise bungalows and to the north and south by 9 and 5 Leyshon Road. There are no site designations associated with this address.

Planning permission was granted 3 March 2014 for the erection of a two storey side and rear extension, a single storey rear extension and front dormer windows under application reference P14/S0055/HH.

1.3 The site is identified on the Ordnance Survey Extract **attached** at Appendix 1.

2.0 PROPOSAL

2.1 This application seeks full planning permission for:

- a two storey side and rear extension and a single storey rear extension to the existing dwelling and subdivision to form two additional 1-bed flats and one two storey 2-bed dwelling
- There is shown to be two parking spaces for the dwelling and one parking space for each flat
- There is a private outdoor amenity space for the house and a shared outdoor space for the flats

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.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Wheatley Parish Council – Object

- overdevelopment of the site
- proposal is unneighbourly and would overlook Ambrose Rise
- there is a lack of space for cars and wheelie bins

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Highways Liaison Officer –

- To be updated at the committee.

Neighbour Object (3)

- this is overdevelopment of the site
- 4 windows instead of 3 at present facing towards my property (15 Ambrose Rise)
- not enough screening between 7 Leyshon Road and Ambrose Rise as hedge is deciduous
- invasion of privacy (14 Ambrose Rise)
- access should be checked for emergency vehicles
- parking and wheelie bin spaces not sufficient and will be a problem for residents of the street (9 Leyshon Road)
- proposal should be only be for two dwellings not three

Neighbour No Strong Views (1)

- No objection (16 Ambrose Rise)

4.0 RELEVANT PLANNING HISTORY

4.1 [P14/S0055/HH](#) - Approved (03/03/2014)

Erection of part two storey and part single storey rear and side extensions and new front dormer windows.

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Core Strategy policies

CSQ2 - Sustainable design and construction

CSQ3 - Design

CSR1 - Housing in villages

5.2 South Oxfordshire Local Plan 2011 policies;

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

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

National Planning Policy Framework Planning Practice Guidance

6.0 PLANNING CONSIDERATIONS

6.1 The main issues in this case are:

- Whether the principle of development is acceptable
- H4 Criteria
- Waste management
- Affordable housing
- Other issues

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- 6.2 **Principle.** Wheatley is one of the district's larger villages where the principle of new residential development within the built up limits of the settlement is acceptable. Policy CSR1 does not limit the size of infill sites within the larger villages but redevelopment proposals will need to comply with the provisions of Policy H4 of the adopted SOLP.
- 6.3 **H4 criteria issues.**
(i) That an important open space of public, environmental or ecological value is not lost;
The proposal consists of an extension within the curtilage of an existing private residential dwelling. There are no environmental or ecological issues associated with this site.
- 6.4 **(ii) Design, height and bulk in keeping with the surroundings;**
6.4i It should be noted that planning permission has already been granted for this extension as a householder alteration; the proposed design in this application is identical with exception to minor alterations to the north side fenestration.
- 6.4ii The report for the approved extension concluded that although there would be an impact on the street scene, this would not be considerable. The design accords with South Oxfordshire Design Guide principles; the extension is set down from the ridge and set back from the principal elevation, the width is half that of the original house and a side access to the rear garden of one metre width is maintained. There are no special area designations associated with this address and with regard to the above, a refusal of the application on design grounds would not have been justified.
- The area is characterised by the regularity and symmetry of semi-detached properties.
The plots on the west side of Leyshon Road are wider than those on the east, with the width between the side wall and boundary accounting for almost half the width of the dwelling. It was concluded that this plot (which also has an ample rear garden) would be able to accommodate an extension of this size. It is also observed that a general trend is developing in the area to extend on these spacious side plots; this proposal would not be out of keeping. Examples of this can be seen at 15 Leyshon Road, 19 & 15 Roman Road, 10 & 11 Miller Road.
- 6.5 **(iii) That the character of the area is not adversely affected;**
Objectors feel that this proposal would overdevelop the site however, in the officer's view, the occupation of this site as two flats and one house is not out of the ordinary; there are blocks of flats within the immediate vicinity at 15 Leyshon Road and Cullum House. It is acknowledged that the proposed development is higher in density than surrounding properties but this in itself is not objectionable. In addition the scheme provides smaller units in Wheatley where there are limited opportunities for new housing.
- 6.6 **(iv) Amenity, environmental or highway objections;**
6.6i Highways
There are neighbour and parish concerns about this proposal relating to parking provision. Each one bed flat is proposed to be provided with one parking space and the two bed dwelling is proposed to have two parking spaces. This accords with the maximum parking levels set out in Appendix 5 of the Local Plan and it is considered that the parking provision as shown on the plans is sufficient for the density of development. The South Oxfordshire Design Guide states that parking spaces should be 2.5 metres wide by 5 metres long. All four spaces meet these criteria.

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- 6.6ii Given that most existing driveways on Leyshon Road are such that vehicles must reverse out onto the road, it is not considered that a turning space must now be provided on this site or that the circumstances of highway safety would be altered. The Manual for Streets, Section 7.9 advises that very few accidents are attributable to vehicles turning into and out of driveways, even on heavily trafficked roads. In addition there have been no recorded injury accidents within the last 5 years in this location.
- 6.6iii Given the above it is unlikely that the proposal would cause significant additional risk to other vehicles and pedestrians in the area and an objection of highway grounds would not be sustained.
- 6.6iv Neighbour Amenity Impact
Objections have been received by neighbours at 9 Leyshon Road and 14 & 15 Ambrose Rise who feel that this proposal would overdevelop the site and result in a loss of privacy for neighbours.
- 6.6v This proposal has altered in design to that previously approved by a reduction in the number of side windows facing towards 9 Leyshon Road from four to one. This reduces the opportunity for overlooking. This one first floor window would service a stairwell and is not a main room of occupation; it is considered that although the property would be more densely occupied, there would be little alteration to the existing circumstances in this respect. The loss of light to the garden at No.9 would not be substantial; the properties are orientated from SSE to NNE and the path of the sunlight throughout the day leads to the conclusion that any loss of light would not be substantial or permanent.
- 6.6vi 14 and 15 Ambrose Rise are bungalows, the rear gardens of which back onto the rear garden of 7 Leyshon Road. The distance between the rear elevations of these properties in Ambrose Rise and the proposed rear elevation of 7 Leyshon Road would be in excess of 25 metres. Whilst there may be some loss of privacy to the rear gardens of Ambrose Rise, it is not considered that this is of significant detriment to justify a refusal of this application. An achievable solution includes the improvement of boundary treatments which is detailed in the application form.
- 6.6vii The total number of beds on this plot would remain the same as the approved scheme (4 beds in total). As such I conclude that any adverse affects associated with normal residential occupation are unlikely to increase disproportionately in spite of the subdivision of the building as three separate dwellings.
- Provision of gardens
- 6.6viii Minimum standards for new residential development are recommended in the South Oxfordshire Design Guide and in Policy D3 of the Local Plan. A minimum of 35 square metres of private garden area would be required for one-bed dwellings and 50 square metres of private garden area would be required for two-bed dwellings. Where dwellings are provided as flats a communal area can be provided of the equivalent size to the number of units
- 6.6vix The two one-bed flats would have a shared garden area of 76.6m². This is in excess of both recommendations for the combined area for x2 one bed dwellings and the area for x1 two bed dwelling and as such is considered sufficient. The two-bed house would have a garden area of 105.8m² in excess of recommendations.

6.6x **(v) Backland development issues**
Not applicable

7.0 **Waste management**

On the proposed site layout plan there is shown to be bin stores located in the rear gardens. Each rear garden has access to the side passageway to take bins to the roadside. In view of this, I would consider that the matter of waste management has been addressed sufficiently.

8.0 **Provision for affordable housing**

Not applicable on sites of net gain under 3 units

9.0 **Other Issues**

Consideration has been given to the control of future development on these plots to prevent overdevelopment without planning permission. Flats do not have permitted development rights and as such it is not necessary to withdraw the rights of Plot 2 & 3 by way of a condition. The two-bed house (Plot 1) would maintain their existing permitted development rights however; the potential for development on this plot is significantly limited by development which has already occurred. As such it is not considered necessary to remove rights at Plot 1.

10.0 **CONCLUSION**

10.1 Wheatley is a sustainable location for new residential development and the principle of new housing in this area is acceptable. This design and mass of the proposal has already been approved under application reference P14/S0055/HH for householder alterations and it was deemed that this would not adversely impact upon the character of the area and would not considerably impact upon neighbour amenity. The amenities provided for the proposed new dwellings exceed recommendations and the overall design is considered to accord with the South Oxfordshire Design Guide. The proposal would not lead to any significant adverse affects upon highway safety and adequate levels of parking are provided. The proposal therefore accords with development plan policies

11.0 **RECOMMENDATION**

Officer recommends that Planning Permission is granted subject to the attached conditions:

- 1 : Commencement 3 yrs - Full Planning Permission**
- 2 : Approved plans ***
- 3 : Matching materials (walls and roof)**
- 4 : Code Level 4**
- 5 : Refuse & Recycling Storage (Details required)**
- 6 : Parking as plan.**

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