

APPLICATION NO.	P14/S0631/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	9.4.2014
PARISH	CHOLSEY
WARD MEMBER(S)	Mr Mark Gray Mrs Pat Dawe
APPLICANT	Mr C Dix
SITE	11 Kentwood Close Cholsey, OX10 9NQ
PROPOSAL	The proposal is for a two storey side extension, part single storey, part two storey rear extension, and a porch (as granted under P13/S3836/HH) and for the subsequent subdivision of the dwelling as extended to form two 2 bed dwellings.
AMENDMENTS	As amended by revised plans and Certificate B received on 16 May 2014 showing parking for new dwelling at the rear of the site accessed from Station Road.
GRID REFERENCE	458635/186181
OFFICER	Mrs G Brown

1.0 INTRODUCTION

- 1.1 This application is referred to the Planning Committee because the Officer's recommendation conflicts with the views of Cholsey Parish Council.
- 1.2 The application site is shown on the OS extract **attached** as Appendix 1. The site is located within the built-up limits of the village of Cholsey and measures some 0.07 hectares in size (including the access). It forms the garden of 11 Kentwood Close, an existing two storey semi-detached dwelling on a 1950's cul-de-sac development. Vehicular access is to be provided to the dwelling from Station Road.

2.0 PROPOSAL

- 2.1 This planning application seeks full planning permission for the erection of two and single storey extensions to the side and rear of 11 Kentwood Close to enlarge the existing property and to create a separate two bedroom dwelling with associated amenity and parking areas. An area of garden would be retained for the existing dwelling and the driveway to the front of No.11 would continue to serve that property.
- 2.2 The plans of the proposed development are **attached** at Appendix 2. Full details of the application and the consultation responses can be viewed on the Council's website at www.southoxon.gov.uk.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 **Cholsey Parish Council** – Object. Insufficient parking and the application is unneighbourly and it constitutes overdevelopment and back-land development. Council request Section 106 contributions towards existing and future Parish projects for these developments should either/both go ahead.

County Archaeologist - There are no archaeological constraints to this scheme.

OCC (Highways) – Recommend refusal on the grounds of a lack of parking provision for the new property and the lack of on street parking. Additionally the house is situated

in a turning head which does not avail on street parking.

Neighbour Representations – None

Amended Plans

Cholsey Parish Council – Objection on the grounds that Council consider the application to be un-neighbourly and over-development.

OCC (Highways) – No objection. Condition recommended which secures the new parking area.

Neighbour Representations – None

4.0 RELEVANT PLANNING HISTORY

4.1 [P13/S3836/HH](#) - Approved (07/02/2014)

Proposed two storey side extension, part single storey and part two storey rear extension and erection of a front porch.

[P11/W0536](#) - Approved (31/05/2011)

Two storey side extension.

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Core Strategy policies;

- CS1 - Presumption in favour of sustainable development
- CSH1 - Amount and distribution of housing
- CSH2 - Housing density
- CSQ2 - Sustainable design and construction
- CSQ3 - Design
- CSR1 - Housing in villages
- CSS1 - The Overall Strategy

South Oxfordshire Local Plan 2011 policies;

- CON13 - Archaeological investigation recording & publication
- 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
- EP2 - Adverse affect by noise or vibration
- G2 - Protect district from adverse development
- G5 - Best use of land/buildings in built up areas
- 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

National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

Cholsey Parish Plan – January 2007

6.0 **PLANNING CONSIDERATIONS**

6.1 The main considerations in the determination of the application are:

- The principle of the proposed development
- Whether it would be detrimental to an important open space of public, environmental or ecological value
- Whether the design, height, scale and materials of the proposed development are acceptable
- Whether the character of the area would be adversely affected
- Whether there are any overriding amenity, environmental or highway objections
- Whether the backland development would cause amenity environmental or highway objections
- Parking and amenity provision
- Sustainability
- Archaeology
- Any other material planning considerations

6.2 **The principle of the development.** The Cholsey Parish Plan does not support new housing on garden land however, the relevant policies in the Council's adopted Local Development Plan and the National Planning Policy Framework, at the heart of which is a presumption in favour of sustainable development, carry greater weight.

6.2.i Cholsey is listed at Appendix 4 of the South Oxfordshire Core Strategy (SOCS) as a 'larger village'. Policy CSR1 of the SOCS permits infill development within the larger villages provided that it is suitably designed and located, is of an appropriate scale and is sympathetic to local character and distinctiveness. Infill 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.

6.2.ii The proposed development site is closely surrounded by buildings on Kentwood Close, Crescent Way and Station Road and as such, the principle of the proposed development is acceptable.

6.2.iii The merits of the proposed development fall to be assessed against the criteria of Policy H4 of the SOLP which states that proposals for housing on sites within the built-up areas of the four main towns of the district and within the built-up areas of the villages will be permitted provided that all five criteria can be met. These criteria are explored below:

6.3 **(i) an important open space of public, environmental or ecological value is not lost, nor an important public view spoilt.** The site which is currently a domestic garden, lies within the built-up limits of the village and is enclosed by fencing. As it is not widely visible in public views and having regard to the fact that the plot is surrounded on all sides by residential development, the proposal would not involve the loss of an important open space or spoil an important public view. Furthermore, there is an extant consent for the same extensions as those currently being proposed although the extant scheme does not involve sub-dividing the extended dwelling to create two separate properties.

6.4 **(ii) the design, height, scale and materials of the proposed development are in keeping with its surroundings.**

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- 6.4.i The surrounding area is largely made up of 1950's houses. They are generally semi-detached and terraced properties which front the highway and have generous rear gardens. Most of the properties are finished in facing brickwork whilst pitched and hipped roofs are clad in concrete tiles.
- 6.4.ii The footprint, scale and design of the proposed extensions have already been determined to be acceptable under application P13/S3836/HH. The difference between that scheme and the proposed scheme is that the side extensions would be used to create a new two bedroom dwelling rather than additional accommodation for the existing dwelling, but for the most part, the external appearance of the property in public views will be very similar to that of the extant scheme.
- 6.4.iii The two storey side extension which would accommodate the new dwelling is to be set back from the front elevation of No.11 by some 2.2 metres meaning that it would be largely unseen in views from the east as one approaches from Crescent Way. The ridgeline of this extension would also be set down from the ridge of the original property which together with the significant set-back allows the original property to remain the dominant element in views from Kentwood Close and the path that cuts through to the garages and Station Road. There would be few if any public views of the rear elevation of the property as it backs on to dwellings with long gardens on Crescent Way. The two storey rear extension would also be set down from the main ridge, highlighting its subservience to the original dwelling.
- 6.4.iv The extensions have pitched roofs that are to be finished in tiles to match the roof of the existing dwelling and the walls are to be finished in brick to match the existing exterior.
- 6.4.v The proposal would equate to a density of 29 dwellings per hectare which is an acceptable density for a site within the built up limits of one of the larger villages in the district. As such, officers do not consider that the scale of the proposal would be detrimental to the established character of the area in terms of development density.
- 6.5 **(iii) the character of the area is not adversely affected.** The property would be set back from the head of Kentwood Close. It would be glimpsed in views Station Road, however, it would be read in conjunction with the surrounding development and as already discussed, the design and scale of the proposed development is considered to be acceptable and appropriate given the established character of the area.

6.6 (iv) there are no overriding amenity, environmental or highway objections

Amenity considerations

- 6.6.i Policy H4 of the SOLP seeks to resist development that would be harmful to the amenities of occupants of nearby properties. The nearest neighbouring property to the proposed side extension is on the other side of the alley way at a distance of some 5 metres from the proposed extension. The extension would sit forward of 10 Kentwood Close and only two first floor windows are proposed within the side elevation of the extension – one would serve a bathroom and be obscure glazed and the other would be a high level window which would serve a bedroom (as a secondary window). There are currently two first floor windows within the side elevation of No.11, one which is obscure glazed and one which is clear glazed. The development would also lie to the north-east of the nearest neighbour and as such, the development would have a minimal impact on the levels of sunlight reaching 10 Kentwood Close throughout the day.
- 6.6.ii The proposed two storey rear extension is to be set away slightly from the shared boundary with the adjoining property, 12 Kentwood Close which has not been extended to the rear. The depth of the extension is relatively modest at 1.9 metres and no windows are proposed within the side facing elevation. The single storey element will project from the existing rear elevation by 4.0 metres. The applicant could erect a 3 metre deep extension under permitted development rights and could potentially erect up to a 6 metre deep extension under the relaxed 2013 rules if none of the immediate neighbours objected. Having regard to this and to the fact that the occupants of 12 Kentwood Close have not objected to a 4 metre deep extension, as well as to the fact that the applicant currently has a single storey outbuilding immediately to the rear of their property that is within close proximity of the shared boundary your officers are satisfied that the relationship of the proposed development with the adjoining neighbour would be acceptable.
- 6.6.iii The distance between the proposed dwelling and rear extension and the rear of dwellings on Crescent Way is some 50 metres which is double the minimum back-to-back distance that is recommended by the South Oxfordshire Design Guide.

Environmental considerations

- 6.6.iV As the proposal involves the loss of a small proportion of a suburban garden and there is no record of any protected species either on the site or in the surrounding area, there are no objections on environmental grounds.

Highway considerations

- 6.6.V The access and parking for the 11 Kentwood Close would remain as existing. Amended plans have been submitted during the course of the application to show separate parking provision for the new dwelling at the rear of the site which would be accessed from Station Road. The proposed dwelling would have two bedrooms and the parking requirement for a two bedroom dwelling is two spaces. The proposed plans show that two spaces would be provided. This has been acknowledged by the OCC highway officer who has no outstanding concerns over the proposals on highway grounds.

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- 6.7 **(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.** The proposed dwelling would be located to the side of the existing dwelling and would not constitute backland development.
- 6.8 **Amenity provision.** The garden area for the existing dwelling would be approximately 102 sq metres which is more than double the 100 sq metres required for a two bed dwelling. The amenity area for the new two bed dwelling would measure over 70 sq metres and as such, the Council's private amenity requirement can be met.
- 6.9 **Sustainability.** The proposed dwelling is in a sustainable location being within walking distance of the village centre, the local primary school, recreation ground and railway station. Various measures and technologies could be implemented in to the construction and finish of the dwelling that would enable it to achieve Code Level 4 of the Code or Sustainable Homes as is required by Policy CSQ2 of the SOCS. The applicant is aware of this requirement and I recommend that a condition is imposed on any planning permission requiring the submission of a post-construction review to demonstrate that at least Code Level 4 has been reached.
- 6.10 **Archaeology.** The site is located in an area of archaeological potential where roman coins have previously been found. However, after considering the proposed development the County Archaeologist has concluded that it would not appear have an invasive impact upon any known archaeological sites or features.
- 6.11 **Other Considerations.** Cholsey Parish Council has objected to the proposed development but has requested that, if planning permission is granted, contributions should be made by the developer towards the community and recreation. However, the Council's trigger for developer contributions is set at 10 dwellings and as such, it would be unreasonable to require the applicant to provide contributions on a scheme where there is a net gain of only one dwelling.

7.0 **CONCLUSION**

- 7.1 The development lies within the well defined confines of the built up part of Cholsey and there is no objection to the principle of housing development. The proposals comply with the normal space and highway standards and the density of the development is considered to be appropriate for the area. The scheme is otherwise generally in accordance with Development Plan Policies.

8.0 **RECOMMENDATION**

- 8.1 **Grant Planning Permission subject to the following conditions:**

- 1 : Commencement 3 yrs - Full Planning Permission**
- 2 : Approved plans**
- 3 : Sample materials required (all)**
- 4 : Code Level 4**
- 5: Parking and manouvring areas retained**
- 6 : Obscure glazing**
- 7 : Prevention of overlooking**
- 6 : Remove PD Class, Part 1 – no extensions**

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