

APPLICATION NO.	P14/S2831/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	16.9.2014
PARISH	WOODCOTE
WARD MEMBER	Christopher Quinton
APPLICANT	Mr C Pye
SITE	60 Whitehouse Road Woodcote, RG8 0SA
PROPOSAL	Erection of a detached dwelling and extension and alterations to the existing dwelling. (As amended by drawing accompanying agent's email dated 18th November 2014 to amend the proposed openings of Plot 2)
AMENDMENTS	Yes – as above
GRID REFERENCE	464500/181403
OFFICER	Tom Wyatt

1.0 **INTRODUCTION**

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

1.2 The application site (which is attached as Appendix A) is located within the built up area of Woodcote. The site is currently occupied by a detached bungalow located towards the north eastern part of the site. There are protected trees on the northern, eastern and southern boundaries of the site.

2.0 **PROPOSAL**

2.1 The application seeks planning permission for substantial extensions to the existing bungalow to form a two storey dwelling with four bedrooms and an attached two bay garage. Amended plans have been submitted for this part of the development to replace dormer windows with rooflights on the rear elevation and to provide obscure glazing to protect the amenities of the adjacent property to the north west. The application also seeks permission for the erection of a new dwelling within the garden area of the existing property. This dwelling would be similar in size and scale to the proposed extended dwelling and would also comprise 4 bedrooms but with a detached two bay garage.

2.2 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 **Woodcote Parish Council** – Object due to overdevelopment and use of access owned by neighbouring property

Forestry Officer – Details of the method of demolition of existing structures and the construction of new foundations within the root protection areas of protected trees should be provided.

Highways Liaison Officer - No objections subject to conditions.

Countryside Officer - No objections

Neighbours – Two letters of objection received:

- The proposed dwellings are too big
- Out of character with the area and unneighbourly
- Access owned by neighbouring property and concern about obstruction of the access and damage being caused to its surface

4.0 RELEVANT PLANNING HISTORY

4.1 [P07/E1405](#) - Refused (21/01/2008)

Demolition of the existing two properties & the erection of 6 dwellings with revised vehicular access and landscaping (as clarified by Tree Survey Schedule and Arboricultural Implications Assessment accompanying letter from Agent dated 21 December 2007).

[P61/H0406](#) - Approved (28/08/1961)

Erection of bungalow

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
- 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

Woodcote Neighbourhood Plan (WNP) 2014

- T8 – Residential car parking spaces
- H10 – Infill housing in the AONB
- D1 – Good design
- D3 – Secure by design

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 to consider in relation to this proposal are:

1. The principle of the development
2. Impact on the character and appearance of the site and surrounding area
3. Impact on the amenity of neighbouring occupiers
4. Highway considerations
5. Other material considerations

The Principle of the Development

6.2 The site is located within the built up area of Woodcote where infill housing development is acceptable in principle having regard to Policy CSR1 of the SOCS and Policy H10 of the WNP.

The Impact on the Character and Appearance of the Site and its Surroundings

6.3 Policy H4 of the SOLP seeks to ensure that the design, height, scale and materials of the proposed development are in keeping with its surroundings and that the character of the area is not adversely affected. Relevant WNP policies are also consistent with this aim, including Policies H10 and D1.

6.4 The site is surrounded by a mix of detached and semi-detached housing. Whilst the development on the east side of Whitehouse Road is largely two storey, the development adjacent to the site on the west side of Whitehouse Road largely consists of bungalows. The main part of the site is on considerably lower ground to Whitehouse Road and there are steep banks sloping up towards the site's eastern and southern boundaries.

6.5 In light of the levels of the site relative to Whitehouse Road, and the screening offered by protected trees on the north, east and south boundaries of the site, the proposed dwellings would not be visually prominent from Whitehouse Road. The height of the dwellings would be slightly over 8 metres and this would be somewhat at odds with the lower height of the bungalows that lie adjacent to the site to the north and south. However, there are full two storey dwellings to the east and elsewhere within the immediate locality and the height of the dwellings would not be at odds with the surrounding built form. Furthermore, the visual impact from the height of the dwellings would be reduced by the low land levels of the site, the tree screening on the boundaries and the design of the dwellings with most of the first floor accommodation within the roof space.

6.6 Although the dwellings are relatively high in terms of their ridge height, the bulk and massing of the buildings is not substantial due to the relatively low eaves lines of the dwellings and the use of hipped roofs and dormer windows. The application site as a plot for an additional single dwelling is large in comparison to surrounding plots and the addition of one dwelling on the site would still result in generous plot sizes in keeping with the grain and density of development in the surrounding area.

6.7 The development allows for the retention of the protected trees on the boundaries of the site, and these will continue to make a positive contribution to the appearance of the site, and the landscape qualities of the wider surroundings to the overall benefit of the Chilterns AONB.

The Impact on the Amenity of Neighbouring Occupiers

- 6.8 The amended plans submitted were designed to reduce the overlooking impact of the extended dwelling on Plot 2 on the adjacent dwellings to the north and west, 48 Bridle Road and Taharoa respectively. All windows at first floor level in the north elevation of the dwelling would either be high level or obscure glazed and as such there would be no overlooking to the garden area of 48 Bridle Path. The relationship of the extended dwelling to 48 Bridle Path in terms of orientation and separation distance would ensure that there would not be a significant impact in terms of loss of outlook or light.
- 6.9 The south elevation of the garage attached to Plot 2 has been amended to provide obscure glazing to reduce the potential overlooking impact on Taharoa. Again the additional bulk of Plot 2 would have a limited impact on Taharoa in terms of outlook or loss of light.
- 6.10 Plot 1 would be located on lower ground in a relatively central position within the application site. Given this the dwelling would not cause any significant loss of light or outlook to neighbouring dwellings. The separation distance, tree screening and orientation of the dwelling would also ensure that there would be no significant loss of privacy to adjacent dwellings. The front of the dwelling would look towards the front of Plot 2. However, such a relationship is not unusual and the orientation between the two dwellings would reduce the opportunity for direct overlooking.
- 6.11 Both dwellings would be provided with sufficient garden areas.

Highway Considerations

- 6.12 Both dwellings would have 4 bedrooms. Policy T8 of the WNP seeks to ensure that one parking space is provided per bedroom in respect of new dwellings. In respect of the garaging and external parking both dwellings would meet this standard. The Highway Liaison Officer has raised no concerns with the proposal in terms of access. A neighbouring occupier has raised concern about the private access off Whitehouse Road being obstructed and being used by additional vehicles, including construction traffic. Such concerns are understood, however, the use of the access is acceptable in planning terms and any restrictions regarding its use would therefore need to be resolved between the developer and the owner of the access.

Other Material Considerations

- 6.13 Consultation comments have revealed that the site for Plot 1 may have been contaminated with waste when a swimming pool was filled in. In light of this I have recommended a condition requiring this potential contamination to be assessed, and if necessary, cleared up.
- 6.14 Having regard to Policy CSQ2 of the SOCS, the dwelling should meet Code Level 4 of the Code for Sustainable Homes. Again I have recommended a condition to secure this.
- 6.15 The proposal is for two 4 bedroom dwellings. Policy H10 of the WNP seeks the provision of one small home with two or fewer bedrooms for every one large dwelling with four or more dwellings. However, in this case the proposal is for a net gain of one dwelling, and I do not consider that a replacement for a smaller unit could be justified.

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.

8.0 RECOMMENDATION

8.1 **That planning permission be granted subject to the following conditions:**

- 1. Commencement – 3 years**
- 2. Development to be in accordance with approved plans**
- 3. Samples of materials to be agreed prior to commencement of development**
- 4. Landscaping scheme to be agreed prior to commencement of development**
- 5. Tree protection measures to be agreed prior to commencement of development**
- 6. Levels to be agreed prior to commencement of development**
- 7. Contaminated land assessment**
- 8. Withdrawal of permitted development rights for extensions and outbuildings to Plot 1**
- 9. Windows at first floor level in the south west and north west elevation of Plot 2 and the north west elevation of the garage to Plot 1 to be obscure glazed or high level**
- 10. Sustainable design and construction to meet Code Level 4 of the Code for Sustainable Homes**
- 11. Parking and turning areas to be provided and retained**

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