

APPLICATION NO.	P14/S3105/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	1.10.2014
PARISH	DORCHESTER
WARD MEMBER(S)	Marc Hiles Philip Cross
APPLICANT	JPPC
SITE	25 Bridge End Dorchester-on-Thames, OX10 7JR
PROPOSAL	Variation of Condition 2 of planning permission P14/S1635/FUL, to amend the approved plan numbers. Demolition of existing garage/workshop and car port. Erection of new detached dwelling together with extension and restoration of existing cottage and creation of new parking areas.
AMENDMENTS	As clarified by Agent's email dated 26 November with photographs.
GRID REFERENCE	457865/193773
OFFICER	Sharon Crawford

1.0 INTRODUCTION

- 1.1 The application has been referred to the Committee because the recommendation conflicts with the views of the Dorchester Parish Council.
- 1.2 The site is located on the southern edge of the settlement of Dorchester-on-Thames and it comprises part of the garden of 25 Bridge End. Vehicular access to the site is currently provided via Wittenham Lane. The site lies within the Dorchester Conservation Area and is within the Oxford Green Belt and an area of archaeological restraint. 25 Bridge End lies within flood zone 2 but the garden to the side where the new dwelling is proposed is flood zone 1.
- 1.3 The site is identified on the map extract **attached** at Appendix 1.

2.0 PROPOSAL

- 2.1 This is an application under Section 73 of the Town and Country Planning Act for the variation of condition 2 of the original planning permission for a new dwelling on the site. Condition 2 required development to be carried out in accordance with the approved plans. The application specifically seeks changes to the approved drawings in respect of the following elements to create rooms within the roofspace;
- Delete reference to drawing '14027-p09'. Also delete '14027-p10B, 14027-p11B, 14027-P09B and 14027-p12A' and replace with '14027-p10C, 14027-p11C, 14027-p09C and 14027-p12B'
 - Addition of a leaded roofed dormer window in the south elevation
 - Addition of one rooflight in south and one rooflight in east elevation
- 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. Copies of the approved plans for the dwelling approved under application ref P14/S1635/FUL are **attached** at Appendix 3 for comparison.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Dorchester Parish Council Refuse. The effect would be to allow the new detached dwelling to become a two-storey, rather than a single-storey property. My Council takes the view, which has also been expressed in the draft Neighbourhood Plan for Dorchester, that there is a lack of smaller properties within the Parish and, when considering its response to planning application P14/S1635/FUL, in principle welcomed the division of the existing property into two plots with the development of two relative small properties: a three bedroom house and a two bedroom single storey dwelling. It was indeed my Council's view, when amended plans were being considered, that this application should be refused unless all the roof lights are removed and that even if these are removed the application should only be approved by the planning officer subject to a number of conditions including a specific clause forbidding the future addition of a first floor to the new-build dwelling. This new application is completely the opposite of what my Council has supported and therefore it should be refused.
- OCC (Archaeology) No objection subject to the original archaeological conditions.
- Occ (Highways) There are no changes that affect highway matters – no objection.
- Conservation Officer There is no proposed increase in roof height to facilitate the provision of first floor accommodation and therefore the scale of the development is as approved. I am however concerned about the addition of a flat-roof dormer window as I do not consider that this would preserve or enhance the character and appearance of the Conservation Area. The proposed rooflights have been located on the roof slopes that are least visible from public views. Thus, the impact of the proposed rooflights on the character and appearance of the Conservation Area would be greatly reduced. However, I do not consider that the justification for the rooflights on the east elevation which would provide further light to the ground floor kitchen area are justified. This room has a large amount of glazing and I am thus unconvinced by the need for further light here. The proposed rooflight to the first floor bedroom 3 would be largely unseen on the south roof slope and therefore the impact of this on the character and appearance of the Conservation Area would be minimal.

Neighbour
Object (6)

- The original application was amended many times. The upper floor was removed and the ridge height reduced by a minimal amount. Many residents still had concerns that the reduction in roof height was not enough and that an upper floor could still be erected.
- The second story of the building may well not make it higher but it does mean that the house will be significantly larger from a square footage perspective and will clearly allow more people to live at the property.
- This will also increase the potential of more cars and journeys to and from the property.
- Inappropriate and unnecessary addition to a house which is detrimental to a Conservation area. The dormer window will overlook the private garden at the end of Wittenham Lane and with the removal of the trees will overlook the driveway and private garden/land to the south of the site.
- A three bed roomed house with additional parking is an overdevelopment of the area and too large for the plot.

4.0 RELEVANT PLANNING HISTORY

4.1 [P14/S1635/FUL](#) - Approved (12/09/2014)

Demolition of existing garage/workshop and car port. Erection of new detached dwelling together with extension and restoration of existing cottage and creation of new parking areas (As amended by drawing no 14027/SK08A showing the planting of new mixed hedgerow along the southern boundary where the Leylandii trees are being removed and as further amended by drawing nos 14027/P02A, P04A, P09B, P10B, P11B and P12A accompanying Agent's email dated 28 August 2014 which shows the removal of the car parking to the front of No 25 and the relocation of a tandem parking area to the southern end of the plot accessed from Wittenham Lane and removing rooflights)

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Core Strategy policies

CS1 - Presumption in favour of sustainable development
CSEN2 - Green Belt protection
CSEN3 - Historic environment
CSQ2 - Sustainable design and construction
CSQ3 - Design
CSR1 - Housing in villages
CSS1 - The Overall Strategy

5.2 South Oxfordshire Local Plan 2011 policies;

C4 - Landscape setting of settlements
C6 - Maintain & enhance biodiversity
C8 - Adverse affect on protected species
C9 - Loss of landscape features
CON11 - Protection of archaeological remains
CON12 - Archaeological field evaluation
CON13 - Archaeological investigation recording & publication
CON5 - Setting of listed building
CON7 - Proposals in a conservation area

- 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
- GB4 - Openness of Green Belt maintained
- 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 There are no changes to the size of the dwelling in height, footprint or design. The main issues in this case are to consider the amendments to the approved scheme in terms of;

- Impact on the character and appearance of the conservation area
- Increase in number of bedrooms
- Any neighbour impact

6.2 Impact on the character and appearance of the conservation area.

6.2i **Addition of the dormer window.** The Conservation Officer has expressed some concern about the design of the dormer window because the use of large, flat roofed dormers is not encouraged in the design guide. The proposed dormer window is designed to provide light to a bedroom rather than head room; it sits some 1 metre below the ridge line and projects out 1 m from the roof plain. It is proposed to be finished in lead on the roof and cheeks. In addition the agent has provided photographic evidence of 5 similar dormer windows in the immediate vicinity within the conservation area. Whilst the dormer window will be visible over the boundary hedge to the lane, given the modest scale of the dormer window and proposed, high quality materials, I do not consider that it would have a significant impact on the character and appearance of the conservation area and a refusal of planning permission is not justified in your officer's view.

6.2ii **Addition of rooflights.** Two rooflights are proposed; one on the south and one on the east elevation. Both rooflights would be a conservation style rooflight. The proposed rooflights have been located on the roof slopes that are least visible from public views. Thus, the impact of the proposed rooflights on the character and appearance of the Conservation Area would be greatly reduced. The Conservation Officer has no objection to the rooflights but has questioned the need for one rooflight in particular as the room would be lit by other windows. In your officer's view the rooflights are discretely located and would not have a significant impact on the character and appearance of the conservation area and a refusal of planning permission in your officer's view would not be justified.

6.3 **Increase in the number of bedrooms.** The approved scheme allowed for a two bedroom, single storey property. The revisions to the approved scheme facilitate the provision of rooms in the roof space to allow for two bedrooms at first floor in addition

to one on the ground floor. The internal alterations to allow for the increase in the number of bedrooms do not require planning permission and planning permission could not be refused for this reason. Planning permission is only required for the addition of the windows. In any event the garden area is in excess of 100 square metres which would comply with the council's minimum garden standard for a three bedroom dwelling indicating that the scheme is not an overdevelopment of the site. The Parish Council concerns in relation to the loss of a smaller unit are acknowledged but the original scheme was not required to provide a mix in the size of units as only one new dwelling was proposed.

6.4 **Neighbour impact.** The new windows do not introduce overlooking to neighbouring properties.

7.0 **CONCLUSION**

7.1 Your officer's recommend that planning permission is granted for the variation of condition 2 to allow for the revisions to the approved plans. For the most part the changes are minor and would not have a significant impact on the character and appearance of the conservation area and would not justify a refusal of planning permission

8.0 **RECOMMENDATION**

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

1 : Approved plans

NB: This application seeks the variation of condition 2 only; the other conditions on the approved planning permission all still apply.

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