

APPLICATION NO.	P14/S3419/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	30.10.2014
PARISH	SONNING COMMON
WARD MEMBERS	Alan Rooke Paul Harrison
APPLICANT	Mr D Coventry
SITE	Land adjacent to 31 Woodlands Road, Sonning Common, RG4 9TD
PROPOSAL	Erection of a two storey dwelling with accommodation in the roof space, parking provision and associated landscaping.
AMENDMENTS	(As amended by documentation received 16th December submitted by the applicant/agent revising the design of the dwelling)
GRID REFERENCE	470547/180534
OFFICER	Victoria Butterworth

1.0 INTRODUCTION

- 1.1 This application is referred to the Planning Committee because the officer's recommendation conflicts with the view of Sonning Common Parish Council.
- 1.2 The application site (which is shown on the OS extract **attached** at Appendix A) is located within a residential area of Sonning Common. The site currently forms part of the residential curtilage of 31 Woodlands Road which has a total site area of 0.1 hectares. 31 Woodlands Road is a semi-detached dwelling.
- 1.3 The properties adjoining the north west and south east boundaries of the site are two storey semi-detached dwellings. To the rear, south western boundary, the application site abuts the front garden of 3 Appletree Close. The site does not fall within any areas of special designation.

2.0 PROPOSAL

- 2.1 Planning permission is sought for the erection of a two storey, four bedroom, detached dwelling with accommodation in the roof space, parking provision and associated landscaping.
- 2.2 The proposed dwelling would have a dual pitched roof with gables facing towards the front and rear of the property. It would have a double height front bay window with a gable which would be finished in facing brickwork, hung tiles, render and white painted timber. The walls of the main dwelling would be finished in facing brickwork and render. The roof would be tiled. The accommodation in the roof space would be served by rooflights on the side elevation, a round window on the front, and a standard window on the rear elevation. A single storey, flat roof element is proposed to the rear of the property and this would be finished in render.
- 2.3 The proposed dwelling would be served via the existing vehicular access to 31 Woodlands Road. Two car parking spaces would be provided for the existing dwelling and two spaces would be provided for the proposed dwelling and these would be located to the front of the two properties. Part of the existing front boundary hedge would be reduced in height to provide a vision splay for vehicles using the access.

- 2.4 A copy of the plans accompanying the application is **attached** as Appendix B. Other documentation associated with the application, including the Design and Access Statement, Sustainability Statement and car parking swept path analysis, can be viewed on the council's website, www.southoxon.gov.uk.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Sonning Common Parish Council – Object:

- Overdevelopment of the site
- Dwelling and shared access would be out of keeping with the character of the street scene and area
- Detrimental to the local landscape
- Inadequate parking provision
- Privacy of neighbours (overlooking of 2 and 3 Appletree Close)
- Drainage provision - inadequate assessment

- 3.2 Highways Liaison Officer (Oxfordshire County Council) – No strong views, subject to conditions securing the alteration of the access, parking, and implementation and retention of vision splays.

- 3.3 Eight representations have been received from neighbours objecting to the proposed development. The main concerns raised are:

- Overlooking and loss of privacy
- Overbearing
- Overdevelopment
- Impact on character of area (dwelling and parking area and loss of front hedge)
- Inadequate parking provision and highway safety
- Traffic generation
- Impact on drainage capacity

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 None relevant

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework (NPPF)**

National Planning Policy Framework Planning Practice Guidance

5.2 **South Oxfordshire Core Strategy (SOCS) 2027**

CS1 - Presumption in favour of sustainable development

CSS1 - The Overall Strategy

CSR1 - Housing in villages

CSQ3 - Design

CSQ2 - Sustainable design and construction

5.3 **South Oxfordshire Local Plan (SOLP) 2011 saved policies**

D1 - Principles of good design

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

5.4 South Oxfordshire Design Guide (SODG) 2008
Sections 3, 5 and 6

5.5 Sonning Common Draft Neighbourhood Plan

6.0 PLANNING CONSIDERATIONS

6.1 The main issues to be considered are:

1. The principle of new housing development
2. The impact on the character and appearance of the existing building and the surrounding area
3. The impact on neighbouring properties
4. The impact on the highway

Principle of development

6.2 Sonning Common is defined in the South Oxfordshire Core Strategy 2027 as a “larger village”. Policy CSR1 of the Core Strategy permits new housing development within larger villages provided that local character and distinctiveness will be protected and the requirements of relevant development plan policies will be met.

6.3 The principle of erecting a dwelling on the site is therefore acceptable.

Impact on character

6.4 Policy H4 of the South Oxfordshire Local Plan 2011 permits new housing development within the built-up areas of villages provided that:

- i. an important open space of public, environmental or ecological value is not lost, nor an important public view spoilt;
- ii. the design, height, scale and materials of the proposed development are in keeping with its surroundings;
- iii. the character of the area is not adversely affected;
- iv. there are no overriding amenity, environmental or highway objection.

6.5 The application site does not constitute an important open space of public, environmental or ecological value, nor an area from which there is an important public view.

6.6 Woodlands Road is characterised by a mix of housing types that include detached and semi-detached properties, and bungalows and two storey dwellings, which are constructed in a variety of architectural styles and materials. The proposed two storey dwelling would have a dual pitched roof with gables on its front and rear elevations. The front elevation would be visually broken up by the proposed bay window and the use of different materials on the façade. The proposed dwelling would reflect elements of design and materials used elsewhere along the street.

6.7 The ridge and eaves height of the roof of the proposed dwelling would match the ridge and eaves heights of the immediately adjacent dwellings on Woodlands Road. The footprint and mass of the dwelling would also reflect other properties in the surrounding area.

6.8 The applicant sought pre-application advice and has also revised the siting and design of the proposed dwelling in response to comments from the case officer. Officers consider that the proposed design, height, scale and materials of the proposed dwelling would be in keeping with its surroundings and would not adversely affect the character or appearance of the street scene or surrounding area. Sufficient garden space is also

proposed to serve the dwelling and the site coverage is considered to be in keeping with the character of the area.

- 6.9 The proposed parking area would be accessed via a shared access that would serve the existing dwelling (31 Woodlands Road) and the proposed dwelling. In order to achieve appropriate visibility for drivers of vehicles exiting the access, it is proposed that the hedge along the front boundary will be lowered to 0.6 metres in height and retained at this height or below. The Highways Officer has recommended that this is secured by condition.
- 6.10 Concerns have been raised by neighbours about the impact of the reduction in height of the front boundary hedge and the proposed layout of the parking area on the character of the street scene and surrounding area. Whilst the loss of the hedge is regrettable, its removal does not require planning consent; it could be removed at any time. The layout of the proposed parking area and shared access is less conventional and is not in keeping with the character of the area. However, officers consider that it would not be sufficiently harmful to the character and appearance of the site or the surrounding area to warrant refusing the application.
- 6.11 On balance, officers consider that the proposed development would not harm the character and appearance the site, the street scene or the surrounding area.

Impact on neighbours

- 6.12 Concerns have been raised by the occupiers of neighbouring properties that the proposed dwelling would be overbearing on, and would affect the privacy of, neighbouring properties.
- 6.13 The side walls of the proposed dwelling would be over 8 metres away from 33 Woodlands Road and 2 metres from 31 Woodlands Road. The rear wall of the two storey element of the proposed dwelling would be at least 17.5 metres from the rear garden boundary and approximately 21 metres from the neighbouring bungalow at 3 Appletree Close. 31 Woodlands Road has windows and a door on its side elevation but these serve a landing, hallway and a room that has a double aspect. Officers therefore consider that the proposed dwelling would not be overbearing on neighbouring properties.
- 6.14 A window is proposed on the rear gable of the proposed dwelling which would serve a bedroom in the roof space. Due to the separation distances between the proposed dwelling and neighbouring bungalows at Appletree Close to the rear, the proposed window would not result in an unacceptable level of overlooking of these neighbouring properties or their gardens.
- 6.15 Three rooflights are proposed on the south east roof slope, facing towards 31 Woodlands Road. Two of these would be located towards the front of the dwelling and would serve a bathroom and a landing. The rooflight proposed towards the rear of the dwelling would be positioned at least 1.7 metres above the floor level of the bedroom that it would serve. These windows would not therefore result in overlooking or a loss of privacy for the occupiers of neighbouring properties.

Impact on the highway

- 6.16 Officers consider that the increase in vehicle movements and parking demand would not be significant and would not result in severe harm to the highway. The Highway Authority has no objection to the proposed dwelling subject to conditions.

7.0 CONCLUSION

7.1 Officers recommend that planning permission is granted because the proposal complies with the relevant Development Plan Policies. Officers consider that, subject to the recommended conditions, the proposed development would not be detrimental to the character and appearance of the existing site or the surrounding area, and would not be unneighbourly.

8.0 RECOMMENDATION

To grant planning permission subject to the following:

Recommended conditions:

1 : Commencement three years - Full Planning Permission.

2 : Approved plans.

3 : Sample materials required (walls and roof).

4 : Code Level 4.

5 : Vehicular access and vision splay protection.

6 : Parking and manoeuvring areas retained.

Recommended informatives:

INF1 : Surface water drainage.

INF2 : Works within the highway.

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