

APPLICATION NO.	P15/S0020/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	28.1.2015
PARISH	SHIPLAKE
WARD MEMBERS	Robert Simister and Malcolm Leonard
APPLICANT	The Coast Trust
SITE	Chelford House, Reading Road, Lower Shiplake
PROPOSAL	Erection of a new dwelling with detached garage.
AMENDMENTS	None
OFFICER	Paul Lucas

1.0 INTRODUCTION

1.1 This application is reported to the Planning Committee as a result of a conflict between the Officers' recommendation and the views of Shiplake Parish Council.

1.2 The application site, shown on the OS extract at **Appendix 1**, is a residential plot with an area of 0.4 hectares. This is occupied by a large detached two-storey dwelling, one of five dwellings fronting onto the eastern side of this section of Reading Road (A4155), towards the southern end of Lower Shiplake. There are a further three dwellings located behind the main frontage dwellings, which are also accessed from Reading Road. Chelford House is constructed on one of the larger plots and its external materials consist primarily of red bricks and slate roofing. The existing vehicular access serving Chelford House is located at the south-western corner of the plot and leads to a detached double garage on the southern side of Chelford House. There is a footpath running between the site boundary and the road. The ground level of the northern part of the site is about 0.5 metre lower than the land on which Chelford House sits. The south-western boundary of the site consists of some trees and shrubs adjacent to a private driveway. There is also some mature foliage located along the rear boundary with Holly Lodge Cottage. There were numerous trees and shrubs along the front boundary of the site, however, these were cleared in 2014 prior to a previous application being submitted. There are no special designations on this site. Members will recall that they visited the site on Monday 13 October 2014 in conjunction with a proposal for a new dwelling and access that was granted planning permission [P14/S1361/FUL](#) at the subsequent planning committee meeting.

2.0 PROPOSAL

2.1 The application seeks full planning permission for the erection of a two storey four-bedroom dwelling and detached double garage on a 0.1 hectares portion of the site, which forms the south-western part of the garden of Chelford House. The proposed dwelling would use the existing vehicular access onto Reading Road. The garage serving the existing dwelling would be demolished and the existing dwelling would share the new access approved as part of the planning permission for the dwelling on the northern side of Chelford House. A new Hornbeam hedge would be planted along the front boundary of the proposed dwelling and Chelford House, behind the line of the previous hedge.

2.2 The plans of the proposed development can be found at **Appendix 2**. Other documents in support of the application can be viewed on the Council's [website](#).

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Shiplake Parish Council** - The application should be refused for the following reasons:

- Highway and pedestrian safety threatened along A4155 from additional households directly accessing the road. Earlier pre-application advice was that the existing access should be closed.

County Archaeologist (OCC) - No objection subject to condition

Forestry Officer (South Oxfordshire District Council) - No objection subject to conditions

Highways Liaison Officer (Oxfordshire County Council) - No objection subject to conditions

Neighbours – Two representations of objection, summarised as follows:

- Concern about removal of foliage on the boundary with Holly Lodge Cottage and the driveway;
- Concern about impact on kerb along pedestrian access into village
- Possibility of a new traffic gateway near dangerous corner

All consultation responses can be viewed in full on the Council's [website](#).

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P14/S1361/FUL](#) - Approved (15/11/2014)

Erection of a two-storey 5-bedroom dwelling and attached garage incorporating construction of new vehicular access and landscaping and alterations to existing vehicular access to Chelford House.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy policies

- CS1 - Presumption in favour of sustainable development
- CSB1 - Conservation and improvement of biodiversity
- CSEN1 - Landscape protection
- CSM1 - Transport
- 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
- C9 - Loss of landscape features
- 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
- D10 - Waste Management
- EP2 - Adverse affect by noise or vibration
- EP3 - Adverse affect by external lighting
- EP6 - Sustainable drainage
- 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 – Sections 3 & 5

5.3 National Planning Policy Framework

Paragraph 32 – “....Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.”

National Planning Policy Framework Planning Practice Guidance

The policies within the SOCS and SOLP 2011 of relevance to this application are considered to be in general conformity with the provisions of the NPPF and therefore this application can be determined against these relevant policies.

6.0 **PLANNING CONSIDERATIONS**

6.1 The site is located within the built-up confines of the village of Lower Shiplake, which is classified as a ‘smaller village’ where infill residential development on sites up to 0.2 is considered to be acceptable in principle under the SOCS Policy CSR1. Officers consider that the proposal would represent the infilling of a small gap in an otherwise built up frontage. Consequently the proposal falls to be assessed primarily against the impact-based criteria of Policy H4 of the SOLP 2011. The planning issues that are relevant to the planning application are whether the development would:

- Result in the loss of an open space or view of public, environmental or ecological value;
- Be in keeping with the character and appearance of the site and the surrounding area, including the preservation of important trees;
- Safeguard the living conditions of neighbouring residential occupiers and provide suitable living conditions for future occupiers;
- Provide safe and convenient access and off-street parking provision for the resultant dwelling; and
- Give rise to any other material planning considerations

6.2 Loss of Open Space

Criterion (i) of Policy H4 of the SOLP 2011 requires that an important open space of public, environmental or ecological value is not lost, nor an important public view spoilt. The site has formed part of a plot containing a dwelling since the late 1800s. It is surrounded by residential plots on three sides and there is no evidence that the site has any particular ecological value. The site is visible in public views along the adjoining section of Reading Road and from the junction with Woodlands Road, where it would be seen in the context of established residential development. This criterion would therefore be satisfied.

6.3 Visual Impact

Criteria (ii) and (iii) of Policy H4 of the SOLP 2011 explain that the design, height, scale and materials of the proposed development should be in keeping with its surroundings and the character of the area should not be adversely affected. The erection of the new dwelling in combination with the previously approved dwelling on the other side of the plot would inevitably lead to an intensification of built form on the original Chelford House site. However, this is one of the largest plots in the locality. The three plots formed would each have a similar area to Chilton House to the north of the site. The dwelling and garage would take up about 20% of the proposed plot, well below the Council’s recommended maximum plot coverage set out at 3.19 of the SODG 2008. There would be a gap of about 11 metres between the north-eastern facing side wall of the proposed dwelling and the south-western facing side wall of Chelford House. Officers consider that this would represent sufficient spacing between the two dwellings. The proposed dwelling would be set further back into the site than Chelford House, so that it would be around 25 metres from the road. This would also reduce the relative prominence of the proposed dwelling when compared to the existing dwelling. Although the ridge height of the proposed dwelling would be 8.9 metres, Chelford House is 9.25 metres and therefore it would not appear out of keeping.

6.4 The proposed dwelling would have a similar footprint and the elevations would reflect the appearance of Chelford House and the use of traditional materials for the external finishes could be secured through a planning condition. Although the garage would be positioned in front of the dwelling, this location would be alongside the side wall of Chelford House, close to the footprint of the existing garage, where it would appear as a subservient structure to the main dwelling. The Council's Forestry Officer has raised no objection to the proposal, subject to landscaping and tree protection conditions. Whilst the removal of the mature front boundary foliage, was regrettable and has opened up the site in views from the road, a replacement landscaping scheme has already been agreed in conjunction with planning permission [P14/S1361/FUL](#). In the light of the above assessment, the proposal would comply with the above criteria.

6.5 Neighbour Impact

Criterion (iv) of Policy H4 of the SOLP 2011 requires that there are no overriding amenity objections. The main concern raised is the impact upon the living conditions of the occupiers of Holly Lodge Cottage. The rear elevation of the proposed dwelling would be sited over 15 metres from the boundary. The application shows the boundary foliage to remain. The closest part of Holly Lodge Cottage is the front parking area. On this basis, there would be unlikely to be any significant loss of light, outlook or privacy to the adjoining occupiers as a result of the proposal. The proposed dwelling would lie about 18 metres to the north of Dulverton, with the driveway in between, which would be sufficient to alleviate any impact. Although the proposed dwelling would project beyond the rear of Chelford House by several metres, the gap of about 11 metres between the dwellings would be sufficient to ensure that no significant overshadowing would occur. The proposed first floor side windows would serve en-suites and so an obscure glazing condition could be applied to prevent loss of privacy. The amount of garden area at the rear of both the proposed dwelling and Chelford House would comply with the recommended minimum standard of 100m² for dwellings of this size as set out in Section 3 of the SODG 2008. On the basis of this assessment, the proposal would be in accordance with the above criterion.

6.6 Access and Parking

Criterion (iv) of Policy H4 of the SOLP 2011 also requires that there are no overriding highway objections. The OCC Highway Liaison Officer (HLO) is satisfied that the proposed access and parking arrangements would be acceptable to serve the proposed dwelling, subject to standard planning conditions relating to the provision and retention of the new access and vision splays and garaging, parking and turning area provision. The HLO considers that the intensification of the use of the new access to be used by Chelford House as well as the approved dwelling would be acceptable, because the proposed vision splays for that access would be to current standards. The existing access, which it is acknowledged has vision splays below standard, would continue to serve one dwelling, albeit this would change from Chelford House to the proposed dwelling. On that basis, the HLO advises that the proposal would not present 'severe harm' to highway and pedestrian safety to justify refusal of planning permission. Although the scale of development is such that the HLO does not recommend a construction traffic management plan condition, the applicant is encouraged to ensure that construction activity at the site embraces the principles of the Considerate Constructors Scheme (CCS) by following the Code of Considerate Practice, and is CCS registered. In this regard it is expected that contractors vehicles should pass slowly and with caution down Reading Road, endeavour to keep all construction related vehicle parking within the curtilage of the site and refrain from obstructing either Reading Road or adjoining private driveways. This matter can be dealt with through an informative on any planning permission. The proposal would therefore satisfy the above criterion.

6.7 Other Material Planning Considerations

Matters relating to Code for Sustainable Homes, waste management and archaeology could all be dealt with through planning conditions.

7.0 **CONCLUSION**

7.1 The application proposal would comply with the relevant Development Plan Policies, Supplementary Planning Guidance and Government Guidance and it is considered that, subject to the attached conditions, the proposed development would not materially harm the character and appearance of the area or the living conditions of nearby residents or result in conditions prejudicial to highway safety.

8.0 **RECOMMENDATION**

8.1 **To grant planning permission subject to the following conditions:**

- 1 : Commencement three years - full planning permission.**
- 2 : Development to be in accordance with approved plans.**
- 3 : Levels details required to be agreed.**
- 4 : Schedule of materials required to be agreed.**
- 5 : Obscure glazing to be installed.**
- 6 : Withdrawal of permitted development rights.**
- 7 : Code Level 4 of the code for sustainable homes to be attained.**
- 8 : Retention of vision splays.**
- 9 : Garage, parking and manoeuvring areas retained in accordance with approved plans.**
- 10 : Landscaping (access/hard standings/fencing/walls) to be agreed.**
- 11 : Tree protection details to be agreed.**
- 12 : Archaeological written scheme of investigation to be agreed.**

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