

APPLICATION NO.	P15/S0157/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	26.1.2015
PARISH	DIDCOT
WARD MEMBER(S)	Margaret Davies Eleanor Hards
APPLICANT	Mr & Mrs A Francis
SITE	91 Queensway Didcot, OX11 8LX
PROPOSAL	Erection of detached dwelling and creation of vehicular access from Lockinge Close.
AMENDMENTS	None
GRID REFERENCE	452160/189234
OFFICER	Kim Gould

1.0 INTRODUCTION

- 1.1 This application is referred to the Planning Committee because the officer's recommendation differs from the views of Didcot Town Council.
- 1.2 Queensway lies within the built up limits of Didcot and is a lengthy post war estate road predominantly characterised by semi detached and terraced properties with relatively long rear gardens. The majority of dwellings are set back from the road edge, allowing space for off street parking and landscaping to the front of the properties.
- 1.3 The newer development to the north of Queensway is set around a series of cul-de-sacs which are characterised by more closely knit development on modest shallow plots which provide relatively short back gardens and a varied building line.
- 1.4 The site lies outside any area of restraint and is shown on the OS extract attached as **Appendix A**.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for the erection of a four bedroom detached dwelling adjacent to no 15 Lockinge Close. The proposed plot results from the subdivision of the rear gardens of nos. 91 and 93 Queensway.
- 2.2 The proposed dwelling has an integral double garage and three additional off street parking spaces. The proposed vehicular access to the site would be from Lockinge Close to the north of Queensway.
- 2.3 The submitted drawings show a mix of render and brick plinth for the walls with plain tiles for the roof.
- 2.4 The plans accompanying the application are attached as **Appendix B** and other details relating to the application can be found on the council's website, www.southoxon.gov.uk.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Didcot Town Council – Object. Inadequate safe access, and concerns over vulnerable residents at the care home at no 15 Lockinge Close.

OCC (Highways) No objection – Given the characteristics of the carriageway, vehicular traffic and speeds are likely to be low. The proposal is unlikely to have a significant adverse impact on the highway network.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P11/W0710/PEM](#) - Response (09/06/2011)

1 x 4 bedroom family home. Design to suite local area and planning requirements.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy policies

CS1 – Presumption in favour of sustainable development

CSS1 – Overall strategy and distribution of development

CSH2 – Density

CSQ2– Sustainable design and construction

CSQ3 – Design

CSDID3 – New housing in Didcot

5.2 South Oxfordshire Local Plan policies

D1 – Design

D2 – Vehicle and cycle parking

D3 – Plot coverage and garden areas

D4 – Privacy and overlooking

D10 – Waste facilities

H4 – Proposals for New Housing

EP6 – Surface water management

T1 and T2 – Transport, parking and highway safety

5.3 National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

The South Oxfordshire Design Guide

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to be considered are:

- The principle of development
- The impact on the character and appearance of the site and surrounding area
- The impact on neighbouring properties
- The impact on highway safety.
- The provision of amenity areas
- Housing supply
- Other issues

Principle

6.2 The site is located within the built up limits of Didcot and is currently part of the rear gardens to numbers 91 and 93 Queensway. Policy CSDID3 of SOCS allows for the principle of residential development within the built up limits of the towns subject to the proposal according with the criteria within Policy H4 of the SOLP.

Character and appearance

- 6.3 Criterion (i) of policy H4 requires that an important open space of public, environmental or ecological value is not lost, nor an important public view spoilt. The site is enclosed and not open to the public. The site has no particular environmental or ecological value and there are no important views across the site. On this basis, the proposal would be in accordance with the above criterion.
- 6.4 Criterion (ii) of policy H4 of the SOLP requires that the design, scale, height and materials of the proposed development are in keeping with its surroundings. Vehicular and pedestrian access to the site is from Lockinge Close. As such, the view from Queensway will remain unchanged and the sub-division of the curtilages to nos 91 and 93 would not be discernable from Queensway. Given the access arrangements and the orientation of the proposed development, the new dwelling would appear as an extension of Lockinge Close which has a very different character from Queensway. Lockinge Close. It is less uniform in terms of building styles and forms with semi detached dwellings in significantly smaller gardens than those along Queensway.
- 6.5 With regards to external materials, red brick is dominant but rendered elevations are also evident although there is no distinctive local vernacular. As such this proposal would be in keeping with the character and appearance of the surrounding area which has a variety of house designs.
- 6.6 The proposed dwelling would be detached and would have a greater footprint than the immediate surrounding development. However, given the plot size and the variety of age and style of development in the locality, the proposal would not appear out of character in your officers' opinion.
- 6.7 Criterion (iii) of policy H4 requires the development does not adversely affect the character of the area. There would be sufficient space between the proposed dwelling and the side boundaries to ensure that the development would not appear cramped. The design of the new dwelling is considered to be of an appropriate scale and design for the plot. Although the local character is dominated by semi- detached and terraced housing, examples of individual plots are also present. The proposed development would be seen in the context of the modern estate development and would not appear incongruous in such a setting.

Neighbours

- 6.8 Criterion (iv) of policy H4 of the SOLP requires that there are no overriding amenity objections. The design, orientation and siting of the proposed dwelling relative to the adjoining properties and site boundaries would ensure that the proposed new dwelling would not adversely affect the amenity of the occupiers of the neighbouring properties. There is a distance of some 16.5m between the rear elevation of the new dwelling and nos 91 and 93 Queensway. Although the South Oxfordshire Design Guide advises that a minimum distance of 25 m should exist between properties when first floor windows look towards each other, in this particular case, the only proposed first floor window on the rear elevation would serve an en-suite bathroom which would be obscure glazed (and secured by condition) and therefore there would not be any direct overlooking between first floor windows. There are no first floor windows proposed in the northern elevation of the new dwelling. As such your officers are of the view that the development would have an acceptable impact on neighbouring properties in accordance with policies H4 and D4 of the South Oxfordshire Local Plan.

Parking provision/ highway safety

- 6.9 The Town Council have objected to this proposal on the grounds that the proposal has an inadequate safe access with the access coming out at the turning head of the cul-de-sac. There is no objection from the Highway Authority who have stated that given the characteristics of the carriageway, vehicular traffic and speeds are likely to be low. The proposal is unlikely to have a significant adverse impact on the highway network. As such there are no technical reasons to refuse this planning application on highway grounds.

Garden sizes

- 6.10 The South Oxfordshire Design Guide advises that 3 and 4 bedroom houses should have a minimum private amenity space of 100sqm. The new dwelling would be a 4 bed dwelling and has a rear and side garden area which would meet this standard. In addition the retained gardens to nos.91 and 93 Queensway would also meet this standard. In any event, the site is within walking distance to local public parks and other open spaces. Conditions have been recommended which would remove the permitted development rights of this property to ensure that extensions and or outbuildings would not erode this amenity area and would not be unneighbourly.

Housing supply

- 6.11 The South Oxfordshire Core Strategy was prepared to be in conformity with the National Planning Policy Framework (the Framework). In particular, policy **CS1 Presumption in favour of sustainable development** was added to reflect the content of the Framework paragraph 14. This policy is clear that proposals which accord with the policies in the Development Plan will be approved without delay, unless material considerations indicate otherwise. Where the Development Plan is out of date or silent proposals will be determined having regard to the policies in the Framework and other material considerations. Where there is no 5 year supply the relevant policies will not be considered up to date and there will be a presumption in favour of sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole (para 14 NPPF).

Didcot Shortfall (April 2013) The 2014 ‘Assessment of the 5 year Supply of Deliverable Sites in South Oxfordshire’ set out the position of the district’s 5 year supply. This demonstrates that at Didcot there is less than a 5 year housing supply (Didcot has a 20% buffer due to persistent under delivery). This application would therefore contribute towards the shortfall and this should weigh in favour of the proposal. In your officer’s view the development does not have sufficiently adverse impacts to outweigh the benefits of providing a new dwelling in this sustainable location.

Other issues

- 6.12 The Town Council has also objected to the proposal on the grounds of concerns over vulnerable residents at the care home at 15 Lockinge Close. They have not stated what these concerns are. Your officers will try and determine this prior to the Committee meeting. In terms of access, there are no objection from highways. In terms of overlooking, there are no first floor windows proposed in the northern elevation facing no 15 Lockinge Close and therefore there would not be any loss of amenity to the occupiers of no 15 Lockinge Close in your officers’ opinion.

7.0 **CONCLUSION**

- 7.1 This proposal represents an appropriate development of a site within the built up limits of Didcot in a sustainable location. The new dwelling would be of an appropriate design

and would be of a scale suitable to the size of the plot. The development would not detract from the character and appearance of the site or street scene and would not be unneighbourly or result in conditions prejudicial to highway safety. As such the application is recommended for approval.

8.0 RECOMMENDATION

8.1 To grant planning permission subject to the following conditions:

- 1. Commencement within three years.**
- 2. In accordance with the approved plans.**
- 3. Obscure glazing for the first floor window in southern elevation.**
- 4. Removal of permitted development rights regarding extensions, roof alterations and roof changes (A, B and C).**
- 5. Removal of permitted development rights regarding outbuildings.**
- 6. New vehicular access to specification.**
- 7. Permeable paving to the parking area.**
- 8. Car parking to be retained.**
- 9. No surface water drainage onto the highway.**
- 10. No conversion of garage.**
- 11. Sample materials.**

Author: Kim Gould
Contact No: 01235 540546
Email: planning@southoxon.gov.uk

This page is intentionally left blank