

<b>APPLICATION NO.</b>	<a href="#">P15/S0381/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	13.2.2015
<b>PARISH</b>	GORING HEATH
<b>WARD MEMBER</b>	Pearl Slatter
<b>APPLICANT</b>	Ms Wahl & Mr Bell
<b>SITE</b>	Land adj to Crossways, The Close, Crays Pond
<b>PROPOSAL</b>	Erection of a detached 3-bedroom chalet bungalow and attached single garage.
<b>AMENDMENTS</b>	None
<b>OFFICER</b>	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 Goring Heath Parish Council.

1.2 The application site is identified at **Appendix 1**. It is a residential plot containing a detached chalet bungalow, known as Crossways, located towards the south-eastern corner of the plot. The plot lies within the built up confines of the village of Crays Pond. The site is at the northern end of The Close, a cul-de-sac comprising six other dwellings of a variety of heights and sizes. The northern boundary of the site adjoins Reading Road, the main road heading east to west through the settlement. The western boundary adjoins the B471, the road heading south towards Whitchurch. The site boundaries comprise high evergreen hedging. There are some mature trees on the highway verge outside the site. The site falls away from the northern end to the southern end with a drop of about half a metre between the northern boundary and the existing dwelling. The site lies within the Chilterns AONB, but has no other special designations.

**2.0 PROPOSAL**

2.1 The application seeks full planning permission for the erection of a detached 3-bedroom chalet bungalow and attached single garage, as detailed on the plans and supporting documents submitted with the application. The dwelling would have an L-shaped footprint, including the garage and would have a main ridge of 6 metres in height. The external finish would be brick and tile. The proposed access would lead onto a parking and turning area with 2 spaces in addition to the garage. The existing access serving Crossways would remain unaltered. A new boundary between the proposed dwelling and Crossways would be formed by a close-boarded fence.

2.2 A copy of the current plans is attached at **Appendix 2** whilst other documentation associated with the application can be viewed on the Council's website: [www.southoxon.gov.uk](http://www.southoxon.gov.uk).

**3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Goring Heath Parish Council** – The application should be refused due to grounds of over development of the site and impact on the existing building line of houses. All the other houses are set well back from the road and the proposed house will stick out.

**Forestry Officer (South Oxfordshire District Council)** - No objection subject to condition.

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

**Neighbours** – No representations received.

**4.0 RELEVANT PLANNING HISTORY**

4.1 None directly relevant.

**5.0 POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy policies

CS1 - Presumption in favour of sustainable development

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;

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 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 and 5

5.3 National Planning Policy Framework

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 planning issues that are relevant to this application are whether the development would:

- be in accordance with the Council's strategy for housing development in rural areas;
- 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 surrounding area, bearing in mind its location within the Chilterns AONB;
- safeguard the living conditions of neighbouring residential occupiers and provide suitable living conditions for future occupiers;
- provide adequate off-street parking spaces for the resultant dwelling and the existing dwelling and not give rise to any conditions prejudicial to highway safety; and
- give rise to any other material planning considerations.

Principle of Development

- 6.2 In officers' opinion, the site is located within Crays Pond. The SOCS Policy relevant to this proposal is CSR1, which outlines the approach for assessing proposals for infill residential development in the District. The SOCS classifies Crays Pond as an "Other" village. Policy CSR1, explains that residential development on infill sites of up to 0.1 hectares in size is acceptable in principle in "Other" villages. The supporting text for Policy CSR1 states: "Infill development is defined as the filling of a small gap in an otherwise built up frontage, or on other sites within settlements where the site is closely surrounded by buildings." Officers consider that the proposed dwelling would be closely surrounded by buildings, with other dwellings lying 7 metres to the south (Crossways), 20 metres to the west (The Studio), 50 metres to the north (Crays Pond House) and 40 metres to the north-east (Cornerways). The plot for the proposed dwelling would be about 0.05 hectares, which would comply with the maximum infill plot size. On the basis of the above assessment, officers are satisfied the principle of this development is acceptable under the SOCS. Consequently, the proposal falls to be assessed primarily against the criteria of Policy H4 of the SOLP 2011 for new dwellings, which are addressed below.

Loss of Open Space

- 6.3 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 is not accessible to the public. It is an established residential garden enclosed by hedging on the site boundaries. Although visible from the road it is seen in the context of the existing dwelling and surrounding dwellings and their associated domestic gardens and it does not afford any significant views into the open countryside. There is no evidence of any significant ecological implications arising from this proposal. On this basis, the proposal would be in accordance with the above criterion.

Visual Impact

- 6.4 Criterion (ii) of Policy H4 of the SOLP 2011 requires that the design, height, scale and materials of the proposed development are in keeping with its surroundings and criterion (iii) requires that the character of the area is not affected. Policies CSQ3 of the SOCS and D1 of the SOLP 2011 amplify this requirement. The appearance of nearby dwellings is mixed, with variation in size and form. The dwelling would be set back from the site boundaries and would be of modest proportions, similar to Crossways with a ridge height only 0.6 metre higher than the existing dwelling. From within The Close, the proposed dwelling would be largely seen in the context of Crossways. From outside the site, it is acknowledged that the dwelling would be closer to Reading Road than the other dwellings that front onto that side of the road. However, the proposed dwelling would be well screened by the existing evergreen boundary hedge, supplemented by the mature trees when they are in leaf during the summer months. The Council's Forestry Officer is satisfied that these landscape features would be retained by the development. As the dwelling would take access from The Close, there would be no open frontage onto Reading Road and the boundary hedge would not be breached. The dwellings fronting onto the south side of Reading Road are also well screened by established foliage and consequently the building line visible on the site location plan is not obvious in reality. From the crossroads between Reading Road and the B471, the proposed dwelling would be less noticeable than Cornerways, which is a two-storey dwelling. The proposed dwelling would also be closer to the B471 than Crossways and other dwellings on The Close. However, there is a row of seven dwellings about 45 metres to the south of the site that have open frontages onto the B471 and so the proposed dwelling would be less prominent than these.

- 6.5 Street scene and would be in keeping with the character of the surroundings and would not harm the wider Chilterns AONB landscape. In overall terms, officers consider that the dwelling would broadly comply with the relevant sections of the SODG 2008 and with the above policies and criteria.

Neighbour Impact

- 6.6 Criterion (iv) of Policy H4 of the SOLP 2011 requires that there are no overriding amenity objections. Policy D4 of the SOLP requires that all new dwellings should be designed and laid out so as to secure a reasonable degree of privacy for the occupiers. Development will not be permitted if it would unacceptably harm the amenities of neighbouring properties through loss of privacy, daylight or sunlight. Advice on privacy standards is also included in the SODG 2008. In Section 3.2.6 it advocates that a distance of 25 metres between facing habitable rooms is desirable.
- 6.7 The proposed dwelling would be located relatively close to Crossways. Although Crossways has several windows in the northern side elevation facing towards the side wall of the proposed dwelling, the gap of about 7 metres would be sufficient to preserve light and outlook, given the relatively low ridge height of the dwelling. Also, one of these openings is to a living area, with other windows serving that room on the east-facing elevation. This means that the respective rooms would not suffer undue loss of light and outlook as a result of the proposed dwelling. The first floor north-facing window at Crossways serves a stairwell and faces directly towards the blank southern elevation of the proposed dwelling. This would prevent any undue loss of privacy as any views from this window towards the rear garden of the proposed dwelling would be oblique.
- 6.8 The distance between the first floor front windows in the western elevation of the proposed dwelling and the boundary with the garden of The Studio on the other side of The Close would be about 16 metres, which would be sufficient to prevent loss of privacy, given there would be no direct overlooking between windows. These adjoining residents have not objected to the proposal. The other nearby residents would be at a sufficient distance to have no discernible loss of residential amenity from the proposed dwelling. The proposed garden area and the remaining garden area for Crossways would both accord with the recommended minimum standard of 100 square metres in Section 3 of the SODG 2008. On the basis of this assessment, the proposal would be in accordance with the above criterion and guidance.

Access and Parking

- 6.9 Criterion (iv) of Policy H4 of the SOLP 2011 also requires that there are no overriding highway objections. The Highway Liaison Officer considers that the proposed access, parking and turning arrangements would be acceptable. The number of parking spaces would be adequate for a dwelling of this size and the ability to turn within the site would prevent on-street parking from occurring. On this basis, the proposal would comply with this element of the above criterion, subject to several highways-related planning conditions.

Other Material Planning Considerations

- 6.10 With regard to waste management, it appears that there would be sufficient provision on site for waste bin storage, which would allow for both boxes and wheeled bins to be presented for collection at the highway junction with the driveway as is the case for nearby dwellings in accordance with the SOLP 2011 Policy D10.

**7.0 CONCLUSION**

- 7.1 The proposed development would be acceptable in principle, would be in keeping with the character and appearance the surrounding area, including the Chilterns AONB, would not detract from the living conditions of adjoining residents or be prejudicial to

highway safety and would be in accordance with Development Plan Policies, Supplementary Planning Guidance and Government Guidance.

**8.0 RECOMMENDATION**

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

- 1 : Commencement three years – full planning permission.**
- 2 : Approved plans.**
- 3 : Levels (details required).**
- 4 : Schedule of materials required (all).**
- 5 : Withdrawal of permitted development (extensions and outbuildings).**
- 6 : New vehicular access.**
- 7 : Vision splay details.**
- 8 : Parking and manoeuvring areas retained.**
- 9 : No surface water drainage to highway.**
- 10 : Implement tree protection as approved.**

**Author:** Paul Lucas  
**Email:** [Planning@southoxon.gov.uk](mailto:Planning@southoxon.gov.uk)  
**Telephone:** 01235 540546

This page is intentionally left blank