

APPLICATION NO.	P15/S0910/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	25.3.2015
PARISH	SOUTH STOKE
WARD MEMBER(S)	Kevin Bulmer
APPLICANT	Bentier Homes Ltd
SITE	Halfacre Wallingford Road South Stoke, RG8 0HY
PROPOSAL	Demolition of existing bungalow. Erection of two detached dwellings.
AMENDMENTS	None
GRID REFERENCE	460216/183676
OFFICER	Kim Gould

1.0 **INTRODUCTION**

- 1.1 This application has been referred to Planning Committee because the recommendation of the Parish Council differs from the Planning Officers' recommendation.
- 1.2 The site which extends to some 0.2 hectares lies within the built up limits of South Stoke on the western side of Wallingford Road. Halfacre is a bungalow constructed with buff bricks and concrete tiles and is set back from the road with a driveway providing generous off street parking. It is designed with two gables facing Wallingford Road. The site lies within the Chilterns Area of Outstanding Natural Beauty. An Ordnance Survey extract showing the location of the site is **attached**.

2.0 **PROPOSAL**

- 2.1 This application seeks full planning permission to demolish the existing bungalow and to erect two new dwellings within the grounds of Half Acre, South Stoke. The existing site access will be retained and upgraded to serve plot 2 and a new site access is proposed to serve plot 1. The existing parking area at the front of Halfacre will be shared between the 2 dwellings.
- 2.2 The existing bungalow has a footprint of 255 sq.m. and the proposed dwellings have footprints of 181 sq.m. and 162 sq.m. A copy of the submitted plans is **attached** and all supporting documents submitted with the application such as the arboricultural report and bat survey can be accessed on the Council's website at www.southandvale.gov.uk

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 South Stoke Parish Council – Object.
1. The building of two large, two storey dwellings on this site can only be described as over- development of the site.
 2. The proposed dwellings – due to their roof height will cut down on the natural light available to the two existing properties on either side of this plot.
 3. The two proposed dwellings are very close to the boundaries on either side of the plot, and will reduce the privacy of the neighbouring existing properties on each side.

Highways Liaison Officer (Oxfordshire County Council) - No objection subject to conditions relating to access, parking and visibility.

Forestry Officer - No objection subject to tree protection and landscape conditions.

Countryside Officer – Members to be verbally updated at the meeting.

Neighbour Object (3) Summary of objections:

1. The principle of demolishing the bungalow is not acceptable – it is fit for purpose and should not be demolished.
2. The demolition of the bungalow would set a precedent for other bungalows in the vicinity.
3. Such precedent would have future implications for the whole village.
4. The current proposals are not in keeping with the existing dwelling stock.
5. The proposal will be visually prominent .
6. Excessive roof heights and depth of dwellings will alter the frontage from that of open space and beauty to solid line of walling and will result in overlooking.
7. It appears that the foundations of the houses are being raised above those that currently exists. This will increase the overlooking of our property and increase the visible mass of the build from all directions.
8. TPO trees on opposite side of Wallingford Road and within the garden of neighbouring property – By placing the TPOs on these trees the council is recognising the beauty of the area and its amenity value to all and therefore the proposed development should be rejected on the grounds that it will alter the character, beauty and visual amenity of the area being an overdevelopment of the site.
9. Incorrect information submitted with the application regarding availability of parking.
10. Potential dangerous access.
11. Additional pedestrian access directly onto the road increases the chance of accidents.
12. Height of boundary fence may change with different occupier/owner – impact on residential amenity.
13. Covenants on the land in relation to building line and height restrictions.
14. Overlooking from first floor windows
15. Inconsistencies in applying planning policies.
16. Parking for construction vehicles should not be on the main road as this would create a highway hazard.
17. Pre application advice sought on proposal for two chalet bungalows – current proposal is not for chalet bungalows.
18. Adequate drainage should be provided to prevent surface water run off onto neighbouring property.
19. Inadequate parking provided for size of property proposed.
20. Close proximity of northern ground floor wall of plot 1 to the boundary hedge – digging footings could result in the loss of the hedge.
21. Should this application be approved, we would want assurances from SODC that no further extensions to the property would be allowed.
22. Good design of houses recognising that they are next to bungalows.
23. Concern regarding noise – patio doors nearest to Bright Ravens to be window rather than patio doors.

The consultation responses can be viewed in full on the Council's website at www.southoxon.gov.uk

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P14/S3208/PEM](#) – Replied (04/11/2014)

Demolition of existing bungalow. Erection of 2 x 4 bed detached chalet bungalow.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy policies

CS1 - Presumption in favour of sustainable development

CSEN1 - Landscape protection

CSQ2 - Sustainable design and construction

CSQ3 - Design

CSR1 - Housing in villages

CSS1 - The Overall Strategy

CSEN1 – Landscape

CSH4 – Meeting housing needs.

5.2 South Oxfordshire Local Plan 2011 policies;

C8 - Adverse affect on protected species

C9 - Loss of landscape features

D1 - Principles of good design

D10 - Waste Management

D4 - Reasonable level of privacy for occupiers

G2 - Protect district from adverse development

H12 - Replacement dwelling

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 The mains issues to be considered in the assessment of this planning application are:

- Principle of development
- Policy H4 criteria
- Trees
- Ecological issues
- Meeting Housing needs.

6.2 **Principle of redevelopment of the site for two dwellings**

Policy CSR1 of the SOCS allows for infill development within the built up limits the smaller villages such as South Stoke. Policy CSR1 also allows for the redevelopment of existing sites within certain settlements. Once Halfacre is demolished, the site would fall within the definition of an infill plot as it would be a small gap in an otherwise built up frontage. To be acceptable development will also need to meet the policy H4 criteria.

The proposal involves the redevelopment of the site which is currently a residential plot for a single dwelling and erecting two dwellings. The site lies within the built up limits of South Stoke and as such the principle of residential development is acceptable In your

officer's view.

6.3 **Policy H4 criteria**

Policy H4 requires that the following criteria are met:

1. **An important open space of public, environmental or ecological value is not lost, nor an important public view spoilt.** The site is currently occupied by a single dwelling and its garden. As such it is not an important open space of public importance.
2. **The design, height, scale and materials of the proposed development are in keeping with its surroundings.** In South Stoke there is a variety of house types. Directly opposite the site is a two storey dwelling known as The Sycamores and the neighbour immediately north of the site is a two storey dwelling. The majority of dwellings in this part of South Stoke are bungalows with relatively low ridge heights. Concern has been expressed from neighbours regarding the proposed increase in ridge heights of the new dwellings in comparison to the existing dwelling and the impact of this on the character of the area. Plan ref 15017-PP0010 shows the footprints of the proposed dwellings in comparison with the existing bungalow and also demonstrates how the new dwellings will appear in the street scene. It is your officers' view that although there will be a change in the appearance of the site, the proposed ridge heights compared to White Gables and Bright Ravens would not harm the character of the area or the special character of the AONB. The ridge height of plot 1 is designed to be comparable with the ridge height of White Gables to the north which is also a two storey dwelling. The ridge height of plot 2 is set at a lower level to mediate the scale between the new proposed 2 storey dwellings to the north and the single storey dwelling to the south. The proposed dwelling are traditional in form and the addition of single storey elements including catslide roofs, gable projections etc. assist in moderating the overall scale of the proposed dwelling. The proposed materials are taken from the local pallet of materials and will ensure that the proposed development will integrate into the surrounding rural area.
3. **The character of the area is not adversely affected.** This part of South Stoke is within the built up limits of the village and is characterised mainly by detached dwellings in relatively large plots. The site is sufficiently wide to accommodate the proposed two dwellings and to retain gaps to the boundary. Whilst the character of the application site will change by the replacement of a single dwelling with two, it is your officers' opinion that it will not adversely affect the overall character of the more general locality which is residential in character with a variety of house types and styles.
4. **There are no overriding amenity, environmental or highway objections.** Each dwelling will have a private garden area and off street parking which exceed the Council's standards in relation to the 4 bed dwellings (100sqm and 2 spaces respectively).

Highways. The County Highway Authority has not raised any objection to the proposed development subject to conditions relating to access, visibility and parking.

Neighbour impact. The principal roof form has been designed with hipped ends to reduce the overall building mass and reduce the building height in close proximity to the neighbouring properties. The south facing wall of plot 2 and the north facing wall of plot 1 have single storey eaves in order to avoid any

overbearing on White Gables and Bright Ravens. The proposed dwellings have been designed with traditional building forms, with the eaves height of the principal rectilinear roof structure being restricted to approximately 4.2m high. Both neighbours have objected on grounds which include the adverse impact the proposal would have on their residential amenity by way of noise, overlooking and being oppressive. It is your officers' opinion that the proposed dwellings are sited and designed in a way which retains gaps to the boundary of both neighbours and minimises their impact on the neighbours by having single storey elements closest to the joint boundaries. A condition is recommended which would ensure that the landing and bathroom window in the north elevation and the ensuite in the south elevation of plot 1 would be obscure glazed and the cill level of the rooflights in the north elevation of plot 2 shall be a minimum of 1.7m above finished floor level. As such an objection to the proposal on unneighbourly grounds would not be sustainable in your officer's view.

5. **If the proposal constitutes backland development, it would not create problems of privacy and access and would not extend the built limits of the settlement.** The proposal does not constitute backland development.

6.4 **Trees**

An arboricultural report and impact assessment has been submitted with the planning application. There are TPO trees outside but close to the site. The Council's forestry officer has raised no objection to the proposal on tree grounds subject to a tree protection and landscaping condition.

6.5 **Ecological issues**

A bat assessment has been submitted with the planning application which confirms that a bat roost is present on the site and that there is moderate potential to support further roosting of bats. Bats are legally protected from disturbance, killing, and injury of their habitat is also protected. The site has a confirmed roost. Without mitigation, bats could be disturbed; their roosts destroyed and bats may be killed or injured. The assessment recommends that further surveys will be required to determine the species, status and size of roosts present. The report has based its mitigation strategy on the "worst case scenario" – a case of breeding roost of pipistrelle bats and demonstrates how mitigation schemes can be incorporated into the development under a Natural England development licence.

6.6 **Meeting Housing Needs**

Policy CSH4 of the SOCS seeks a mix of housing types and sizes to meet the needs of current and future households will be sought on all new residential developments. In this particular case, there is only a net gain of one and therefore a mix of dwellings is not required. The two dwellings are however, different in footprint and design.

7.0 **CONCLUSION**

7.1 In your officer's view the principle of redeveloping this site with two dwellings is acceptable. The proposal would meet the requirements of policy H4 and would not be unneighbourly, visually intrusive or harmful to the established character of the area or AONB. The proposal accords with Development Plan policies.

8.0 **RECOMMENDATION**

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

1. **Commencement within three years - full planning permission.**
2. **Approved plans.**
3. **Landscaping scheme (trees and shrubs only).**

4. Tree protection (detailed).
5. Protection of bats.
6. Parking and manoeuvring areas retained.
7. Obscure glazed windows in plot 1.
8. Rooflights in plot 2 to have cill height of at least 1.7m above finished floor level.
9. New vehicular access to specification.
10. Vision splay dimensions.
11. Parking area SUDS compliant.

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