

<b>APPLICATION NO.</b>	<a href="#">P15/S0009/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	6.1.2015
<b>PARISH</b>	KIDMORE END
<b>WARD MEMBER</b>	Robert Simister
<b>APPLICANT</b>	Country Homes
<b>SITE</b>	Chippendale Lodge Tokers Green Lane Tokers Green (in the parish of Kidmore End), RG4 9EB
<b>PROPOSAL</b>	Construction of 3 detached houses with parking following demolition of Chippendale Lodge (as amended by drawings received on 31st March 2014 to reduce the size of the proposed dwellings)
<b>AMENDMENTS</b>	Yes – as above
<b>GRID REFERENCE</b>	469922/177194
<b>OFFICER</b>	Tom Wyatt

1.0 **INTRODUCTION**

1.1 This application is referred to Planning Committee as the Officer's recommendations conflict with the views of the Parish Council.

1.2 The application site (which is shown on the OS extract **attached** as Appendix A) is the part of the curtilage of Chippendale Lodge comprising the existing dwelling, its front garden and part of its rear garden. Planning permission (P14/S2849/FUL) has already been granted for the construction of two dwellings on a separate part of the rear garden of the property. The site adjoins the rear gardens of housing to the north and Falcons to the south. The site fronts onto Tokers Green Lane.

2.0 **PROPOSAL**

2.1 The application, as amended, seeks planning permission for the erection of three detached dwellings (1 x two bed and 2 x three bed) fronting Tokers Green Lane. The amended scheme has reduced the size of the dwellings compared to the original proposal such that the dwellings would now be 7 metres high and would have the first floor accommodation contained within the roof space. External facing materials would comprise brickwork and clay tiles.

2.2 Access to the dwellings would be provided via the existing access and a new access off Tokers Green Lane. Between two and three parking spaces would be provided to the front of each dwelling.

2.3 A copy of the plans accompanying the application is **attached** as Appendix B. 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 **Kidmore End Parish Council** – Objects due to the overdevelopment of the site, unneighbourly to adjoining occupiers, loss of trees and additional traffic.

**Highway Authority** – No objections subject to conditions.

**Countryside Officer** – No objections subject to bat protection informative.

**OCC Archaeologist** – No objections subject to conditions.

**Neighbours** – Objections received from 8 local addresses raising the following concerns:

- Overdevelopment of the site and out of keeping with the existing built form
- Increased traffic on the narrow lane
- Design not in keeping with the surroundings
- Loss of privacy and noise disturbance from increased use of driveway
- Impact on highway safety

**4.0 RELEVANT PLANNING HISTORY**

4.1 P14/S2849/FUL - Construction of two detached houses with detached garages. Planning permission granted on 26<sup>th</sup> November 2014.

**5.0 POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy (SOCS) policies

CS1 - Presumption in favour of sustainable development

CSEN1 - Landscape protection

CSH2 - Housing density

CSH4 - Meeting housing needs

CSQ2 - Sustainable design and construction

CSQ3 - Design

CSR1 - Housing in villages

CSS1 - The Overall Strategy

5.2 South Oxfordshire Local Plan 2011 (SOLP) policies;

C4 - Landscape setting of settlements

C8 - Adverse affect on protected species

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

D6 - Community safety

D10 - Waste Management

EP2 - Adverse affect by noise or vibration

G2 - Protect district from adverse development

G4 - Protection of Countryside

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

5.3 National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

**6.0 PLANNING CONSIDERATIONS**

6.1 The main considerations in relation to this application are:

1. The principle of the development
2. The impact on the character and appearance of the site and surrounding area
3. The impact on the amenity of neighbouring occupiers
4. Highway considerations
5. Other material considerations

The Principle of the Development

- 6.2 The principle of housing development on the site is considered acceptable having regard to Policy CSR1 of the SOCS, which allows for infill housing on sites within the smaller villages of the district, which includes Tokers Green, on sites of up to approximately 0.1 ha. Infill housing 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.
- 6.3 The site is approximately 0.1 ha and Policy CSR1 indicates that this size of site is suitable for a development of between 2 and 3 dwellings. The principle of new housing on the wider part of the curtilage of Chippendale Lodge has been accepted through the grant of planning permission P14/S2849/FUL for two dwellings on the rear part of the garden. As the current proposal is part of the same site it should be viewed in addition to the earlier planning permission such that it results in a net gain of four dwellings on the overall site.

The Impact on the Character and Appearance of the Site and Surrounding Area

- 6.4 Amongst other matters, Policy H4 of the SOLP seeks to ensure that new housing development is in keeping with the design, height, scale and materials of its surroundings and that the character of the area is not adversely affected.
- 6.5 At approximately 35 metres the width of the plot associated with Chippendale Lodge is greater than that of neighbouring dwellings. The dwellings to the south represent a linear form of residential development fronting Tokers Green Lane, with the width of the three plots immediately to the south (Falcons, Westfield and Hadley) varying between 13 and 14 metres in width. As such the width of the application site is almost three times the width of these plots. As well as the linear development to the south, the residential built form in the immediate vicinity also comprises of development in depth back from Tokers Green Lane such as the housing immediately to the north of the site off Elm Road and the two dwellings permitted on the adjacent part of the garden under application P14/S2849/FUL. It is apparent that the grain of the built form in the locality is varied in terms of both alignment and size of individual plots and the age, design and scale of individual dwellings.
- 6.6 The existing bungalow on the plot benefits from a large garden and clearly the redevelopment of the site for the construction of three dwellings would represent a significant change to the appearance of the site. However, this does not mean that such change would be to the detriment of the character and appearance of the site and its surroundings. As stated above the plot is much wider than adjacent plots and the plot widths of the proposed dwellings would be only slightly less than those of the adjacent plots to the south. The depth of the plots would be substantially less than those to the south due to the approval of the two dwellings to the rear, however, the plot depths and overall area would be similar to the plots served by the series of cul-de-sacs extending for approximately 300 metres to the north of the site. In this regard Officers consider that the scale and density of the development in terms of the plot sizes proposed would be in keeping with the grain of the surrounding built form.
- 6.7 There is much variety to the design and form of individual dwellings in the locality, however, the existing dwelling on the site is a chalet bungalow as are several other

dwellings fronting this part of Tokers Green Lane, including the three dwellings to the south and Silver Trees to the immediate north. The height of the proposed dwellings would be 7 metres, which is comparable to the neighbouring properties. The dwellings would present a front gable to the road frontage, which again is a feature of the properties to the south and, also like the adjacent dwellings the first floor accommodation would be contained within the roof space enabling relatively low eaves heights to reduce the bulk and massing of the dwellings. The building line of the dwellings in respect of Tokers Green Lane would be consistent with the linear development to the south and there would be sufficient gaps between the individual dwellings, in particular between the dwellings and the existing neighbouring dwellings to the south and north to avoid a cramped form of development. The low eaves heights and roof design would aid views through the site and the retention of a sense of spaciousness between the dwellings at first floor level.

- 6.8 Overall Officers consider that the design, height, scale and appearance of the development would be in keeping with the surrounding built form and would not represent a cramped form of development that would be visually incongruous when viewed from Tokers Green Lane.

#### The Impact on the Amenity of Neighbouring Occupiers

- 6.9 The proposed development shares boundaries with existing dwellings to the north, south and the approved dwellings to the west. The dwellings to the north of the site, Nutlowe and Silver Trees, comprise detached two storey properties with garden areas of approximately 13 metres in depth backing onto the application site. The side elevation of House 1 as proposed would be approximately 4 metres away from the boundary and this distance along with the low eaves of the dwelling and the lack of any directly overlooking windows would ensure that the impact on the amenity of these neighbouring properties would not be materially harmed by way of overshadowing or an overbearing impact, or a loss of privacy.
- 6.10 The existing drive would be retained between the site and the boundary with Falcons and the side elevation of Plot 3 as proposed would be to the north and approximately 9 metres from the side elevation of Falcons. Again, Officers do not consider that the proposal would have a significant impact on the amenity of the occupiers of Falcons. The existing driveway would be used for the two dwellings approved to the rear and this impact has already therefore been accepted. Only one of the additional dwellings now proposed would have the use of the very first section of the driveway off Tokers Green Lane and this would not cause any significant additional disturbance to Falcons.
- 6.11 The design of the dwellings ensures that there are no first floor windows associated with habitable rooms in the side elevations. The first floor side facing openings can be glazed in obscure glass to protect the privacy of adjacent garden areas. The distance between the rear elevations of the dwellings and the front elevations of the dwellings approved to the rear is approximately 23 metres and therefore slightly short of the recommended minimum distance of 25 metres between facing rooms as set out within the SODG. Officers do not consider that this would be a sufficient deficiency to demonstrate a serious mutual loss of privacy between the approved and proposed dwellings.

#### Highway Considerations

- 6.12 The proposal includes sufficient off-street parking for the dwellings and the Highway Authority is satisfied with the access arrangements. The approval for the two dwellings to the rear of the site included the new access into the front of Chippendale Lodge and

therefore this access has already been agreed. The proposal would increase traffic along Tokers Green Lane but this would not be significant having regard to the number of properties already served by this highway.

- 6.13 The Highway Authority has raised no concerns regarding the development. Guidance outlined within the NPPF (Para. 32) states that ‘development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe’. This is not considered to apply in this case.

#### Other Material Considerations

- 6.14 There are no significant trees within the site and the root protection areas of the more substantial trees on adjacent land would be outside of the footprint of the development and can be retained as part of the development.
- 6.15 The proposed dwellings would comprise of one 2 bed unit and two 3 bed units in addition to the two 4 bed units approved on the rear part of the site. Having regard to housing need evidence and the type of housing in the locality this proposed mix would comply with Policy CSH4 of the SOCS. Despite there being a net gain of four dwellings on the overall Chippendale Lodge site there is no requirement for affordable housing having regard to national planning policy. Despite the requirements of Policy CSQ2 of the SOCS, there is also no requirement for the dwellings to meet Code Level 4 of the Code for Sustainable Homes as the government has recently withdrawn the Code.
- 6.16 Although conditions are requested by the County Archaeologist, such conditions were not requested in relation to the application for the two dwellings on undeveloped ground to the rear. This proposal involves the redevelopment of an existing building and Officers do not consider it necessary to require the applicant to carry out an archaeological investigation of the site. Instead it is recommended the archaeological potential of the site is highlighted to the applicant by way of an informative on the decision notice.

#### 7.0 **CONCLUSION**

- 7.1 The application proposal is in accordance with the relevant development plan policies and national planning policy as, subject to conditions, the development would respect the character and appearance of the site and the surrounding area and would not cause any significant harm to the amenities of neighbouring occupiers. In addition the proposal would not be prejudicial to highway safety and convenience.

#### 8.0 **RECOMMENDATION**

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

1. **Commencement of development within three years.**
2. **Development in accordance with approved plans.**
3. **A schedule of materials to be submitted and approved prior to commencement of development.**
4. **Finished floor and ground levels to be submitted and approved prior to commencement of development.**
5. **Landscaping as shown on approved plans.**
6. **Tree protection details to be submitted and approved prior to commencement of development.**
7. **Withdrawal of permitted development rights for extensions, roof extensions and outbuildings.**
8. **First floor side facing windows to be glazed with obscure glass.**

9. Provision of new access prior to occupation.
10. Provision and retention of visibility splays.
11. Parking and turning prior to occupation.
12. Construction traffic management plan to be submitted and approved prior to commencement of development.

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