
APPLICATION NO.	P15/S1547/O
APPLICATION TYPE	OUTLINE
REGISTERED	12.5.2015
PARISH	CHINNOR
WARD MEMBER(S)	Ian White Lynn Lloyd
APPLICANT	Mr & Mrs Goold
SITE	19 Church Lane, Chinnor, OX39 4PW
PROPOSAL	Outline application (access and layout only), for the erection of a detached chalet-style dwelling with access, parking and amenity space (as amended by agent's email dated 9 th July 2015)
AMENDMENTS	None
OFFICER	Simon Kitson

1.0 **INTRODUCTION**

- 1.1 This application is referred to Planning Committee as the Officers' recommendations conflict with the views of the Parish Council.
- 1.2 No. 19 Church Lane (which is shown on the OS extract **attached** as Appendix A) is a detached dwelling set within a generous plot approximately 0.105ha within the built-up confines of Chinnor. The site is bordered by residential gardens to all sides, sharing boundaries with properties at Church Lane to the west and The Avenue to the east.
- 1.3 The site is accessed via a relatively quiet one-way street leading from Church Road to Station Road. It does not fall within a designated area

2.0 **PROPOSAL**

- 2.1 The application seeks outline planning permission for the construction of a chalet-style dwelling occupying an area of approximately 450 sq,m within the garden of the existing property. The proposed dwelling would be served by a long driveway running to the south of the existing dwelling with a shared access on to Church Lane. The access, parking and amenity space are shown on the submitted site plan and the detailed appearance, landscaping and scale are reserved for later approval.
- 2.2 A copy of the plans and indicative site layout 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.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Chinnor Parish Council – Objection

- Over-development, access issues, lack of detailed plans

Highways Liaison Officer (Oxfordshire County Council) – Approve, subject to conditions

- Generally low vehicular traffic and speeds, due to highway characteristics
- The proposal is unlikely to have an adverse impact on the highway network

Neighbour Object (9)

- Loss of neighbouring privacy through potential overlooking
- Loss of light through scale and position of the proposed dwelling.
- Light pollution from new dwelling and parking area
- Drainage issues

- Imposing dwelling, out of character with the surrounding area
- Unwelcome precedent for further inappropriate development
- Loss of views of surrounding countryside
- Concerns over potential increase in crime
- Loss of rural character within the immediate locality
- Concerns over two-storey proposal. A bungalow in a more suitable position would be preferable.
- Concerns over access arrangements, driveway width and general traffic conditions
- Loss of neighbouring property values and construction issues

4.0 **RELEVANT PLANNING HISTORY**

4.1 None relevant to current proposal.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy policies;

CSS1 - The Overall Strategy
CSR1 - Housing in villages
CSH2 - Housing density
CSH4 - Meeting housing needs
CSQ2 - Sustainable design and construction
CSQ3 - Design

5.2 South Oxfordshire Local Plan 2011 policies;

H4 - Housing sites in towns and larger villages outside Green Belt
C4 - Landscape setting of settlements
EP6 - Sustainable drainage
D1 - Principles of good design
D2 - Safe and secure parking for vehicles and cycles
D4 - Reasonable level of privacy for occupiers
D6 - Community safety
D10 - Waste Management
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 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

Principle of development

6.2 Chinnor is classed as a 'Larger Village' under Appendix 4 of the South Oxfordshire Core Strategy (SOCS) and Policy CSR1 allows for infill development within this

settlement, subject to compliance with other policies within the Development Plan.

- 6.3 'Infill housing' is defined within the SOCS as the 'filling of a small gap in an otherwise built up frontage' or 'on sites within settlements where the site is closely surrounded by buildings'. Officers are satisfied that the proposed development complies with the requisite criteria. The saved South Oxfordshire Local Plan 2011 (SOLP) makes explicit reference to the development of large back gardens behind existing residential frontages, stating that this form of development is more likely to be acceptable in towns and larger villages, subject to compliance with the criteria set out under SOLP Policy H4 and the council's supplementary design guidance.

Character and appearance of the site and surrounding area

- 6.4 Policy H4 requires new housing development to be in keeping with the design, height, scale and materials of its surroundings and that the character of the area is not adversely affected. In this regard it is acknowledged that there are a number of objections to the proposal on the basis that this form of infill development would not accord with the general grain of housing in this part of Chinnor and would set a precedent for the loss of garden land at other properties within the locality. However, officers contend that there is only a realistic opportunity for a new dwelling in this location because of the disproportionately large garden associated with the existing property. Any subsequent application would need to be assessed on its own merits and opportunities for similar schemes are likely to be very limited, due to the variable widths and decreasing depth of the plots leading towards Church Road.
- 6.5 This proposal would provide a reasonable amount of private amenity space for both the existing and proposed dwellings, well in excess of the 100 sq.m recommended within Section 3.2 of the South Oxfordshire Design Guide (SODG) and the garden areas would be of a similar size to some of the other properties within the wider area. Within this part of Chinnor there is already considerable variety in plot sizes and a built-up pattern of development which has resulted in many properties with gardens backing on to each other. In this context, officers are satisfied that the proposed site layout would not cause material harm to the character of the area and there would be little or no impact upon the street scene, due to the lack of visibility of the proposed dwelling from public vantage points.
- 6.6 There are no details of the design, height and overall appearance of the dwelling at this stage, and therefore a full assessment of the development against the surrounding built form cannot be made. Notwithstanding this point, officers had some concerns over the proposed introduction of a full two storey dwelling to the rear of the property as it would arguably have an awkward relationship with many of the bungalows and chalet-style properties fronting Church Lane and at The Avenue to the rear. Through discussion with the agent, it was agreed that a chalet-style bungalow, with a reduced height and limited roof accommodation, would be a more appropriate addition to the site and the development description was altered accordingly. This would form the basis for the reserved matters application if the committee is minded to approve the outline proposal.
- 6.7 In relation to the other visual criteria outlined under this policy, officers are satisfied that there would not be a loss of an important open space of public, environmental or ecological value and an important public view would not be spoilt.

Neighbouring Amenity

- 6.8 A number of the adjoining properties were visited in the determination of this application. Although there are no detailed designs to refer to at this stage, it is noted

that there would be a reasonable intervening distance in excess of the 25m recommended in the SODG between the proposed dwelling and its neighbours at no. 19, 21 and 17 Church Lane and approximately 20m to the bungalow at no. 25 The Avenue, which is largely screened by the north-east and north-west boundary treatment at the application property.

- 6.9 Whilst there are many residential gardens to the sides and rear of the property from which the proposed dwelling would be visible, the loss of a view is not a material planning consideration and in any event, this would be partly mitigated by the new reduction in height. Officers are satisfied that there would not be a harmful impact upon the neighbouring properties in terms of loss of daylight or sunlight, due to the distances between the dwellings and any severe privacy impact could be controlled by condition at the reserved matters stage, either through sensitive boundary treatment or the use of obscure glazing as appropriate.
- 6.10 Whilst the proximity of the long driveway to the boundary with no. 21 is not ideal, officers do not consider that there are likely to be enough vehicular movements associated with a single dwelling to result in an overriding neighbour impact, in terms of noise or other factors.

Highway Considerations

- 6.11 The application site is in a sustainable location, in close proximity to shops and other key facilities. The site is also large enough to comfortably accommodate two or more parking spaces and adequate turning areas per dwelling, in accordance with Policies T1 and T2 and the council's adopted parking standards set out within Appendix 5 of the SOLP. The Local Highways officer raises no objection to any aspect of the access arrangements, subject to the conditions set out in this report.

7.0 CONCLUSION

- 7.1 The proposal is in accordance with the relevant development plan policies and national planning policy. The development would respect the character and appearance of the site and the surrounding area, subject to the attached conditions. The proposal is also acceptable in terms of its impact upon the amenities of neighbouring occupiers and it would not be prejudicial to highway safety.

8.0 RECOMMENDATION

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

- 1. Commencement of outline planning permission within three years of this permission or two years of the approval of the final reserved matter.**
- 2. Reserved matters in relation to scale, appearance and landscaping to be submitted.**
- 3. Development in accordance with approved plans.**
- 4. External materials to be agreed in writing.**
- 5. Levels to be agreed in writing.**
- 6. Parking and turning areas to be provided prior to occupation.**
- 7. Vision splay details to be agreed in writing.**
- 8. Withdrawal of permitted development for extensions and outbuildings.**
- 9. Landscaping scheme to be agreed in writing.**
- 10. Hardsurfacing to comply with sustainable urban drainage principles.**

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