

APPLICATION NO.	P15/S2067/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	18.6.2015
PARISH	GORING
WARD MEMBER(S)	Kevin Bulmer
APPLICANT	Mr & Mrs Peter Hatch
SITE	Croft House, Limetree Road, Goring, RG8 9EY
PROPOSAL	Erection of new five bedroom detached dwelling with three parking spaces on garden land adjacent to Croft House with access.
AMENDMENTS	None
GRID REFERENCE	459997/180530
OFFICER	Paul Bowers

1.0 INTRODUCTION

- 1.1 The application is referred to planning committee because the views of the Goring on Thames Parish Council differ from the officer's recommendation.
- 1.2 The application site comprises the side garden of Croft House on the southern side of Limetree Road, Goring on Thames. Croft House is a detached two storey, part red brick - part rendered, plain clay tiled roof dwelling on a sizeable plot. The site contains a number of trees many of which form the western boundary of the site adjacent to the access drive to Woden House.
- 1.3 Croft House is not listed and the site is not located within the Goring on Thames Conservation Area. However the conservation area boundary does run along the frontages of properties on the northern side Limetree Road. The area as a whole is washed over by the Chilterns Area of Outstanding Natural Beauty (AONB)
- 1.4 A location plan identifying the site can be found at **Appendix 1.**

2.0 PROPOSAL

- 2.1 The application seeks full planning permission to erect a 5 bedroom, two storey detached house within the existing garden of Croft House. The main roof will run parallel to the road with smaller gables facing the rear garden and a single storey outshoot adjacent to the western boundary. Parking will be provided for at the front of the building.
- 2.2 Reduced copies of the plans accompanying the application can be found at **Appendix 2** to this report. All the plans and representations can be viewed on the council's website www.southoxon.gov.uk under the planning application reference number.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 **Goring Parish Council** – Recommend Refusal of planning permission. The design, height and scale of the proposed house was too big for the plot, and therefore was too large, bulky and overbearing and may also therefore have a negative impact on the setting on the Conservation Area.

Neighbour Responses – 8 x letters of objection covering the following issues;

- Concern that the building is too large for the plot
- The character of Limetree Road needs to be maintained.
- Trees need to be conserved.
- The building is too high.
- The dwelling should be lower and set further back in the plot.
- The road is not suited for additional traffic.
- The proposal amounts to an overdevelopment.
- Concern about potential future development of a larger site.
- Insufficient parking provision.

Highways Liaison Officer - No objection subject to conditions.

Forestry Officer - No objections.

Conservation Officer – It is unfortunate that the development doesn't enjoy the same spacing as other properties on Lime Tree Road.

4.0 **RELEVANT PLANNING HISTORY**

4.1 None relevant to this proposal.

5.0 **POLICY & GUIDANCE**

5.1 **South Oxfordshire Core Strategy 2027** policies

CSEN1 - Landscape protection

CSEN3 – Historic environment

CSQ3 - Design

South Oxfordshire Local Plan 2011 policies;

C9 - Loss of landscape features

CON7 - Proposals in a conservation area

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

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

National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

6.0 **PLANNING CONSIDERATIONS**

6.1 The issues to consider in relation to this proposal are;

- **Whether the site constitutes an infill plot.**
- **Whether the proposal accords with the criteria of Policy H4.**
- **Impact on the setting of the Goring on Thames Conservation Area**
- **Impact on the special landscape of the Chilterns Area of Outstanding Natural Beauty.**
- **Impact on trees.**

Whether the site constitutes an infill plot.

- 6.2 Policy CSR1 of the South Oxfordshire Core Strategy 2027 (SOCS) permits infill development within the settlement of ‘Larger Villages’ such as Goring on Thames.
- 6.3 Infill development is defined in the Appendix 1 of SOCS 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’.*
- 6.4 Although the application site forms part of the garden of an existing dwelling it is an open space and visual gap in a continuous line of development. This meets the definition of infill and in my view, the principle of a dwelling in this location is acceptable.

Whether the proposal accords with the criteria of Policy H4.

- 6.5 If a proposed housing development is acceptable in principle and accords with Policy CSR1 of SOCS then the detail of the proposal must be assessed against the criteria of Policy H4 of the South Oxfordshire Local Plan 2011 (SOLP).
- 6.6 Provision (i) of Policy H4 states *‘an important open space of public, environmental or ecological value is not lost, nor an important view spoilt.’*
- 6.7 The site is part of an existing garden. It does not comprise an important open space of either public or environmental value. There are not wider views of the open countryside to the rear which will be lost as a result of this development.
- 6.8 Provision (ii) states *‘the design, height, scale and materials of the proposed development are in keeping with its surroundings.’* whilst Provision (iii) states that the *‘character of the area is not adversely affected.’*
- 6.9 There have been suggestions from local residents that the building should be lower and set to the rear of the plot. However, this would be at odds with the established line of development and the positioning of the building relatively in line with Croft House and Linwood on either side. The gap either side of the building to the boundary is smaller than nearby properties but still allows for pedestrian access on either side to the rear. This would differ from the other properties in Limetree Road however Croft House itself is at odds with the rest of the street scene with such a larger open space between the side of the house and the boundary. The siting of the building is therefore considered to be appropriate.
- 6.10 In terms of footprint the new dwelling is larger than Croft House due in part to the single storey outshoot at the rear. From the road the new building has a comparable width to Croft House and the use of forward projecting gables allows for some architectural similarities between the buildings. A condition is proposed seeking sample materials so that it can be ensured that the two buildings are as close as possible in their finish.
- 6.11 There is no uniform design, material or scale of property along Limetree Road. The fact that there is such a mixture gives the street scene much of its character. The new building will not be out of keeping in as much as it will add to the mix of properties in the street scene at the same time as being sufficiently similar to Croft House that it is not at odds with the closest dwelling.
- 6.12 *Provision iv) of Policy H4 states that there should be no overriding amenity or environmental or highway objections.*

- 6.13 In terms of amenity this refers to both the amenity of the new property but also the amenity and the impact on surrounding properties.
- 6.14 For a three bedroom property and above the council' standard seeks to ensure that as a minimum 100 square metres of private amenity space is provided. The subdivision of the site as shown on the plans allows for some 320 square metres for the new dwelling and some 1500 square metres for the existing. This is far in excess of what the council would normally require. The space for the new property ensures that it does not appear cramped or over developed.
- 6.15 In terms of neighbour impact the gap between the new building and Linwood to the west with the access drive for Woden House in between ensures that it will not result in a materially harmful or overbearing impact.
- 6.16 The main impact will be to Croft House itself due to the proximity of the two buildings. The alignment means that in conjunction with the single storey outshoot being on the opposite side the bulk and mass of the new building will mitigated to an acceptable degree. The first floor windows will introduce a level of overlooking of the rear garden of Croft House which does not currently exist however this type of oblique overlooking is found in very street in the country where there are two storey dwellings and is not materially harmful,
- 6.17 Provision v) relates to back land development and seeks ensure that it would not *create problems of privacy and access and would not extend the built up limits of the settlement.*
- 6.18 The dwelling sits between two existing buildings within the village. It does not result in extending the village in to the countryside.
- 6.19 Overall the development complies with the criteria of Policy H4.

Impact on the setting of the Goring on Thames Conservation Area.

- 6.20 The building is outside of the conservation area which stops on the opposite side of the road. However, the erection of a dwelling so close will have an impact on its setting.
- 6.21 The new dwelling in this location will not obscure views in to the conservation area. It is of a style and design that is in keeping that would not look out of place even if the site were located in the conservation area itself. The separation of the road means that in terms of distance and relationship the addition of a new dwelling here will not, in your officer's view, adversely affect the conservation areas setting.

Impact on the special landscape of the Chilterns Area of Outstanding Natural Beauty.

- 6.22 The site is located within the built confines of the village and surrounded on all sides by existing development. The design and scale of the building are appropriate and will not detract from the special landscape setting of the Chilterns Area of Outstanding Natural Beauty.

Impact on trees.

- 6.23 Policy C9 seeks to protect landscape features which would include trees given that they make an important contribution to the local scene. It also states that where such

features are to be retained they should be protected during the course of development and ensure their survival following completion.

- 6.24 None of the trees on the site are the subject of a tree preservation order or protected by virtue of being within a conservation area. However the application has been supported by a tree report. The council's Forestry Officer has considered the details of the report and concluded that the development will not impact on any trees of aboricultural significance. The tree protection details set out in the report demonstrates suitable measures to prevent all the trees shown to be retained form being damaged.
- 6.25 The proposal therefore accords with the objectives of Policy C9.

7.0 CONCLUSION

- 7.1 I recommend that planning permission is granted because Goring on Thames is a settlement where infill development is permitted in principle. The new house would sit within an existing gap between buildings on a continuous built line of development.

The design and materials reflects local vernacular and building materials and does not detract from the wider character of the area, the setting of the conservation area or the landscape of the AONB.

The site affords for sufficient amenity space and parking and does not result in a materially harmful unneighbourly impact to either adjoining property.

Conditions are proposed relating to highway matters. The development accords with the relevant development plan policies.

8.0 RECOMMENDATION

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

1. **Commencement three years - full planning permission.**
2. **Approved plans.**
3. **Sample materials required (all).**
4. **New vehicular access.**
5. **Turning area and car parking.**
6. **No surface water drainage to highway.**
7. **Tree protection in accordance with submitted tree report.**

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