

APPLICATION NO.	P15/S0725/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	23.4.2015
PARISH	SONNING COMMON
WARD MEMBER	Paul Harrison
APPLICANT	Mr John Abbey
SITE	58 Wood Lane, Sonning Common, RG4 9SL
PROPOSAL	Extension to existing dwelling and creation of a new attached dwelling.(Parking provision and visibility splays as amended by site plan accompanying agent's email received 1st May 2015. Position of dwelling as amended by revised plans accompanying agent's email dated 8th June 2015)
AMENDMENTS	As above
OFFICER	Simon Kitson

1.0 INTRODUCTION

- 1.1 This application is referred to Planning Committee as the Officers' recommendation conflicts with the views of the Parish Council.
- 1.2 The existing dwelling at no.58 Wood Lane (which is shown on the OS extract **attached** as Appendix A) is an end-terrace property set within a generous 470 sq.m plot within the built-up confines of Sonning Common. The property has been previously extended and, in 2014, planning permission was granted for the erection of a single and two storey side extension. This scheme has not been implemented but remains extant until September 2017.
- 1.3 The site does not fall within a designated area.

2.0 PROPOSAL

- 2.1 As detailed in the application submission, this proposal is for the erection of an attached dwelling house in lieu of the previously-approved extension. The scheme would include alterations to the existing access, to provide off-street parking for both the existing and proposed dwelling and separate private amenity for both properties.
- 2.2 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.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Sonning Common Parish Council – Objection
- The proposed parking in front of the property would be detrimental to the street scene and the character of the village centre
 - The application would provide inadequate visibility splays and as such, there would be community safety issues
 - Loss of on-street parking

Forestry Officer (South Oxfordshire District Council) - No strong views, subject to condition

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

- The amended plans have demonstrated pedestrian awareness vision splays
- The level of visibility is an improvement over the existing situation
- There is unlikely to be a significant intensification of transport activity at the property.

Neighbour Objections (1)

- This is not a 'starter home'.
- An existing telegraph pole would interfere with the proposed parking arrangement
- The proposal would comprise an overdevelopment of the site
- This is not a sustainable location for new development
- The proposal should provide 6 parking spaces
- Drainage runs will interfere with the root protection area of the mature tree at the frontage of the site
- Severe neighbour impact, due to loss of light, outlook and privacy

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P14/S2304/HH](#) - Approved (22/09/2014)

Erection of part two, part single storey side and rear extension.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy policies;

CS1 - Presumption in favour of sustainable development

CSEN1 - Landscape protection

CSQ3 - Design

CSS1 - The Overall Strategy

CSR1 – Housing in villages

5.2 South Oxfordshire Local Plan 2011 policies;

C8 - Adverse affect on protected species

D1 - Principles of good design

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

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

Principle of development

6.2 Sonning Common 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.

Character and appearance of the site and surrounding area

- 6.4 The existing dwelling would retain an area of approximately 104 sq.m and the proposed dwelling would benefit from a rear garden area of approximately 173 sq.m, both in excess of the 100 sq.m recommended within Section 3.2.8 of the South Oxfordshire Design Guide (SODG). On this basis, officers do not consider that the proposed scheme would constitute an overdevelopment of the site. Furthermore, as the application site is within the built-up confines of the village where there is already considerable variety in the architectural forms, plot sizes and layout, officers consider that the proposal would not be at odds with the general grain of development within the locality. On this basis, the proposal would accord with Policies D3 and H4 of the South Oxfordshire Local Plan (SOLP).
- 6.5 Whilst it is acknowledged that the proposed dwelling would have relatively high visibility from public vantage points, the structure would have a similar volume and width to the extant, previously-approved two-storey extension (**attached** as Appendix C) and the current proposal would have a greater visual separation from the adjacent property at no. 56 Wood Lane. The dwelling would also have an appropriate, traditional architectural form, of similar appearance to the other properties within the existing line of housing. Whilst officers accept that there would be visual impact upon the street scene as a result of the opening up of the front of the site in order to accommodate off-street parking, the local authority rarely has any control over the visual impact of this form of development as planning permission is generally not required for the removal of hedgerows and boundary walls, or the paving-over of front gardens. Given that a number of properties within close proximity to the application site also have parking provision at their frontages, officers consider that the visual impact resulting from this aspect of the proposal would be limited. Officers consider that the proposal as a whole would not have an adverse impact upon the overall character of the street scene or the wider area.

Landscape

- 6.6 The council's forestry officer raises no objections to the proposal, following the submission of revised plans moving the dwelling further away from the root protection area of the Copper Beech tree at the neighbouring property. In accordance with the specialist advice provided, it is suggested that a detailed tree protection condition should be attached to any subsequent consent. This would require further detail regarding the hard surfacing and drainage runs, if applicable.

Neighbouring Amenity

- 6.7 The comments regarding the potential neighbour impact are noted. The adjacent properties at no. 56 Wood Lane, 60 Wood Lane and 1a Green Lane were visited over the course of the application.
- 6.8 Although there is likely to be visibility of the dwelling from the adjoining properties, it would be built mostly within the footprint of the previously-approved two-storey extension and officers are satisfied that there would not be a significant level of overshadowing, due to the orientation of the dwelling and the distances to the site boundaries. There is also unlikely to be a significant privacy impact, as the only upper-storey side-facing window proposed would be obscure glazed and only oblique views of

limited parts of the neighbouring gardens would be possible from the rear-facing openings. This would be further mitigated by the trees towards the north of the site which provide a level of additional screening of the gardens at Crosswinds and no. 56 Wood Lane.

- 6.9 Whilst the owners of no. 56 consider that there would be a particularly adverse impact in terms of loss of visible daylight from their south-west facing windows, officers would point out that the affected rooms are served by alternative window openings and the visual impact would be similar if the previously-approved extension were to be constructed. The distance between the two dwellings would be around 5.7m at the nearest point and the agent has also demonstrated on the submitted block plan that there would not be a significant impact upon the outlook from the bay windows at the neighbour's first-floor bedroom. This room would continue to have a largely unbroken view of the street. Officers consider that the relationship between the proposed dwelling and its neighbours would be consistent with the built-up nature of the area and the proposed development would not cause material harm to neighbouring amenity.

Highway Considerations

- 6.10 Whilst it is acknowledged that the parish council and the adjacent neighbours raise a number of concerns over the proposed access and parking arrangements, this is an existing access which would be widened, with improved visibility, and both the existing and proposed dwellings would provide two off-street parking spaces in accordance with the council's parking standards set out under Appendix 5 to the SOLP. The local highway authority do not raise objection to the proposal, subject to a number of conditions.

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

- 1. Commencement of development within three years.**
- 2. Development to be carried out in accordance with the approved plans.**
- 3. Schedule of materials to be agreed prior to commencement of works.**
- 4. New vehicular access to be provided prior to first occupation of the dwelling.**
- 5. Tree Protection details to be agreed prior to commencement of works.**
- 6. Vision splays to be agreed prior to commencement of works.**
- 7. Car parking to be provided, in accordance with the submitted plan and retained unobstructed.**
- 8. All hardstanding to the front of the property should be of permeable, SuDS (sustainable drainage)-compliant construction.**
- 9. Withdrawal of Class A permitted development rights for extensions.**
- 10. Obscure glazing to be applied to the first-floor, side facing window.**

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