

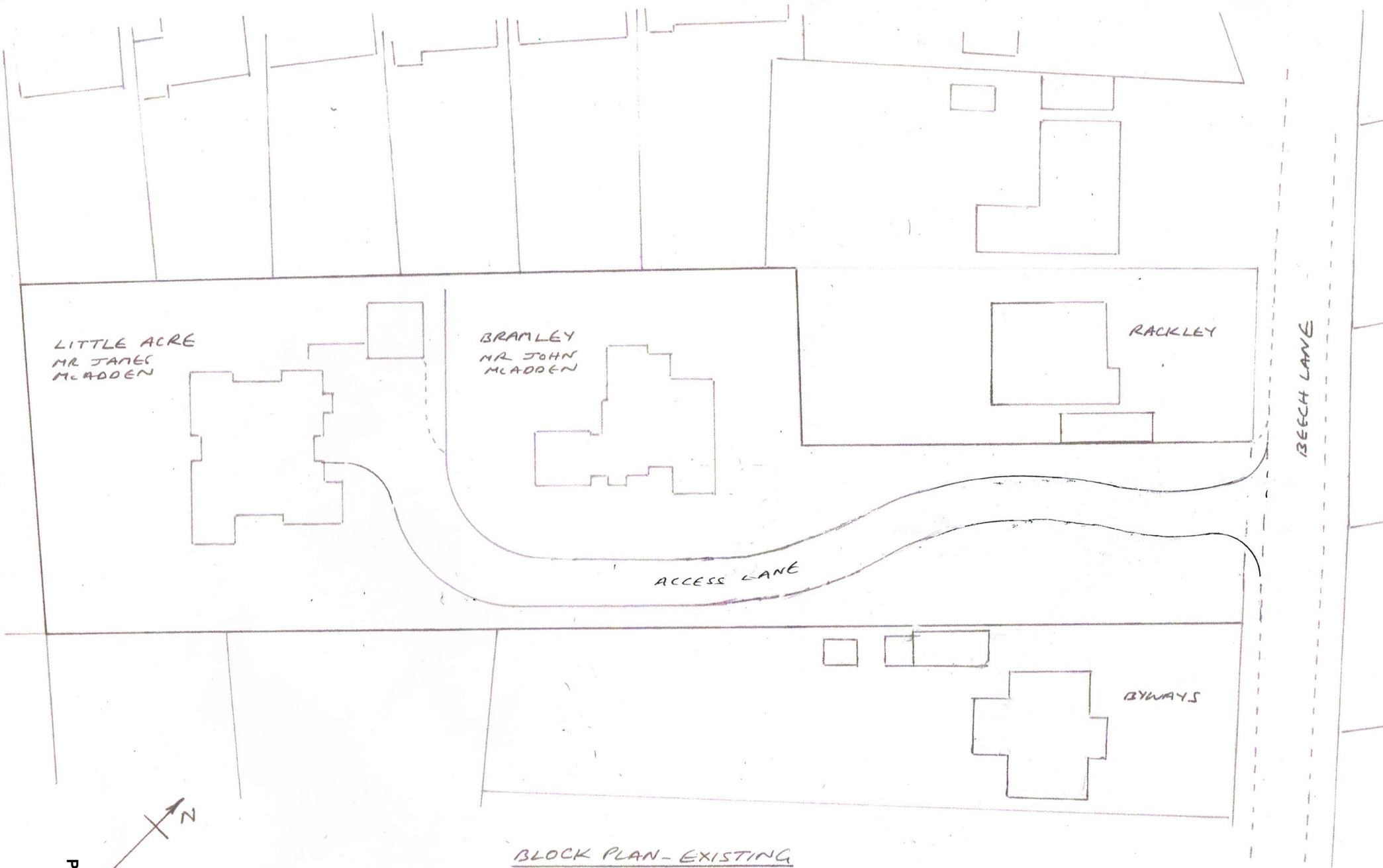


South and Vale GIS  
 Printed on 3 September 2015  
 at a scale of 1:2,499



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LITTLE ACRE  
MR JAMES  
McADDERN

BRAMLEY  
MR JOHN  
McADDERN

RACKLEY

BEECH LANE

ACCESS LANE

BYWAYS



BLOCK PLAN - EXISTING

LITTLE ACRE / BRAMLEY BEECH LN. WOODCOTE

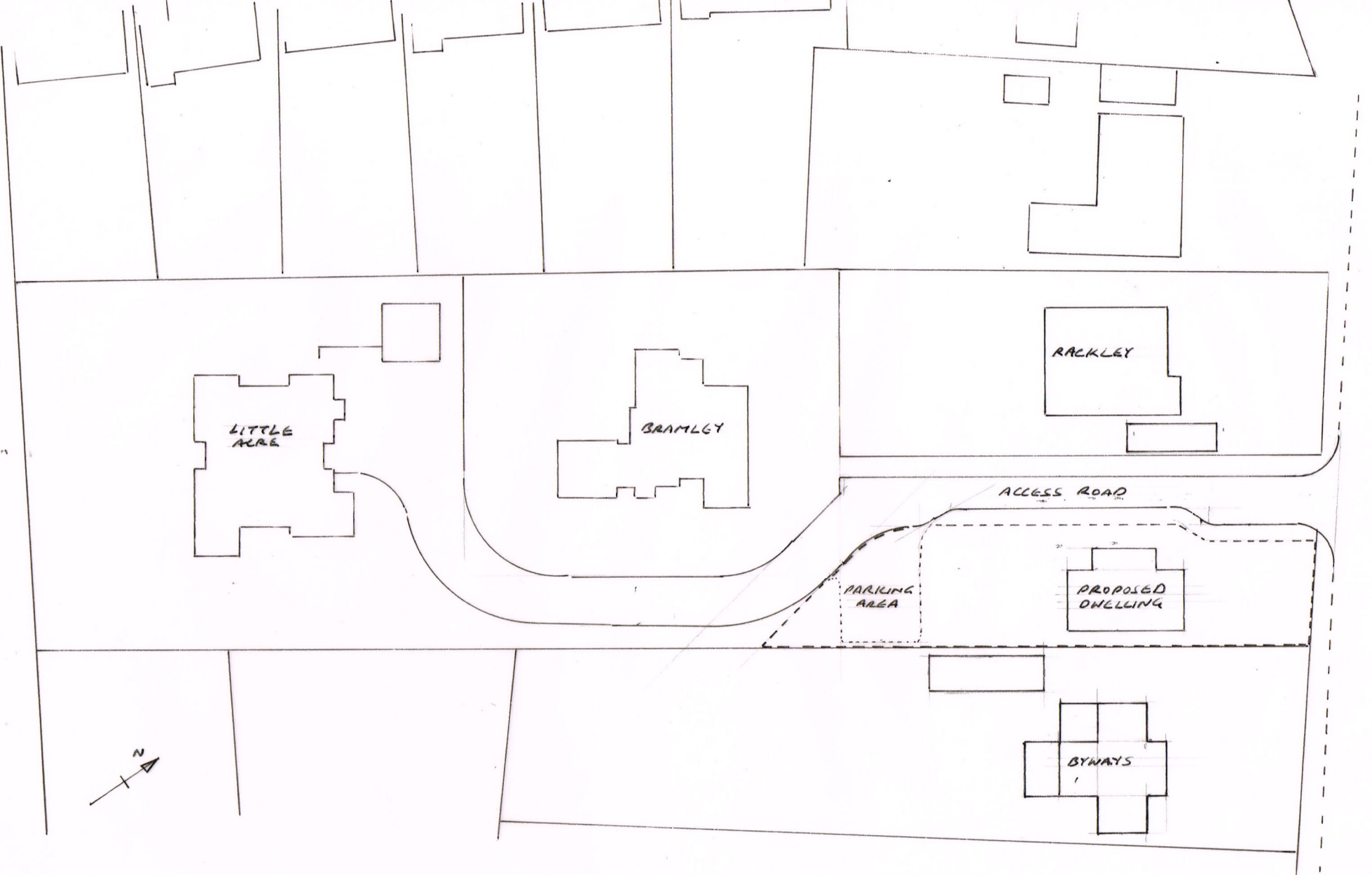
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MARCH 2013

DRG 1020-01

Appendix B

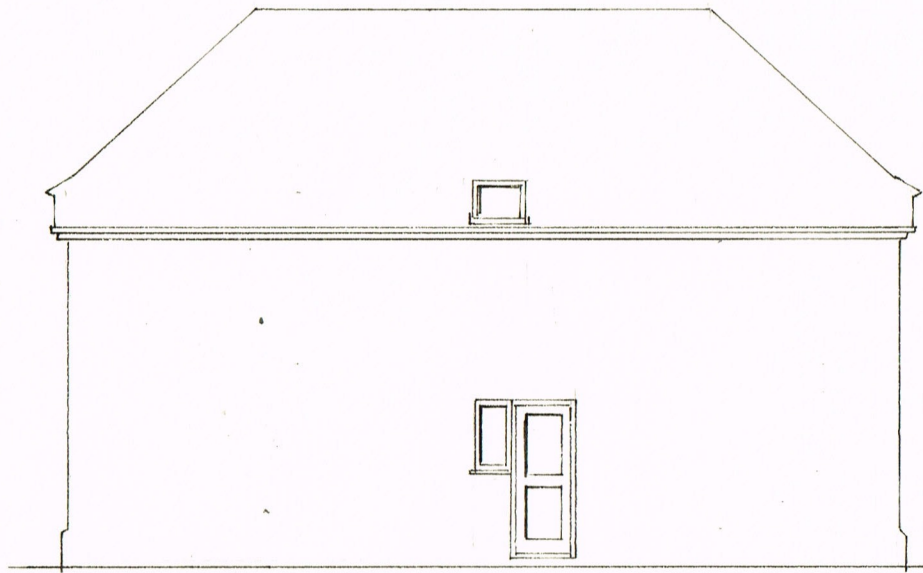




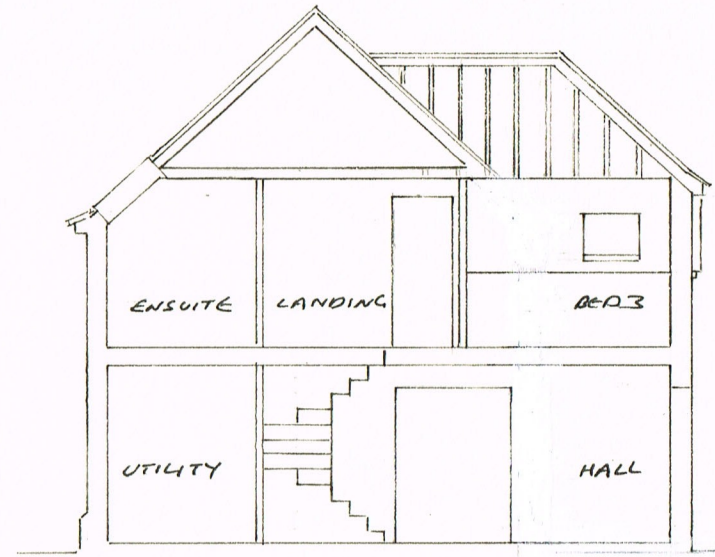
LITTLE ACRE / BRAMLEY BEECH LANE WOODCOTE  
PROPOSED 3-BED DWELLING

BLOCK PLAN

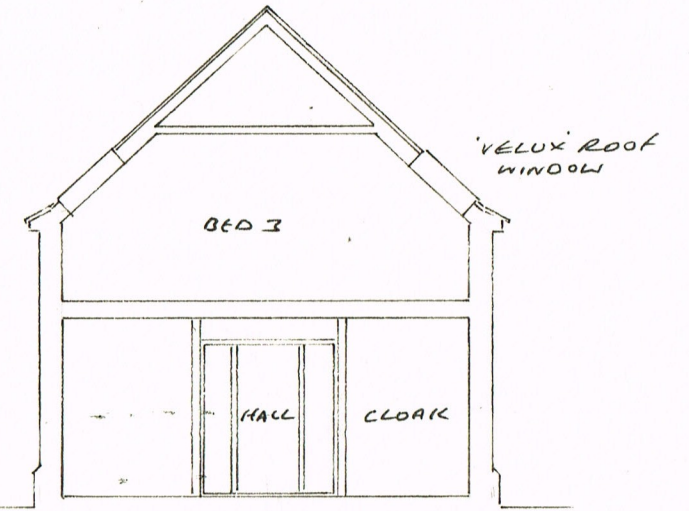
SCALE 1:500      MAY 2015      DRG NO 1020-13



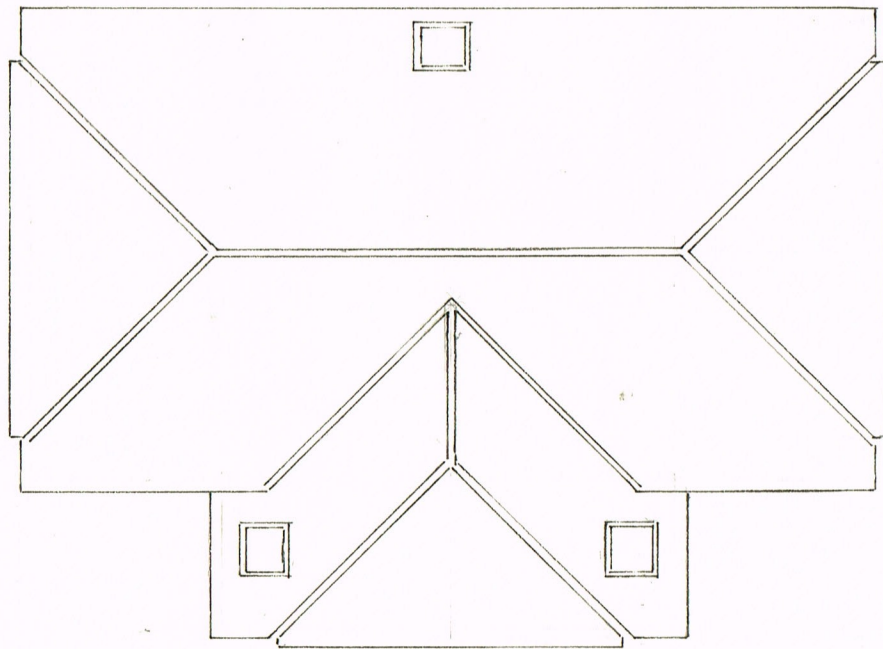
SOUTH/EAST ELEVATION



SECTION XX



SECTION YY

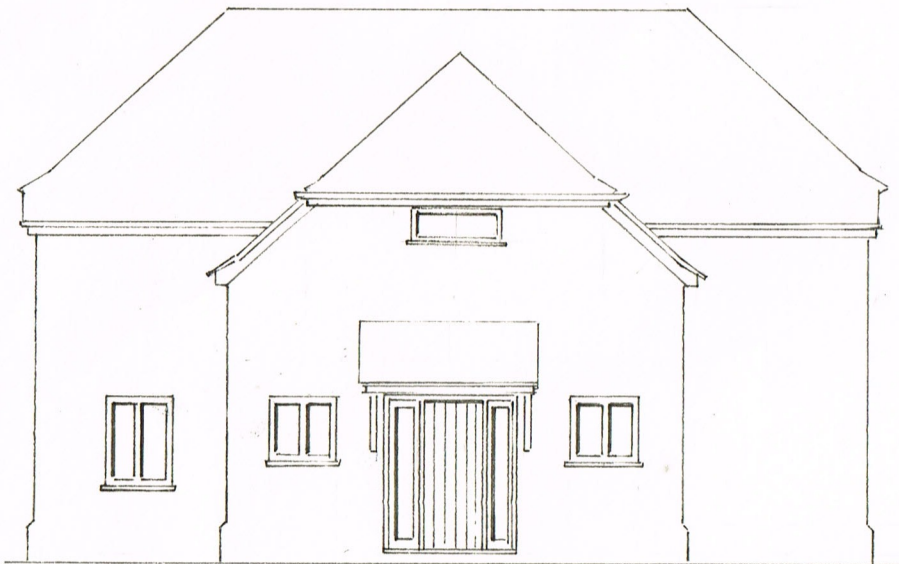
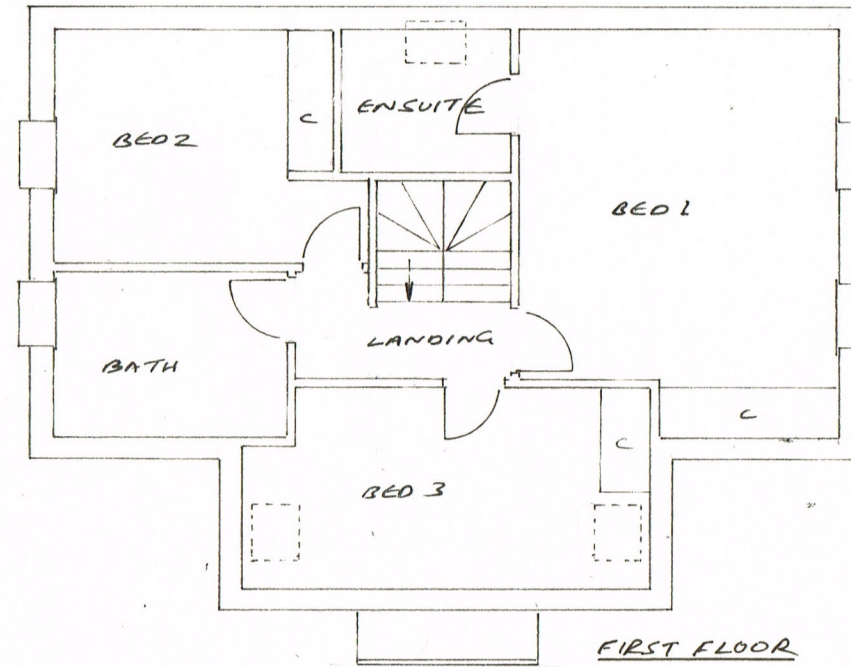
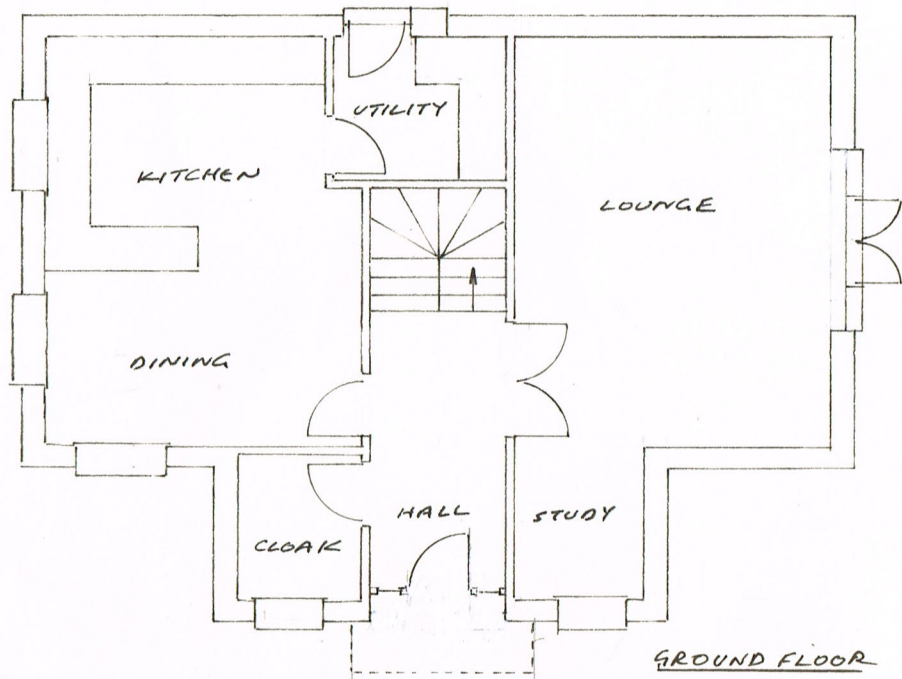


ROOF LAYOUT

LITTLE ACRE / BRAMLEY BEECH LANE WOODCOTE  
PROPOSED 3-BED HOUSE

SCALE 1:100    MAY 2015    DRG NO 1020-11  
0 1 2 3





NORTH / WEST ELEVATION



NORTH / EAST ELEVATION



SOUTH / WEST ELEVATION

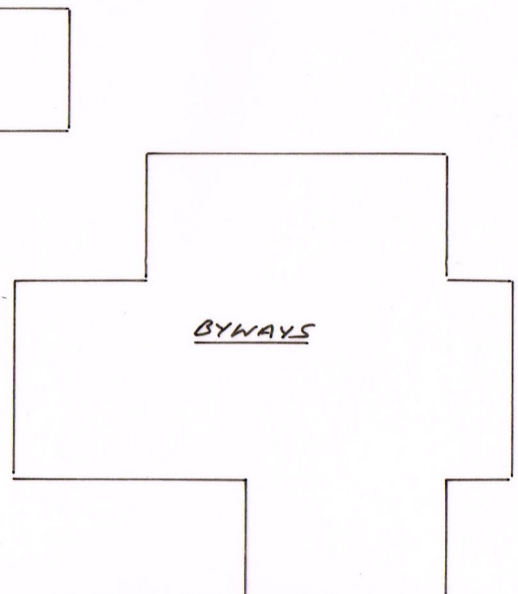
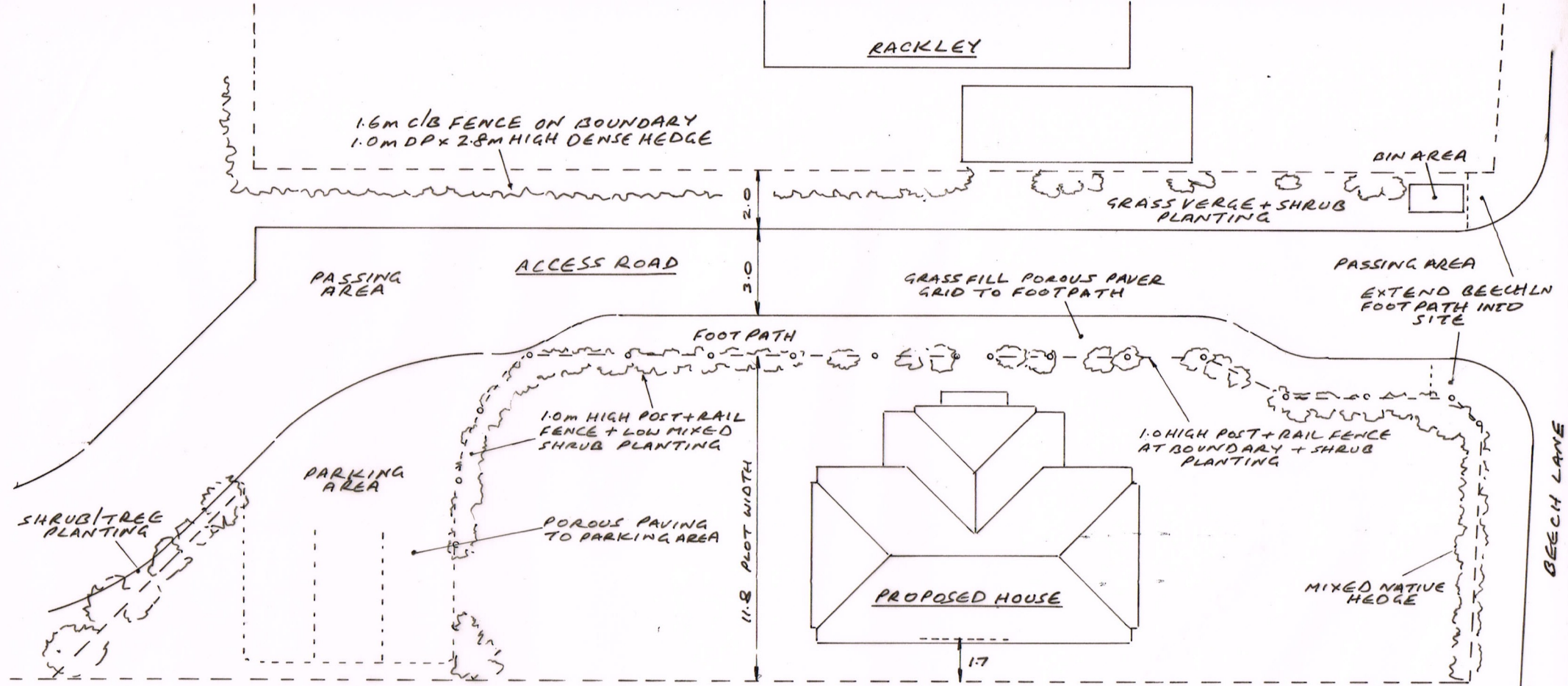
LITTLE ACRE / BRAMLEY BEECH LANE WOODCOTE

PROPOSED 3-BED HOUSE

SCALE 1:100  
5 1 2 3

MAY 2015

DRG NO 1020-10



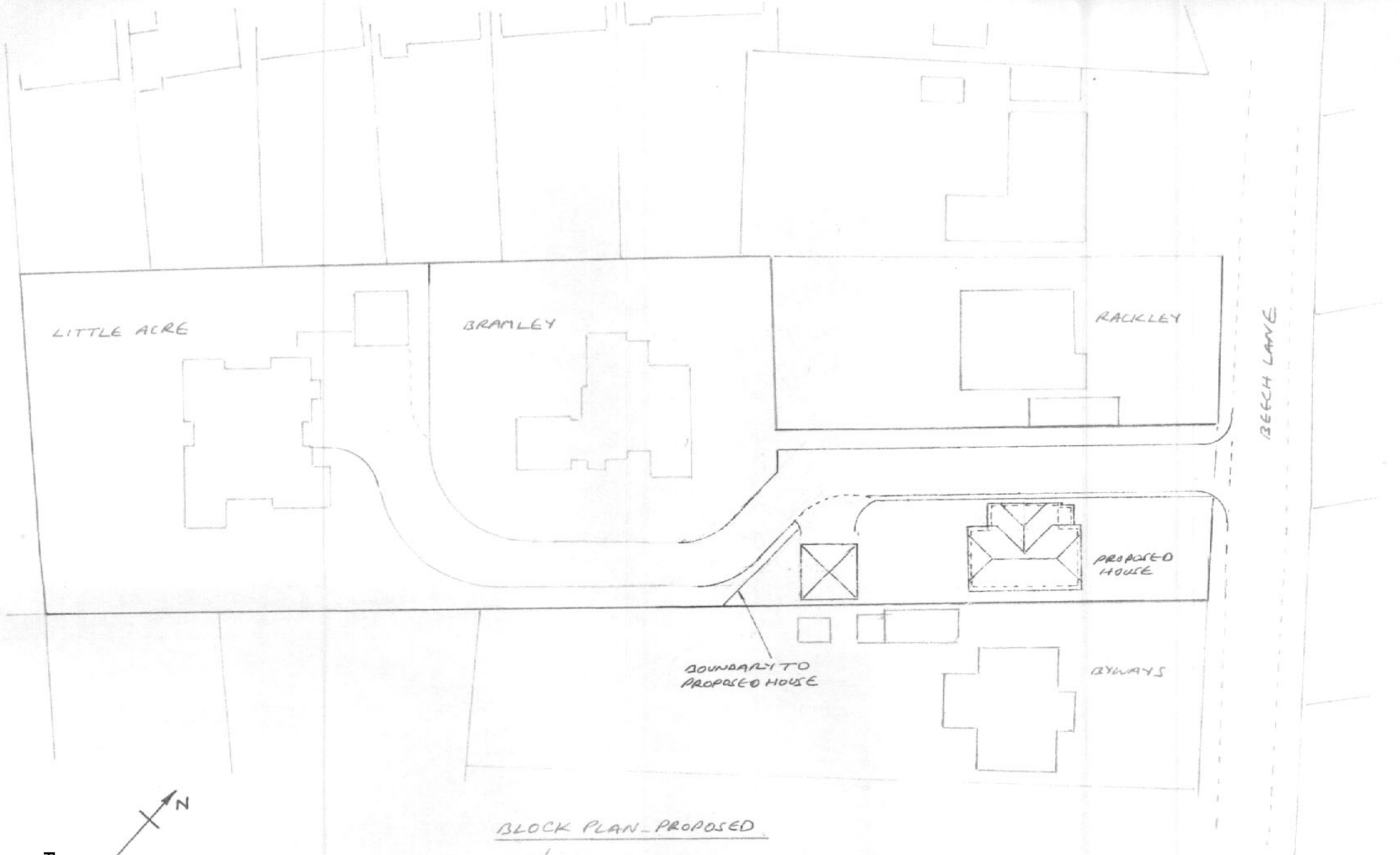
LITTLE ACRE / BRAMLEY BEECH LANE WOODCOTE

SITE PLAN

SCALE 1:200  
 0 1 2 3

MAY 2015 DRG NO 1020-12





LITTLE ACRE

BRAMLEY

RACKLEY

BEECH LANE

PROPOSED HOUSE

BOUNDARY TO PROPOSED HOUSE

BYWAYS

BLOCK PLAN - PROPOSED

LITTLE ACRE / BRAMLEY BEECH LN. WOODCOTE

SCALE 1:500  
0 5 10 15

MARCH 2013

DRG 1020-10



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# Appeal Decision

Site visit made on 29 April 2014

**by Elizabeth Lawrence BTP MRTPI**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 10 June 2014**

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## **Appeal Ref: APP/Q3115/A/14/2214231**

### **Little Acre, Beech lane, Woodcote, Reading, RG8 0PY**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by James McAdden against the decision of South Oxfordshire District Council.
  - The application Ref P13/S1097/FUL dated 10 March 2013, was refused by notice dated 11 September 2013.
  - The development proposed is described as reposition existing access, erect 4-bed detached house and double garage.
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### **Preliminary matters**

1. On 6 March 2014 the Planning Practice Guidance (planning guidance) was published by the Department for Communities & Local Government. In relation to this Appeal the guidance has been considered but in light of the facts in this case the planning guidance does not alter my conclusions.

### **Decision**

2. The appeal is dismissed.

### **Main Issues**

3. The first main issue is the effect of the scheme on the character and appearance of the site and the surrounding area. The second main issue is the effect of the scheme on the living conditions of the occupiers of the adjacent properties, with particular regard to noise and disturbance.

### **Reasons**

#### *Character and appearance*

4. The Appeal site is located within the settlement boundary of Woodcote, which is a rural village within the Chilterns Area of Outstanding Natural Beauty (AONB). It is a settlement where policy CSR1 of the South Oxfordshire Core Strategy 2012 allows for residential infilling, provided it conserves and enhances the AONB. Policy CSEN1 of the Core Strategy goes on to state that where a development is acceptable in principle, measures will be sought to integrate it into the landscape character of the area. Policy CSQ3 of the Core Strategy states that permission will be granted for development that is of a
-



high quality and responds positively to and respects the character of the site and its surroundings. Policies G2, D1 & H4 of the South Oxfordshire District Local Plan have similar objectives.

5. The National Planning Policy Framework (NPPF), states that in relation to proposals for new housing development there is a presumption in favour of sustainable development, which has economic, social and environmental roles. Good design is seen as a key aspect of sustainable development and new development should add to the overall quality of the area. It should respond to local character and reflect the identity of local surroundings, while not preventing or discouraging appropriate innovation.
6. In relation to the Appeal scheme the Woodcote Neighbourhood Plan 2013 – 2027 (WNP) is consistent with the Core Strategy and the NPPF. It allows for residential infilling, whilst requiring local characteristics to be taken into account.
7. Mature trees, hedges, soft landscaped front and rear gardens, grass verges, a limited provision of narrow pavements and the diverse range of individually designed dwellings all contribute to the verdant and semi-rural character and appearance of Woodcote. Beech Lane is consistent with this character and appearance, with its abundance of trees, hedges and grass verges and individually designed dwellings predominantly set in mature landscaped gardens.
8. The Appeal dwelling is located within a row of dwellings which front onto Beech Lane. These dwellings have varied front and rear building lines, occupy generous sized plots and predominantly benefit from mature planting around their boundaries. Whilst it is noted that there are a number of tall close boarded boundary fences, most are at least partially screened from the street scene by boundary planting. As a consequence they do not have a material impact on the semi-rural character and appearance of the surrounding area.
9. The proposed dwelling has been designed to pick up on the proportions and design detailing of the adjacent dwelling and it would respect the front and rear building lines of the dwellings along this stretch of Beech Lane. There would be a mixed hedge along the front boundary and there would be room within the front garden for soft planting. Although the dwelling would be sited less than two metres from the southeast boundary of the site, there would be a gap of over five metres between the proposed dwelling and the dwelling at Byways.
10. In these respects the proposed dwelling would respect the prevailing pattern of development along this stretch of Beech Lane and in the surrounding area.
11. However, the proposed dwelling would be sited less than one metre from the northwest boundary of the site and its flank walls would be devoid of any fenestration above ground floor level. The proposed tall close boarded fence would run along the entire northwest boundary of the site, other than to allow access to the proposed double garage. This fence would front directly onto the proposed realigned access road, which would serve the proposed dwelling and the two dwellings located to the rear of the site. The small strip of land between the fence and the access would be too narrow for any meaningful planting.

12. As a consequence the flank wall and boundary fence would form a prominent, stark and suburban feature within the street scene, which would be totally out of keeping with the verdant, semi-rural character of the lane. The situation would be exacerbated by views down the access drive, which would be dominated by the flank wall and parking area to Bramley and by the reduction in the width of the grass verge on the northwest side of the existing access drive. Overall, the access drive would appear urban and the relationship between the proposed dwelling and the access road would appear cramped and totally out of keeping with the prevailing character and appearance of the locality.
13. The siting of the proposed garage would result in the dwelling having an uncharacteristically small private rear garden area. The gravel area to the front of the garage would be of insufficient depth to enable cars to park clear of the access road when accessing the garage. Finally, due to the restricted width of the garage door, it would be difficult for two average sized cars to access the garage. Whilst not referred to by the Council, these factors highlight the cramped nature of the scheme.
14. It is noted that the existing wide verges which flank the existing access drive are unkempt. However, they reflect the existence of verges within the surrounding area and no reasons have been given as to why they could not be visually improved. Indeed, it is stated that they should have been landscaped as part of the housing development at the rear of the site. Also, whilst the site was previously occupied by a dwelling, this was presumably removed as part of the scheme for the two dwellings at the rear of the site. Few details are provided regarding the previous site layout, although it would appear that there was no road serving two dwellings to the rear and the character and appearance of the site and its surroundings were likely very different.
15. It is acknowledged that the Planning officer supported the proposal and that the scheme would provide a family home within a settlement with a reasonable range of community facilities. However, these factors do not outweigh the significant harm the scheme would cause to the character and appearance of the site and the surrounding area.
16. I conclude on this main issue that the scheme would materially and unacceptably harm the character and appearance of the site and the surrounding area, which is within the AONB. It would therefore conflict with policies CSEN1, CSR1 & CSQ3 of the Core Strategy, policies G2, H4 & D1 of the Local Plan, the WNP and the NPPF. It would also conflict with the South Oxfordshire Design Guide 2008, which seeks to ensure that new development reinforces a sense of place and local identity and that the density of development is appropriate to the location.

*Living conditions*

17. The proposed dwelling would be separated from the dwelling at Byways by its driveway and garage and the proposed garage would be located to the northwest and hipped away from the rear garden to Byways. Due to the orientation and siting of the proposed dwelling and garage they would not result in a material level of overshadowing, loss of daylight or loss of privacy for the occupants of Byways. In addition, due to its siting, the use of the



- proposed access drive to serve the proposed dwelling would be highly unlikely to cause undue noise or disturbance for the occupants of Byways.
18. The proposed dwelling and access drive would be separated from Rackley by a tall close boarded fence, with a mature hedge to the front on it. As a consequence the scheme would not result in a material loss of privacy, daylight or sunlight for the occupants of that property. Accordingly the scheme would not conflict with policy D4 of the Local Plan which seeks to ensure that new development does not result in unacceptable harm to existing residents due to loss of privacy, daylight or sunlight.
  19. The front section of the realigned access drive would run alongside the driveway and garage to Rackley. Accordingly, any additional traffic generated by the proposed development would be unlikely to have a materially adverse impact on the occupants of Rackley.
  20. However, as stated above, access to the proposed garages would be constrained and vehicles would need to park partly across the access drive, prior to accessing the proposed garage. Not only could this obstruct the access drive, it would likely result in prolonged manoeuvring in close proximity to the rear garden to Rackley. Together with the noise and disturbance generated by the vehicles accessing the existing two dwellings to the rear of the site, the likely additional traffic and manoeuvring generated by the proposed scheme would have a materially adverse impact on the living conditions on the occupants of Rackley.
  21. I conclude on this main issue that the scheme would have a materially harmful impact on the living conditions of the occupiers of Rackley due to additional noise and disturbance. The scheme therefore conflicts with policies G2 and H4 of the Local Plan, which together and amongst other things seek to provide a satisfactory environment for residents.

### **Other matters**

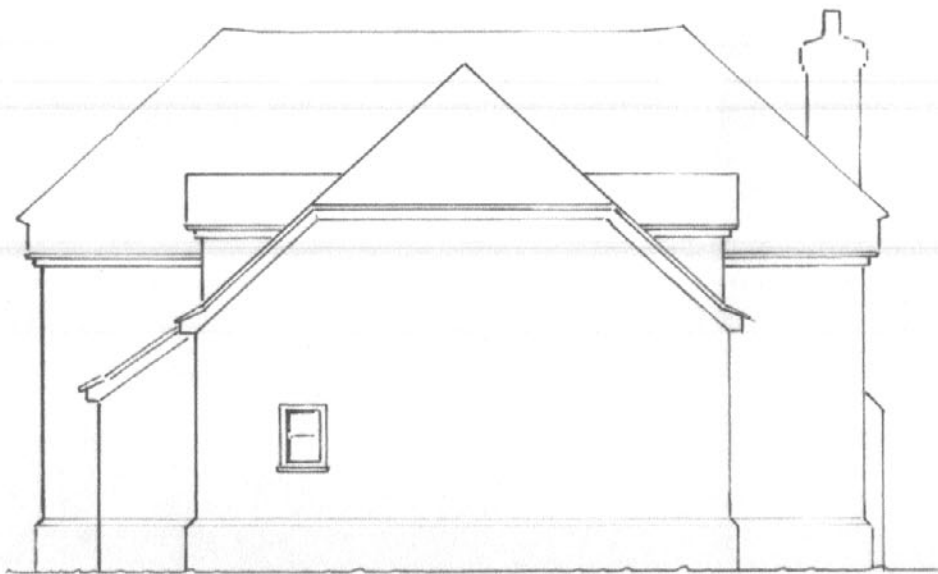
22. Concern has been expressed that there is a need for small homes in Woodcote and that the development would not help meet this need. The WNP identifies and makes provision for the supply of small homes, whilst acknowledging the provision of some larger family homes. Having regard to the modest size of the site and the NPPF's requirement for the delivery of a wide choice of homes I give limited weight to this point.

### **Conclusion**

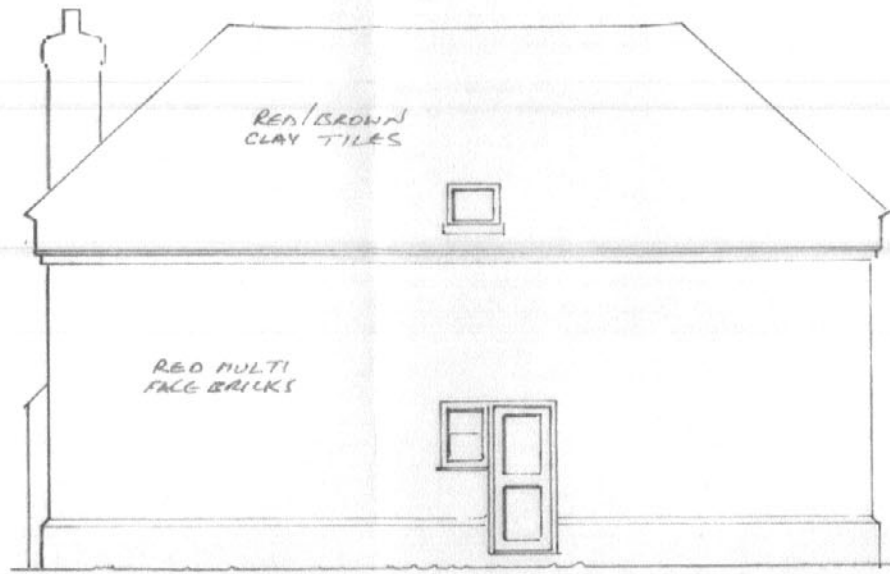
23. The conclusions on both main issues represent compelling reasons for dismissing this Appeal, which could not be satisfactorily addressed through the imposition of conditions.

*Elizabeth Lawrence*

INSPECTOR



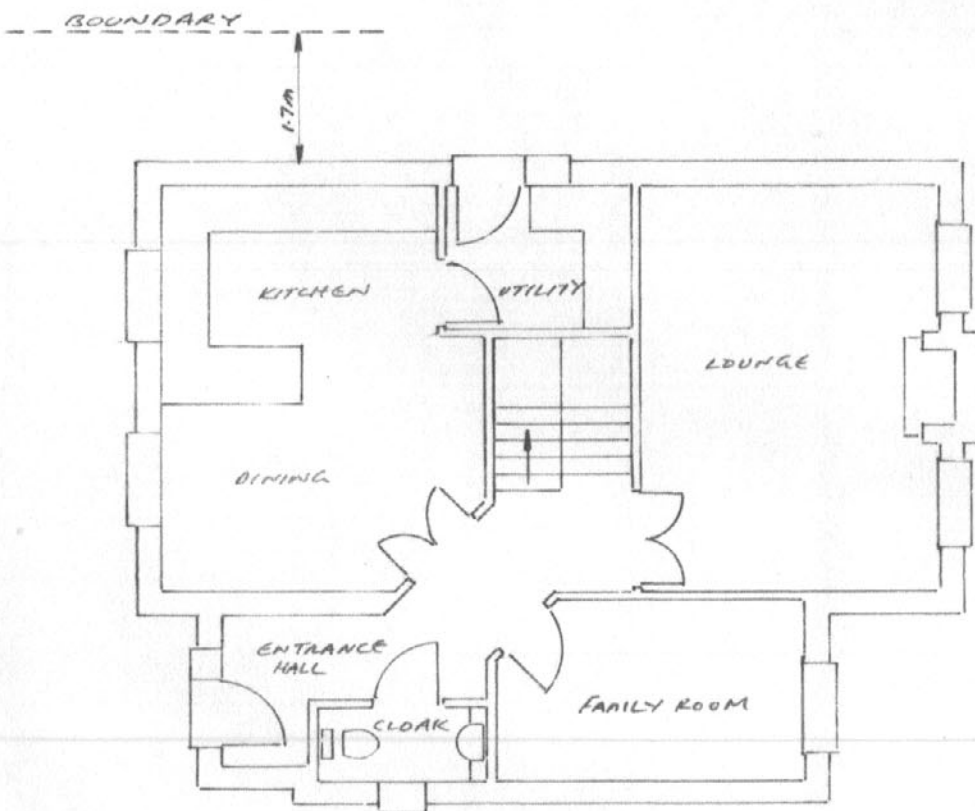
NORTH/WEST ELEVATION



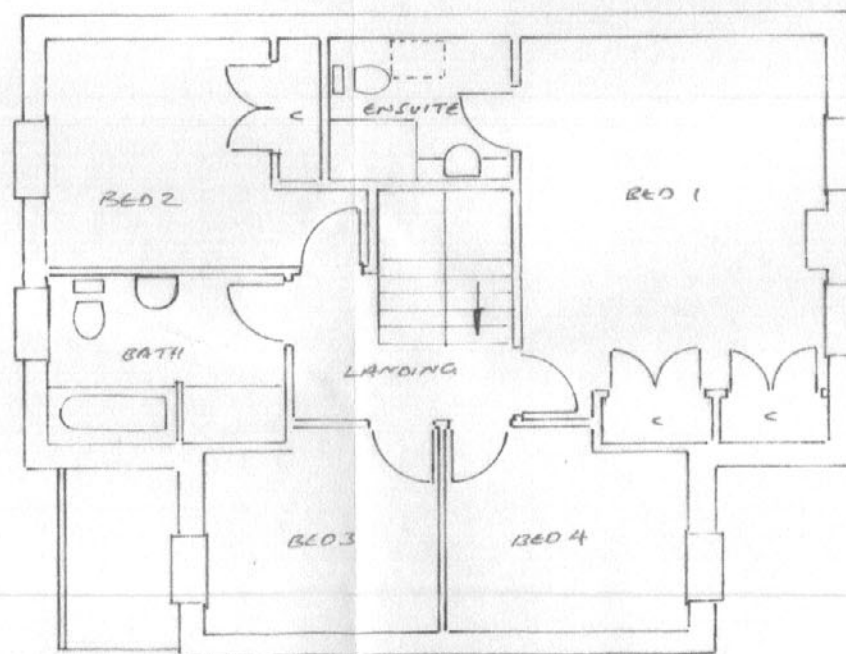
SOUTH/EAST ELEVATION



NORTH EAST ELEVATION



GROUND FLOOR



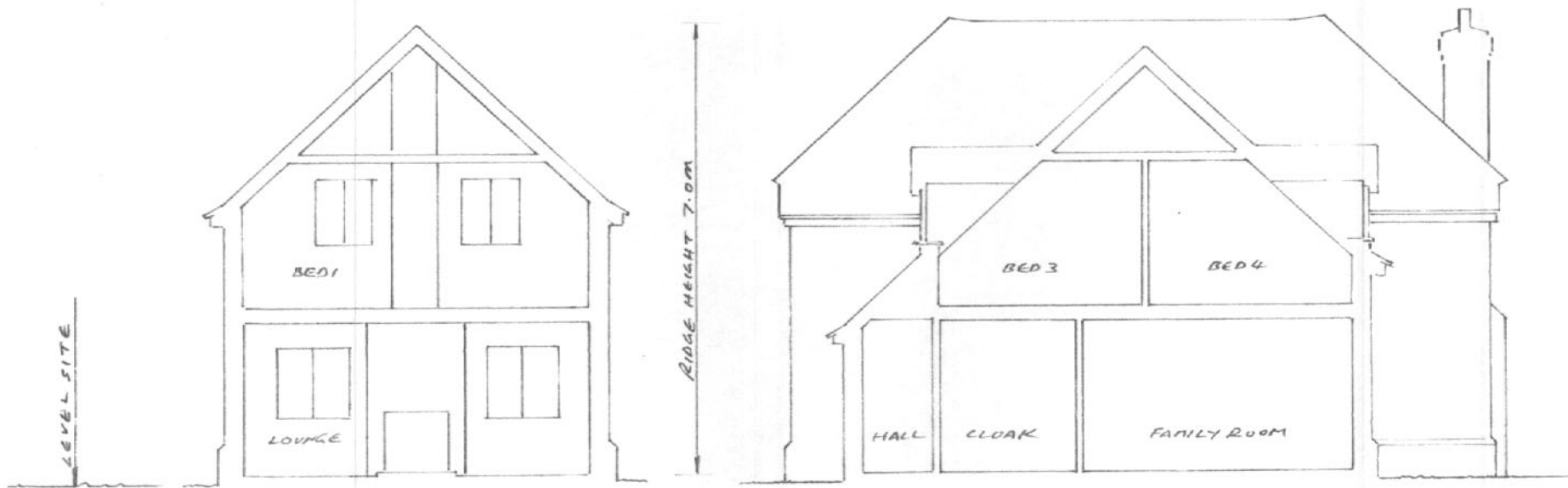
FIRST FLOOR



SOUTH WEST ELEVATION

PROPOSED 4-BEDROOM DWELLING  
 LITTLEACRE/BRAMLEY BEECH LANE WOODCOTE  
 SCALE 1:100      JUNE 2013      DRG 1020-07  
 0 1 2 3

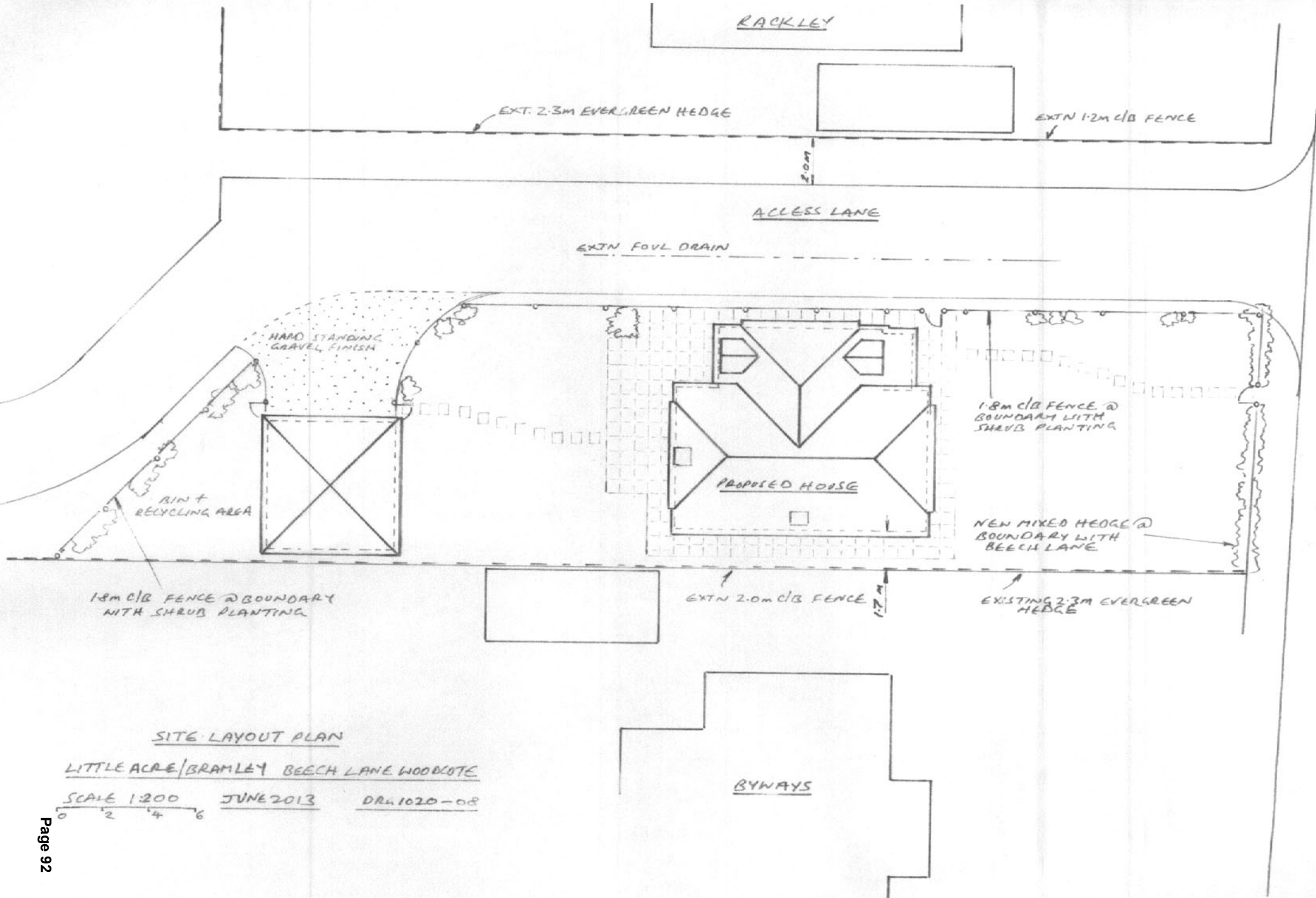




SECTION @ BED1 + LOUNGE

SECTION THRO BEDS 3 & 4

PROPOSED 4-BED DWELLING - SECTIONS + LEVELS  
LITTLE ACRE / BRAMLEY BEECH LANE WOODCOTE  
 SCALE 1:100    JUNE 2013    DRG 1020-09  
 0    1    2    3



SITE LAYOUT PLAN

LITTLE ACRE/BRAMLEY BEECH LANE WOODCOTE

SCALE 1:200    JUNE 2013    DRG 1020-08