

APPLICATION NO.	P15/S3526/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	26.10.2015
PARISH	GORING
WARD MEMBER(S)	Kevin Bulmer
APPLICANT	Mr Jeff Brown
SITE	17 Cleeve Down, Goring, RG8 0HB
PROPOSAL	Erection of two semi-detached dwellings to the rear of 17 Cleeve Down.
AMENDMENTS	As amplified by Tree Survey and Ecological Appraisal dated 13 November 2015 and amended by drawings accompanying e-mail from agent received 23 November 2015.
GRID REFERENCE	460690/181297
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 17 Cleeve Down is one half of a pair of two storey semi-detached properties on the southern side of the road running through this 1950's residential estate.

1.3 A location plan identifying the site can be found at **Appendix 1.**

2.0 **PROPOSAL**

2.1 The application seeks planning permission to erect a pair of semi-detached, two storey dwellings within the rear garden of 17 Cleeve Down. The development provides for 1no three bed and 1no two bedroom properties with amenity space and parking provision for two spaces per dwelling. Access is provided by the existing driveway serving 17 Cleeve Down but extending in to the site to serve the two new properties at the rear.

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 for the following reasons;

- The proposal was an overdevelopment of the site.
- The scale, design and height was out of keeping and have a negative impact on the AONB.
- Inadequate parking spaces and insufficient access.

OCC (Highways) – No objection subject to amendments.

Neighbour Representations - 3 x objections relating to both the original and amended schemes. The concerns expressed cover the following issues;

- Cramped form of development.
- Issues of overlooking.

- Loss of wildlife.
- Objection to an ad hoc approach to developing garden land.
- Poor quality design.
- Extra pressure on sewers.
- Insufficient parking and more parking on the road causing harm to highway safety.

Neighbour Representations – 1 x letter of support

4.0 **RELEVANT PLANNING HISTORY**

4.1 None.

5.0 **POLICY & GUIDANCE**

5.1 **South Oxfordshire Core Strategy 2027** policies

CSQ3 - Design

CSR1 - Housing in villages

South Oxfordshire Local Plan 2011 policies;

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

EP6 - Sustainable drainage

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 special landscape of the Area of Outstanding Natural Beauty.**

Whether the site constitutes an infill plot.

6.2 Policy CSR1 of the South Oxfordshire Core Strategy 2027 (SOCS) permits infill development within the settlements of 'Other Villages' such as Goring on Thames on sites of up to 0.1 hectares.

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 and is back land development it is an open space and closely surrounded by buildings. 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.'* The site is part of an existing garden. It does not comprise an important open space of either public or environmental value. There are no wider views of the open countryside to the rear which will be lost as a result of this development.
- 6.7 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.'*
- 6.8 Although the development will take place within the rear garden of an existing dwelling it will be situated alongside the terrace of a more recent development to the east. The size of the buildings, their appearance and relationship to the properties to the north are sufficiently similar that officers contend that the development is in keeping with the wider character of the area.
- 6.9 *Provision (iv) of Policy H4 states that there should be no overriding amenity or environmental or highway objections.*
- 6.10 The proposal provides for sufficient private amenity space for each property. The South Oxfordshire Design Guide sets out the minimum amount of private amenity space for two and three bedroom properties at 50 and 100 square metres respectively. The private amenity space includes an area of some 94 square metres for the 3 bed unit and 69 square metres for the 2 bed unit and retains 150 square metres for the existing 17 Cleevedown. Whilst the three bed is slightly below standard by 8 square metres both the existing and two bed units exceed standard and overall this is considered acceptable.
- 6.11 The council's parking standards set out at Appendix 5 of SOLP states that as a maximum 2/3 bedroom property should provide for two spaces and for 4 bedroom two plus spaces on merit. All three properties accommodate two spaces each in line with the council's standards.
- 6.12 There has been concern expressed by local residents and the town council about the creation of the access and increased congestion and parking on Cleevedown. The Highways Officer from the County Council has considered this aspect of the proposal in terms of whether it would cause severe harm to highway safety. It has been concluded that the proposed access would not cause severe harm and therefore the Highway Authority have not objected to the development.
- 6.13 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.*
- 6.14 The South Oxfordshire Design Guide sets out a minimum distance between properties which have a back to back relationship of 25 metres. Whilst this proposes a front to rear relationship with the existing 17 Cleevedown this distance is still considered relevant. What is proposed is a distance of 25 metres which is in line with the advice. Equally the distance is the same if not greater than the distances between the properties to the

east and those that front on to Clevedown. The level of overlooking between properties is therefore within an acceptable limit and does not present an unneighbourly situation.

6.15 The alignment with properties to the east mitigate any impact that may have been created by the height and mass so close to the boundary.

6.16 Overall the development complies with the criteria of Policy H4.

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

6.17 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.

6.18 **Mix of units.** There would be a net gain of 2 dwellings and a mix of units is required by Policy CSH4 of the Adopted Core Strategy. The application seeks permission for 1 no three bed unit and 1 no two bed unit and provides for an appropriate mix of units.

6.19 **Provision for affordable housing.** Policy CSH3 of the SOCS states that 40% affordable housing will be sought on all sites where there is a net gain of three or more dwellings. The net gain is for two dwellings and the proposal is below the threshold for the provision of affordable housing

7.0 CONCLUSION

7.1 Your officers recommend that planning permission is granted because Goring on Thames is a settlement where infill development is permitted in principle. The new house would be closely surrounded by buildings and within the definition of infill 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 **To grant planning permission subject to the following conditions:**

1. **Commencement three years - full planning permission.**
2. **Approved plans.**
3. **Sample materials required (walls and roof).**
4. **Secured by design.**
5. **Plan of car parking provision (specified number of spaces).**
6. **UNIQUE - surface water drainage.**

Author: Paul Bowers
E-mail : paul.bowers@southandvale.gov.uk
Contact No: 01235 540546