

<b>APPLICATION NO.</b>	<a href="#">P15/S3099/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	14.9.2015
<b>PARISH</b>	SONNING COMMON
<b>WARD MEMBERS</b>	Will Hall Paul Harrison
<b>APPLICANT</b>	Mr Philip Probyn
<b>SITE</b>	Winters Folly, 110 Kennylands Road, Sonning Common, RG4 9JX
<b>PROPOSAL</b>	Erection of one four-bedroom property with associated parking.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	471278/179172
<b>OFFICER</b>	Tom Wyatt

1.0 **INTRODUCTION**

- 1.1 This application is referred to Committee as the Officers' recommendations conflict with the views of the Parish Council.
- 1.2 The application site (which is shown on the OS extract **attached** as Appendix A) forms part of the existing rear garden of 110 Kennylands Road, which is located towards the southern end of a long row of continuous linear housing development fronting Kennylands Road. A public footpath runs alongside the northern boundary of the site between the site and 108 Kennylands road.
- 1.3 The site is relatively level and contains typical garden trees although there are larger evergreen trees on the boundaries of the site. The southern boundary of the application site adjoins the rear garden area of 112 Kennylands Road.

2.0 **PROPOSAL**

- 2.1 The application seeks planning permission for the erection of a detached two storey dwelling. The dwelling would comprise 4 bedrooms and would be approximately 12 metres wide, 6 metres deep and 7 metres high. The dwelling would be of traditional form and construction with external materials comprising brickwork and tiles. Access to the site would be taken via the existing access off Kennylands Road and the driveway would pass alongside the northern boundary of the site. Three parking spaces would be provided next to the dwelling.
- 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](http://www.southoxon.gov.uk).

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Sonning Common Parish Council – Objects to the principle of residential development on the site as the site is not considered to be suitable for infill. The Parish also considers that the development would extend development into the countryside and have an adverse impact on the countryside and character of the area. The proposal would not respect the pattern of development and would affect the amenity of neighbouring properties.

Forestry Officer (South Oxfordshire District Council) - Subject to the submitted tree

3.2 protection measures being implemented prior to any construction works beginning on site, no trees of arboricultural significance will be affected by the proposed development.

3.3 Highways Liaison Officer (Oxfordshire County Council) - No objections subject to conditions (as set out in the recommendation below).

3.4 Neighbours - One letter of objection has been received:

- The site does not represent a suitable infill plot
- The development would be prominent and would adversely affect the spacious character of the area
- Impact on neighbouring amenity

#### 4.0 **RELEVANT PLANNING HISTORY**

4.1 [P15/S0335/FUL](#) - Refused (09/04/2015)  
Erection of 1x4 bedroom property with associated parking.

The plans and decision notice relating to this application are **attached** as Appendix C.

[P48/H0033](#) - Approved (27/08/1948)  
House

#### 5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy policies

- CS1 - Presumption in favour of sustainable development
- CSB1 - Conservation and improvement of biodiversity
- CSEN1 - Landscape protection
- CSQ2 - Sustainable design and construction
- CSQ3 - Design
- CSR1 - Housing in villages
- CSS1 - The Overall Strategy

5.2 South Oxfordshire Local Plan 2011 policies;

- C4 - Landscape setting of settlements
- C8 - Adverse affect on protected species
- C9 - Loss of landscape features
- 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
- D6 - Community safety
- D10 - Waste Management
- 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

5.3 National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

Emerging Sonning Common Neighbourhood Plan

6.0 **PLANNING CONSIDERATIONS**

6.1 The main planning issues to consider in relation to this application are:

1. The principle of the development
2. The impact on the character and appearance of the site and the surrounding area
3. The impact on the amenity of neighbouring occupiers
4. Other material considerations

The Principle of the Development

6.2 Policy CSR1 of the SOCS allows for infill housing development in the district's villages, including Sonning Common. Infill development is defined 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.'

6.3 The Parish Council and the objecting neighbour both comment that the site does not represent a suitable infill plot as it is not closely surrounded by buildings. However, the site forms part of the residential curtilage of the host property and would not therefore extend onto surrounding countryside. Although towards the edge of the built up area of the village, the site is bounded by existing dwellings to the north and south and there is also a further dwelling and collection of buildings to the west associated with Burwood Farm. It is accepted that Burwood Farm is sited outside of the built up limits of the settlement, but for the purposes of Policy CSR1 the presence of this property is relevant to assessing whether the application site is a suitable infill plot. The proposed development would clearly be a backland development but in Officers' view the site is sufficiently surrounded by existing buildings and therefore the principle of a new dwelling on the site is acceptable. This view is consistent with that taken when assessing the previous scheme on the site under application P15/S0335/FUL, and Members will note that this application was not refused having regard to the principle of development.

The Impact on the Character and Appearance of the Site and Surrounding Area

6.4 Policy H4 of the SOLP provides a list of criteria against which new housing development should be judged. These include that the development should respect the design, height, scale and materials of the built form in the surroundings and that the character of the area is not adversely affected.

6.5 The properties along this section of Kennylands Road comprise of considerable variety in terms of their size and design. In comparison to many of the surrounding dwellings the proposed dwelling would be relatively modest in height and overall size. The dwelling would be traditional in style with a dual pitched roof and gables to the front and rear elevations, which are common features on dwellings in the surrounding area. The proposed materials are also traditional and would be in keeping with the palette of materials used for the majority of surrounding dwellings. Officers consider that the design and proportions of the dwelling would be in keeping with the character of the surrounding built form.

6.6 The previous application was refused mainly due to the scale of the proposed dwelling being too large in relation to its plot resulting in it being out of character with the grain and pattern of development in the surrounding area and representing an overdevelopment of the site. It is therefore essential to judge whether the current scheme has addressed this issue. In comparison to the previous scheme the depth,

width and height of the proposed dwelling have been reduced substantially and the dwelling has been re-orientated such that its long axis is across the plot consistent with the dwellings fronting Kennylands Road. These changes serve to ensure that the dwelling would be subservient in height and scale compared to the host dwelling and adjacent dwellings to the north. The re-orientation of the dwelling would enable the retention of a spacious gap (7 metres) between the east elevation of the dwelling and boundary with 110 Kennylands Road whilst good sized gaps would also be retained between the dwelling and other boundaries. In this regard, compared to the previous scheme, the current proposal would result in a much less cramped form of development and would respect the spacious character and appearance of the surrounding built form to a much greater degree.

- 6.7 There is a public footpath running alongside the northern boundary of the site, which would facilitate the main public views of the dwelling. In such views the dwelling would only be visible through the boundary vegetation for a relatively short stretch of the path and it would be experienced in the context of the adjacent housing. The site is visible from Kennylands Road to the south in views across the neighbouring property (112 Kennylands Road) but due to its siting, and scale the development would not be unduly prominent and would again be viewed in context with the surrounding built form.
- 6.8 The dwelling would be sited in a backland position and this would be somewhat at odds with the strong linear form of the residential development fronting Kennylands Road. However, Officers do not consider that the presence of the dwelling in this backland position would be harmfully apparent in public views and it would not adversely impact on the landscape setting of the settlement. In coming to this view Officers have been mindful of the position of the buildings associated with Burwood Farm, which lie to the rear of the application site. Having regard to Criterion (v) of Policy H4 of the SOLP Officers do not consider that the dwelling would extend the built up limits of the settlement. Other properties along this part of Kennylands Road differ in their relationship with their surroundings as they back on to open and undeveloped land.

#### The Impact on the Amenity of Neighbouring Occupiers

- 6.9 Criterion (iv) of Policy H4 seeks to ensure that there are no overriding amenity objections to proposed housing development whilst Policy D4 of the SOLP states that development will not be permitted if it would unacceptably harm the amenities of neighbouring properties through loss of privacy, daylight or sunlight.
- 6.10 The refusal reason for the scheme refused under application P15/S0335/FUL also related to the impact on neighbouring amenity. It stated that the dwelling would be prominent from neighbouring properties and that 'the orientation and position of first floor windows would result in an unacceptable level of overlooking of private garden areas of neighbouring properties.'
- 6.11 In seeking to address this part of the refusal reason, the dwelling has been re-orientated and careful consideration has been given to the position of the first floor windows. The dwelling would be visible from neighbouring properties, most notably 108, 110 and 112 Kennylands Road. However, the relatively modest height and scale of the dwelling and the gaps to the respective boundaries with neighbouring properties would serve to ensure that there would be no significant loss of light or outlook to neighbouring occupiers.
- 6.12 There would be no first floor windows in the south and north side elevations, and as such direct overlooking of the gardens of 108 and 112 Kennylands Road would be avoided. The first floor windows facing the rear of 110 Kennylands Road relate to

bathrooms and landing areas and in any case would be over 25 metres from the rear elevation of No. 110. This distance, which complies with the guidance set out within the SODG, along with the rooms served by the windows would ensure that there would be no significant loss of privacy to the occupiers of No. 110 or indeed Nos. 108 and 112. The first floor windows on the rear (west) elevation of the dwelling face towards land associated with Burwood Farm and there would be no significant loss of privacy for the occupiers of this property.

- 6.13 The driveway for the dwelling would pass along the northern boundary of the site and would therefore partially be close to the rear garden of 108 Kennylands Road. This property is separated from the application by the intervening public footpath and this, along with the boundary vegetation, provides a good buffer that would reduce the limited noise disturbance on the neighbouring property.

#### Other Material Considerations

- 6.14 The Highway Authority has considered the highway safety implications of the development and has raised no concerns subject to conditions to ensure the improvement of the existing access serving the development and the provision of parking and turning within the site.
- 6.15 The significant boundary vegetation on the site would not be threatened by the construction of the dwelling and can be retained to help soften the dwelling in public views from the surrounding area. A tree protection condition is recommended below. To help protect the character of the area Officers consider it necessary for permitted development rights for extensions to be removed.

#### 7.0 **CONCLUSION**

- 7.1 The application proposal is in accordance with the relevant development plan policies and national planning policy as, subject to conditions, the development would respect the character and appearance of the site and the surrounding area and would not cause any significant harm to the amenities of neighbouring occupiers. In addition the proposal would not cause a severe impact in respect to highway safety and convenience.

#### 8.0 **RECOMMENDATION**

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

1. **Commencement of development within three years.**
2. **Development in accordance with approved plans.**
3. **Sample materials to be submitted and agreed prior to commencement of development.**
4. **Tree protection details to be agreed prior to commencement of development.**
5. **Withdrawal of permitted development rights for extensions.**
6. **No first floor windows in north and south elevations.**
7. **Improvement of existing access prior to occupation of the dwelling.**
8. **Parking and manoeuvring areas to be provided prior to occupation of the dwelling.**

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