

APPLICATION NO.	P15/S4140/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	11.12.2015
PARISH	GORING
WARD MEMBER(S)	Kevin Bulmer
APPLICANT	Mr & Mrs Peter Hatch
SITE	Croft House, Limetree Road, Goring, RG8 9EY
PROPOSAL	Demolition of outbuildings and erection of new 3 bed house (As amended by drawings accompanying letter from agent dated 27 January 2016 moving the building to the west and 'Tree Survey Report - Revised February 2016' accompanying e-mail from agent received 18 February 2016)
AMENDMENTS	None
GRID REFERENCE	460031/180515
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.
- 1.3 Croft House is a detached two storey, part red brick - part rendered, plain clay tiled roof dwelling on a sizeable plot. It 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 tree preservation order covers trees on the frontage of the site.
- 1.5 Planning permission has recently been granted for a detached dwelling to the west of the existing Croft House. To the east and the south of the dwelling is a detached two storey 1960's ancillary outbuilding with first floor accommodation.
- 1.6 A location plan identifying the site can be found at **Appendix 1**.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission to replace the existing two storey detached ancillary building with a detached three bedroom dwelling across two floors with the first floor accommodated in the roof space.
- 2.2 The application has been amended moving the building to the west away from the boundary with Jessamine Cottage.
- 2.3 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 is an overdevelopment of the site and potentially unneighbourly.

Neighbour representation – 2 x objections to the application as originally submitted covering the following issues;

- In addition to the dwelling allowed in August 2015 the proposal amounts to creeping development.
- Inaccuracies in the plans and the supporting documentation.
- Overlooking of Jessamine Cottage.
- Increase in bulk and scale of the building over and above the existing building.

1 x further objection to the amended details covering the following issues

- Concern remains about the scale and bulk of the building in relation to Jessamine Cottage

Highways Liaison Officer - No objection subject to conditions relating to the retention of car parking and vision splays.

Forestry Officer - No objection subject to a condition that the tree protection should be undertaken as set out in the accompanying tree report.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P15/S2067/FUL](#) – Approved – 26th August 2016.

Erection of new 5 bedroom detached dwelling with 3 parking spaces on garden land adjacent to Croft House with access.

[P68/H0573](#) – Approved 30th October 1968
GARAGE AND STORE WITH FLAT OVER.

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
EP6 - Sustainable drainage
G2 - Protect district from adverse development
H13 - Extension to dwelling
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

Goring Neighbourhood Plan - Public consultation amongst the Goring Community began in January 2016, and the Plan is currently scheduled to be finalised and ready to undergo the approvals and ratification programme by no later than June 2016. Of limited weight at this stage.

6.0 PLANNING CONSIDERATIONS

6.1 The main issues to consider in relation to this proposal are as follows;

- **Principle of development.**
- **Whether the proposal accords with the criteria of Policy H4.**
- **Impact on the amenities of the occupants of nearby properties.**
- **Impact on the setting of the Goring on Thames Conservation Area.**
- **Impact on special landscape of the AONB.**
- **Impact on trees**

Principle of development.

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 and currently includes a detached ancillary building once demolished it would be an open space and a visual gap in a continuous line of development. This would meet 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 saved 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 no 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 The existing building is full two storeys in height across its full floor span and includes half hip roofs at either end of the building. It is set back from the road behind Croft House and an existing smaller outbuilding which is to be removed to create access to

the parking area for the new dwelling. It is a relatively bulky building that does not contribute significantly to the wider character of the area.

- 6.10 The proposed building has a similar footprint to the existing building although wider at the front and at the rear. The bulk of the building is broken up with lower eaves, half hips to the roof and a cat slide roof spanning a porch on the front elevation. The building will be clad in timber with traditional red brick and a clay tiled roof. The first floor is contained within the roof space and lit by roof lights on the front and the side of the building.
- 6.11 The dwelling will have an appearance of a locally traditional building utilising materials and characteristics common to buildings in the Chilterns AONB. Its appearance will not be out of place given that it will replace an existing structure set back from the road and comparable in overall size.
- 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. The latter is dealt with as a separate issue at paragraphs 6.20-6.27 of this report.
- 6.14 For a three bedroom property and above the council's 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, allowing for the loss of existing garden for the recently approved dwelling to the west still affords Croft House with some 490 square metres. Whereas the new dwelling will benefit from some 320 square metres for the new dwelling. 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 The proposed plans show three parking spaces at a 90 degree angle to the boundary of the site with Jessamine Cottage. The council's parking standards require two spaces and therefore in terms of parking provision the development will allow for adequate levels of off street parking in a position that will ensure that frontage is not dominated by the parked car.
- 6.16 The Highway Officer has requested conditions that seek to ensure that the parking area is retained and that vision splays at the site entrance are adequate for vehicles exiting the site. Conditions are proposed to secure these requirements.
- 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 amenities of the occupants of nearby properties.

6.20 The two most affected properties will be Croft House itself that will now be presented with a building that no longer has a connection with that property and Jessamine Cottage to the east.

6.21 The existing building includes first floor windows in the west side elevation which overlook the garden of Croft House. Because of the ancillary nature of the building to Croft House there was not an issue in terms of unneighbourly overlooking.

However, as a separate unit of accommodation overlooking from the new building of the rear garden of Croft House would no longer be acceptable.

6.22 The new dwelling includes two roof lights facing east. These openings are 1.7 metres high from internal floor level making it impossible to look out and over in to the rear garden of Croft House. A condition ensuring that this is the case is proposed as part of this recommendation.

6.23 Two roof lights are proposed on the northern most south facing roof slope. These are not 1.7 metres from floor level however the views out would be oblique views across the rear garden of Croft House which is a typical relationship where you have properties side by side each other and consequently their height in the roof slope is not materially harmful. The full first floor rear window on the south elevation overlooks the rear garden of the new property and the rear most portion of the garden of Green Eaves to the south east. There are existing first floor windows in the south elevation of the existing building and therefore in terms of overlooking Green Eaves, the impact will be the same.

6.24 The impact to Jessamine Cottage to the east will come from the difference in size and shape of the dwelling to that of the existing building. In terms of height and position the new building is comparable to what is there at the moment. The ridge height is in fact slightly lower. The increase in width of the building at the front, which is visible from first floor side windows at Jessamine Cottage, is, in my view, mitigated by the reduction in bulk from the use of the cat slide roof as opposed to the full gable end. The building is longer at the rear by an additional 1.8 metres but this is at the southern end of the building away from the house at Jessamine Cottage.

6.25 Overall there will be some increase in bulk and mass of the new building compared to the existing building in terms of the impact to Jessamine Cottage but this is marginal and in your officers view not materially harmful.

6.26 In terms of overlooking the existing building includes a first floor, openable bathroom window directly facing the rear garden of Jessamine Cottage. This is to be replaced with a roof light 1.7 metres high so that views, even when open, will not be possible in to the garden. This represents an improvement on the existing situation.

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

6.27 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.

6.28 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 setting of the conservation area.

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

- 6.29 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.

- 6.30 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.
- 6.31 There are trees on the northern boundary of the site which are the subject of a tree preservation order. Within the tree preservation order are 3 yew and a copper beech tree.

The applicant has submitted a tree survey report (dated September 2015). Within the report 2 of the yew trees are shown as category B trees and the copper beech category A in accordance with BS 5837:2012. This demonstrates that the yew trees are of moderate quality and the copper beech of high quality. They have significant amenity value and make a positive contribution to the landscape. They are all shown to be retained.

- 6.32 The proposals will require the removal of an apple shown as T5 and a holly shown as T6 within the submitted tree survey report. These trees are of insufficient amenity value and arboricultural value, therefore they should not be seen as a constraint to the proposed development.
- 6.33 The submitted tree survey report has been amended to show ground protection in place on the driveway, in the root protection areas of T1 and T2 (protected yews). A condition is therefore proposed seeking to ensure that the protection set out in the report is carried out in accordance with these details.

7.0 CONCLUSION

- 7.1 Goring on Thames is a settlement where infill development is permitted in principle. The new house would replace an existing building 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 and tree protection. 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. Rooflights (height).**
- 5. Vision splay details.**
- 6. Turning area and car parking.**
- 7. Tree protection (general).**
- 8. UNIQUE - surface water drainage.**

Author: Paul Bowers

E-mail : paul.bowers@southandvale.gov.uk

Contact No: 01235 540546

This page is intentionally left blank