

APPLICATION NO.	P16/S0093/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	15.1.2016
PARISH	WEST HAGBOURNE
WARD MEMBER(S)	Pat Dawe Jane Murphy
APPLICANT	Mr R Pladdys
SITE	Land Adjoining 17 York Road West Hagbourne, OX11 0NG
PROPOSAL	Erection of new 2-bedroom detached dwelling, with parking for 2 cars, bin areas and front and rear gardens.(Resubmission of P15/S2909/FUL).
AMENDMENTS	None
OFFICER	Paul Bowers

1.0 **INTRODUCTION**

- 1.1 The application is referred to planning committee because the views of the West Hagbourne Parish Council differ from the officer's recommendation.
- 1.2 The application site comprises the side garden of 17 York Road which is one half of a pair of semi-detached two storey dwellings. The property has been extended to the rear with a single storey addition. The building is not listed and not within an area of any special designation.
- 1.3 A location plan identifying the site can be found at **Appendix 1**.
- 1.4 Planning permission was refused by the planning committee contrary to officer's recommendation on the 18 November 2015 for the erection of 2 bedroom detached dwelling to the side of the existing 17 York Road. There was as a single reason for refusal which read as follows;

That, having regard to the size of the site and the contrived plot subdivision, the proposal represents over development of the site with inadequate standards of amenity for the occupants of the existing 17 York Road contrary to Policy CSQ3 of the South Oxfordshire Core Strategy 2027 and Policies G2, D1, D3 and H4 of the South Oxfordshire Local Plan 2011 and section 3.2.8 of the South Oxfordshire Design Guide 2008.

2.0 **PROPOSAL**

- 2.1 This application seeks full planning permission for an alternative scheme for the erection of a single detached two bedroom unit. The application seeks to address the previous reason for refusal.
- 2.2 The depth of the building has been reduced and it has been moved some 0.5 metres closer to the southern boundary with number 16 York Road. Along with the reconfiguration of the boundaries and the demolition of the existing outbuilding in the rear garden of number 17 the allotted private amenity area now comes in line with the councils minimum standards.
- 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.

2.4 A reduced copy of the previously refused scheme can be found at **Appendix 3** to this report.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **West Hagbourne Parish Council** – Recommend refusal of planning permission for the following reasons;

- The parish council acknowledges that this is a smaller dwelling with larger parking spaces but concerned that the front of the property extends beyond the existing building line close to the boundary with number 17 York Road.

Neighbour objections –

- The plot is too small for a new dwelling.
- Out of keeping with the street scene.
- Overshadow number 16 York Road.
- Loss of light for neighbours.
- Concern about surface water drainage.
- Loss of parking and the need to park on the road.

Highways Liaison Officer (OCC) - No objection subject to conditions

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P15/S2909/FUL](#) - Refused (18/11/2015)

Erection of new 2-bedroom detached dwelling, with parking for 2 cars, bin areas and front and rear gardens.(Resubmission of P15/S2193/FUL)

[P15/S2193/FUL](#) - Other Outcome (07/08/2015)

Erection of new 3-bedroom detached dwelling, with parking for 2 cars, bin areas and front and rear gardens.

5.0 **POLICY & GUIDANCE**

5.1 **South Oxfordshire Core Strategy 2027** policies

CS1 - Presumption in favour of sustainable development

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

EP1 - Adverse affect on people and environment

EP4 - Impact on water resources

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 surface water flooding.**
- **Other issues.**

6.2 **Whether the site constitutes an infill plot.**

Policy CSR1 of the South Oxfordshire Core Strategy 2027 (SOCS) permits infill development within the settlement of 'Other Villages' such as West Hagbourne 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 it is an open space and visual gap in a continuous line of development. 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).

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 not wider views of the open countryside to the rear which will be lost as a result of this development.

6.6 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.*' This is a detached dwelling in a row of semi-detached properties. Whilst it will be at odds with the grain of development in that respect, the wider area is made up of a variety of designs, size and scale of properties. This is demonstrated by the properties on the opposite side of York Road. Therefore the fact that the building would differ from the dwellings on either side of the road is not in itself harmful.

6.7 The pair of semis to the north differ from the pair to the south in that the northern pair have forward projecting gables in comparison to the flush front elevations of those to the south. The new dwelling will sit between these two designs and act as a visual transition between the two. The main core of the new building has a width comparable to the gable projection on number 17 York Road and includes tile hanging to reflect that on the gable above the first floor window. This reduces the impact of the difference in appearance between the properties to the extent that, in your officers, view this is not materially harmful.

There is concern locally that the building appears cramped in the context of the street scene and that an existing extension is to be removed to allow for the new dwelling. The site is at its widest at the street frontage and allows for a gap either side. The

frontage of the site allows for provision for both parking and grassed area for a small front garden which would be in keeping with other properties in the area.

- 6.8 **Neighbour amenity.** The rear part of the new dwelling which extends beyond the rear wall of the existing number 17 is limited and its depth and height relative to the boundary will not result in a materially harmful or oppressive impact to that property.
- 6.9 The building will project marginally beyond the front elevation of number 16 York Road. The amount of forward projection is extremely limited as shown on the location plan accompanying the application. This small amount will not compromise the character of the area or result in the building being so far forward of adjoining properties that it would appear intrusive or visually dominant.
- 6.10 *Provision iv) of Policy H4 states that there should be no overriding amenity or environmental or highway objections.* In terms of amenity this refers to both the amenity of the new property but also the amenity and the impact on surrounding properties.
- 6.11 The dwelling will come in to line with the rear of number 16 York Road. Although this revised scheme brings the new building closer to the common boundary it does not in your officers view now make the proposal overbearing or oppressive.

Garden sizes.

- 6.12 For two and three bedroom properties the council's standard seeks to ensure that as a minimum 50 and 100 square metres of private amenity space is provided respectively.

The previous application was refused on the basis that the existing property would not retain a private amenity space that would allow for at least 100 square metres and that in doing so provided for inadequate levels of amenity. This was compounded by the contrived way the plot was subdivided, as can be seen on the refused plans at

Appendix 3.

- 6.13 To address this single reason for refusal the depth of the building has been reduced marginally to allow for a subdivision that proportions the larger garden area to the existing three bedroom property. The new dwelling would have 50 square metres of garden area, which accords with the council's standards. To allow for the existing dwelling to retain 100 square metres an existing outbuilding within the rear garden is to be removed. Its removal can be secured through the use of a planning condition which appears as condition 10 in section 8.2.
- 6.14 To ensure that the reason for refusal of the previous application is not undermined at a later date a condition is proposed that removes the permitted development right to later erect extensions and outbuildings to the new dwelling. This condition will also apply to the existing dwelling, number 17 York Road.
- 6.15 Although the shape of the plots will not be regular it is important to note that the existing plot is not a regular shape but this will not be appreciable from outside of the site and will not cause any visual harm.
- 6.16 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.* The dwelling sits between two existing buildings within the village. It does not result in extending the village in to the countryside.
Overall the development complies with the criteria of Policy H4.

Impact on surface water flooding.

- 6.17 There are concerns locally about the impact the development will have on surface water flooding. The council's drainage consultant has considered the proposal and evidence provided by objectors showing instances of flooding on the highway. The existing drainage problems appear to relate to highway drainage which the County Council should look to improve. The existing run off from the site on to the road worsens the current situation.
- 6.18 This proposal however can serve to improve the current situation by the prevention of run off on to the road and this can be secured by the conditions attached to this recommendation which seek to ensure that the development includes a sustainable urban drainage system (SUDS).

7.0 CONCLUSION

- 7.1 West Hagbourne is a settlement where infill development is permitted in principle. The new house would sit within an existing gap between buildings on a continuous built line of development.

The design and materials reflects local vernacular and building materials and does not detract from the character of the area.

The changes to the scheme in terms of layout and private amenity space in conjunction with conditions removing permitted development rights for extensions and outbuildings mitigates the harm previously identified in the refused scheme from 2015. The site parking and does not result in a materially harmful unneighbourly impact to either adjoining property.

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 (walls and roof).**
4. **New vehicular access.**
5. **Vision splay details.**
6. **Turning area and car parking.**
7. **No surface water drainage to highway.**
8. **Surface water drainage works (details required).**
9. **UNIQUE - Surface water drainage.**
10. **Withdrawal of permitted development (Part 1 Class A) - no extensions etc.**
11. **Withdrawal of permitted development (Part 1 Class E) - no buildings etc.**
12. **Demolish specified buildings before occupation.**

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