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<b>APPLICATION NO.</b>	<a href="#">P15/S2726/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	17.8.2015
<b>PARISH</b>	KIDMORE END
<b>WARD MEMBER(S)</b>	Robert Simister
<b>APPLICANT</b>	Country Homes
<b>SITE</b>	Chippendale Lodge Tokers Green Lane Tokers Green, RG4 9EB
<b>PROPOSAL</b>	Redevelopment with six two storey dwellings, two single garages, parking spaces and vehicular accesses after demolition of existing dwelling
<b>AMENDMENTS</b>	One
<b>GRID REFERENCE</b>	469922/177194
<b>OFFICER</b>	Tom Wyatt

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1.0 **INTRODUCTION**

1.1 This application is referred to Planning Committee as the Officer's 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) comprises the curtilage of Chippendale Lodge, which is a single dwelling within a large plot. Two separate planning permissions (P14/S2849/FUL and P15/S0009/FUL) have already been granted for the construction of two dwellings and three dwellings respectively. The latter permission was refused at Planning Committee on 1 July 2015 but was subsequently allowed on appeal. The site adjoins the rear gardens of housing to the north and Falcons to the south. The site fronts onto Tokers Green Lane.

2.0 **PROPOSAL**

The application seeks permission for the demolition of the existing dwelling and the construction of six dwellings. The dwellings proposed on the front of the site would be very similar in siting, design and scale to the dwellings approved under application P15/S0009/FUL. These units comprise of two 3 bed dwellings and one 2 bed dwelling and the first floor accommodation would largely be contained within the roofspace. External facing materials would be brickwork and clay tiles.

2.1 The application proposes three dwellings on the rear part of the site. These dwellings would all comprise four bedrooms and are more traditional two storey dwellings. Access to the dwellings would be provided via the existing access and a new access off Tokers Green Lane. Between two and three parking spaces would be provided to the front of each 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 Kidmore End Parish Council – Objects as the proposal represents overdevelopment of the site, with the 3 rear dwellings less than 1.5 m apart; high density of buildings totally out of character with neighbouring dwelling; unneighbourly development for

neighbouring occupiers; traffic will inevitably increase on a narrow unclassified road; loss of trees.

Mapledurham Parish Council – No strong views

Highways Liaison Officer (OCC) – No objections subject to conditions

Thames Water – No objections

Neighbours – 6 letters of objection received, which raise the following concerns:

- Overdevelopment of the site and out of keeping with the character and appearance of the area
- Traffic increase in the village
- Noise disturbance to neighbouring properties
- Impact on highway safety and congestion
- Impact on privacy and light of neighbouring properties

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

4.1 [P15/S0009/FUL](#) - Refused (01/07/2015) - Approved on appeal (13/11/2015)  
Construction of 3 detached houses with parking following demolition of Chippendale Lodge (as amended by drawings received on 31 March 2014 to reduce the size of the proposed dwellings). Copies of the site plan and appeal decision are **attached** as Appendix C.

[P14/S2849/FUL](#) - Approved (26/11/2014)  
Construction of two detached houses with detached garages (as amended by drawings 1420.01A, 03A, 04A, 05A, 06A and 08A accompanying agent's email dated 16th October 2014 to reduce the height of the proposed development). A copy of the approved site plan is **attached** as Appendix D.

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

5.1 South Oxfordshire Core Strategy (SOCS) policies;  
CS1 - Presumption in favour of sustainable development  
CSEN1 - Landscape protection  
CSH2 - Housing density  
CSH3 – Affordable housing  
CSH4 - Meeting housing needs  
CSQ2 - Sustainable design and construction  
CSQ3 - Design  
CSR1 - Housing in villages  
CSR2 - Employment in rural areas  
CSS1 - The Overall Strategy

5.2 South Oxfordshire Local Plan 2011 (SOLP) 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
- G4 - Protection of Countryside
- 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 (SODG) 2008

### 5.3 National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

## 6.0 PLANNING CONSIDERATIONS

### 6.1 The main considerations in relation to this application are:

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

#### The Principle of the Development

- 6.2 The principle of housing development on the site is considered acceptable having regard to Policy CSR1 of the SOCS, which allows for infill housing on sites within the smaller villages of the district, which includes Tokers Green. Indeed the principle of developing this site has been established through the recent planning permissions listed above, which are currently extant and therefore capable of implementation. This proposal would result in a net gain of five dwellings on the site.

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

- 6.3 Amongst other matters, Policy H4 of the SOLP seeks to ensure that new housing development is in keeping with the design, height, scale and materials of its surroundings and that the character of the area is not adversely affected.
- 6.4 At approximately 35 metres the width of the plot associated with Chippendale Lodge is greater than that of neighbouring dwellings. The dwellings to the south represent a linear form of residential development fronting Tokers Green Lane, with the width of the three plots immediately to the south (Falcons, Westfield and Hadley) varying between 13 and 14 metres in width. As such the width of the application site is almost three times the width of these plots. As well as the linear development to the south, the residential built form in the immediate vicinity also comprises of development in depth back from Tokers Green Lane such as the housing immediately to the north of the site off Elm Road. It is apparent that the grain of the built form in the locality is varied in terms of both alignment and size of individual plots and the age, design and scale of individual dwellings.
- 6.5 The existing bungalow on the plot benefits from a large garden and clearly the redevelopment of the site for the construction of six dwellings would represent a significant change to the appearance of the site. However, this does not mean that such change would be to the detriment of the character and appearance of the site and its surroundings. As stated above the plot is much wider than adjacent plots and the plot widths of the proposed dwellings would be only slightly less than those of the adjacent plots to the south.
- 6.6 The proposed three dwellings to the front of the site are very similar to those approved

on appeal under application P15/S0009/FUL and in light of this Officers do not consider that it would be reasonable to resist this element of the development as it can essentially already be implemented. In allowing the appeal the Inspector stated at Para. 9 of his decision notice:

*The depth of the plots would be substantially less than those to the south due to the approval of the two dwellings to the rear, however, the plot depths and overall area would be similar to the plots served by the series of cul-de-sacs extending for approximately 300 metres to the north of the site. In this regard Officers consider that the scale and density of the development in terms of the plot sizes proposed would be in keeping with the grain of the surrounding built form.*

He goes on to state at Para. 10:

*The setting of the appeal site is largely governed by the succession of regularly planned cul-de-sac developments that extend northwards along Tokers Green Lane. Moreover, in the light of the type and variety of dwellings in any one of these cul-de-sacs, I consider the design of the proposed dwellings would generally reflect their surroundings and therefore be in keeping with what has been introduced to the area over the years.*

- 6.7 The key difference between this proposal and the extant planning permissions is the proposed additional dwelling towards the rear of the site. The extant permission for the two dwellings at the rear is for two substantial four bedroom dwellings with a considerable gap of 5.8 metres between them and gaps to the shared boundaries to the north and south of approximately 4 metres. The current scheme would maintain very similar separation between the dwellings and the shared boundaries so the additional dwelling does not result in any material encroachment towards neighbouring boundaries but does result in a reduction in the width of the dwellings compared to the approved scheme and a reduction in the gaps between the dwellings to approximately 2 metres.
- 6.8 The additional dwelling clearly results in a higher density of development on the site (approximately 21 dwellings per hectare) but Officers do not consider that this represents an overdevelopment of the site in the context of the approved development for 5 dwellings on the site and the character and appearance of the site and its surroundings. To exemplify this the housing to the north sited between Elm Road and Beech Road comprises 17 dwellings and has a similar density (23 dwellings per hectare) to the proposed scheme.
- 6.9 It is regrettable that the additional dwelling to the rear of the site results in a diminution of the spacing between the proposed dwellings. However, this greater intensity of development would not be harmfully apparent from the public highway or other public vantage points and would in any case be in keeping with the character and appearance of the housing extending to the north of the site.
- 6.10 Overall Officers consider that the design, height, scale and appearance of the development would be in keeping with the surrounding built form and would not represent a cramped form of development that would be visually incongruous when viewed from Tokers Green Lane.

The Impact on the Amenity of Neighbouring Occupiers

- 6.11 The proposed development shares boundaries with existing dwellings to the north and south and a golf course to the west. The dwellings to the north of the site comprise detached two storey properties with garden areas of approximately 13 metres in depth backing onto the application site. Having regard to the gaps between the proposed dwellings and the northern boundary of the site being not materially different to the gaps associated with the approved scheme, and that the design and scale of the proposed dwellings are also similar to the approved scheme Officers do not consider that this revised proposal would have any materially greater impact on the neighbouring occupiers to the north through loss of light, outlook or privacy.
- 6.12 The relationship of the development to Falcons to the south would also be very similar compared to the cumulative impact of the combined planning permissions. The existing drive would continue to be retained between the site and the boundary with Falcons and whilst this driveway would be used by one additional dwelling under this scheme, Officers do not consider that this resultant intensification of the use of the driveway would be materially detrimental to the amenity of the neighbouring occupiers through noise and general disturbance.
- 6.13 The design of the dwellings ensures that there are no first floor windows associated with habitable rooms in the side elevations. The first floor side facing openings can be glazed in obscure glass to protect the privacy of adjacent garden areas. The distance between the rear elevations of the dwellings to the front of the site and the front elevations of the dwellings to the rear of the site is approximately 23 metres as a minimum and therefore slightly short of the recommended minimum distance of 25 metres between facing rooms as set out within the SODG. Officers do not consider that this would be a sufficient deficiency to demonstrate a serious mutual loss of privacy between the approved and proposed dwellings. The garden areas for the proposed dwellings comply with the standards set out within the SODG.

Highway Considerations

- 6.14 The proposal includes sufficient off-street parking for the dwellings and the Highway Authority is satisfied with the access arrangements. The proposal would increase traffic along Tokers Green Lane but this would not be significant having regard to the number of properties already served by this highway.
- 6.15 The Highway Authority has raised no concerns regarding the development. Guidance outlined within the NPPF (Para. 32) states that 'development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe'. This is not considered to apply in this case.

Other Material Considerations

- 6.16 There are no significant trees within the site and the root protection areas of the more substantial trees on adjacent land would be outside of the footprint of the development and can be retained as part of the development.
- 6.17 The proposed dwellings would comprise of one 2 bed unit, two 3 bed units and three 4 bed units. Having regard to housing need evidence and the type of housing in the locality this proposed mix would comply with Policy CSH4 of the SOCS.
- 6.18 The proposal would represent a net gain of five dwellings on the overall Chippendale Lodge site and this level of gain would usually require affordable housing provision in relation to the requirements of Policy CSH3 of the SOCS. In allowing the appeal the Inspector did not support the council in respect of seeking affordable housing provision for the net gain of four dwellings when considering the three dwelling scheme in

addition to the earlier approved two dwelling scheme. At Para. 16 of his decision the Inspector states:

*The appeal scheme must be considered on its individual merits. As established, it is a scheme that stands alone from the recently permitted development to the west and should be determined accordingly. Consequently, I conclude that the proposed development does not engage Policy CSH3 as it only effectively delivers a net of two additional dwellings.*

- 6.19 Clearly the current scheme is for six dwellings rather than either three or two and therefore triggers the affordable housing policy in its own right. However, it is a material consideration that extant permission exists for five dwellings on the site and these permissions can be implemented at any time. Nevertheless the applicant has submitted a viability assessment for the current scheme and this demonstrates that affordable housing provision on the site would not be viable.

#### 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 be prejudicial to highway safety and convenience.

#### 8.0 **RECOMMENDATION**

- 8.1 **That planning permission be granted subject to the following conditions:**

1. **Commencement of development within 3 years**
2. **Development in accordance with approved plans**
3. **A schedule of materials to be submitted and approved prior to commencement of development**
4. **Finished floor and ground levels to be submitted and approved prior to commencement of development**
5. **Landscaping details to be agreed prior to commencement of development**
6. **Tree protection details to be submitted and approved prior to commencement of development**
7. **First floor side facing windows to be glazed with obscure glass**
8. **Provision of new access and improvements to existing access prior to occupation**
9. **Provision and retention of visibility splays**
10. **Parking and turning prior to occupation. Parking areas to be SUDS compliant.**
11. **Construction traffic management plan to be submitted and approved prior to commencement of development**
12. **Archaeological written scheme of investigation to be agreed prior to commencement of development**
13. **Findings of archaeological watching bried to be reported to the Local Planning Authority.**

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