

APPLICATION NO.	P15/S4336/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	23.12.2015
PARISH	WATLINGTON
WARD MEMBER(S)	Anna Badcock
APPLICANT	Greyswood
SITE	76 Hill Road Watlington, OX49 5AF
PROPOSAL	Demolition of one detached bungalow. Replacement with two detached houses. (As amended to reduce the depth and height of the dwellings)
AMENDMENTS	One
OFFICER	Tom Wyatt

1.0 **INTRODUCTION**

1.1 This application is referred to Planning Committee as the Officer’s recommendation 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 a sprawling bungalow set within a spacious plot forming part of the linear residential built form extending along Hill Road. The site is within the Chilterns Area of Outstanding Natural Beauty (AONB).

2.0 **PROPOSAL**

2.1 The application seeks planning permission for the redevelopment of the existing dwelling to provide two detached four bedroom dwellings. Each dwelling would be served by an individual access off Hill Road and underground parking. Amended plans have been received during the course of the application to reduce the overall size and height of the proposed dwellings.

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.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Watlington Parish Council – Object as out of scale and contrary to CSQ3 policy of the South Oxfordshire Core Strategy. Light pollution. It is not in keeping in the existing style of Hill Road, with its diverse individual house type. It is unneighbourly in relation to 74 Hill Road.

Highways Liaison Officer (Oxfordshire County Council) - No objections subject to conditions.

Countryside Officer - No objections

Neighbours – Three letters of objection received raising the following concerns:

- Light pollution concerns from glazing and external lighting
- Loss of bungalows
- Lack of individuality to the design
- Disturbance during construction and noise from septic tanks.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P14/S0434/FUL](#) – Approved (23/05/2014)

Demolition of existing bungalow and erection of two 4-bedroom detached dwellings with relocation of vehicular access and below ground car parking.

N.B. This application related to the adjoining site at 78 Hill Road, which is currently being developed by the same applicant.

[P56/M0006](#) - Approved (10/04/1956)

Bungalow and access

5.0 **POLICY & GUIDANCE**

- 5.1 South Oxfordshire Core Strategy (SOCS) 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
- D10 - Waste Management
- D2 - Safe and secure parking for vehicles and cycles
- D3 - Outdoor amenity area
- D4 - Reasonable level of privacy for occupiers
- D6 - Community safety
- 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

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 surrounding area
3. The impact on the amenity of neighbouring occupiers
4. Other material considerations

The Principle of the Development

- 6.2 The site forms part of a linear pattern of mainly residential development extending along the southern side of Hill Road. Although it has previously been determined that this part of Hill Road is beyond the built up limits of the settlement, the development along Hill Road is largely continuous and is clearly physically and functionally linked to the nucleated centre of the village in terms of being regarded as part of the village settlement. In this regard the built form along Hill Road is not dissimilar to other settlement patterns where housing has developed along roads radiating out from the centre of a settlement.
- 6.3 The site is located some 800 metres from the centre of the village, which has a good range of services and facilities. There is a continuous footway from the site to the centre of the village and the access is relatively level. In this regard I consider that there is safe and convenient access to the main facilities of the village from the site.
- 6.4 Policy CSR1 of the SOCS allows for the principle of infill development on sites within villages including Watlington. 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. The existing bungalow on the site extends across much of the site and forms part of a built up frontage. In light of the above Officers consider that the principle of a new dwelling on the site is acceptable having regard to a more permissive policy stance and the characteristics of this particular site in relation to its surroundings. As the proposal would only result in a net gain of one dwelling the requirements for housing mix and affordable housing would not apply.
- 6.5 Members should also be aware that planning permission was recently granted for the redevelopment of the adjoining site, 78 Hill Road, on the basis that the scheme represented suitable infill development.

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

- 6.6 Unlike the main part of the village, the site lies within the AONB. Policy CSEN1 of the SOCS seeks to ensure that development proposed within the AONB at least conserves the natural beauty and landscape qualities of the area. Policy H4 of the SOLP relates to new housing proposals and seeks to ensure that the design, height, scale and materials of the development are in keeping with the surroundings and that the character of the area is not adversely affected.
- 6.7 The site has a rural outlook with views across the open agricultural landscape to the north and towards the rising land to the east. Open countryside also extends further to the south. However, from Hill Road the site is viewed in context with the surrounding development, and in particular in relation to the new dwellings immediately to the east at 78 Hill Road and the existing bungalow to the west at 74 Hill Road.
- 6.8 The existing housing along Hill Road is characterised by individual dwellings set within large spacious plots. Despite having an extensive width and overall footprint, the existing dwelling, due to its modest height, has a relatively low key visual and landscape impact. Officers initially raised concerns with the current proposal that the height and overall scale of the dwellings would represent an overdevelopment of the site and would be out of keeping with the height and scale of the surrounding built form. Amended plans have been submitted that respond to these concerns through reducing the height and depth of the dwellings, simplifying the front gables and removing the ridge rooflights. Cumulatively these changes have reduced the bulk and massing of the

dwellings, particularly in respect of public views from Hill Road and also have reduced the potential light pollution from large high level rooflights.

- 6.9 The height, scale and overall form of the dwellings would reflect that of the adjoining new dwellings to the east and whilst this would diminish the variety of the built form in this part of Hill Road, Officers do not consider that this would be sufficient reason to resist the development. Guidance contained within the NPPF at Para. 60 states:

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

- 6.10 The proposed dwellings are of traditional construction and appearance appropriate to this site within the AONB and the reduced scale and height of the development respects the adjacent built form as demonstrated by the submitted street scene drawing. The dwellings would be substantially higher than the bungalow at 74 Hill Road but this dwelling is an exception to the generally higher two storey nature of the surrounding development. The development would retain generous gaps between them and to each side boundary of the site whilst also respecting the linear building line of the built form along Hill Road.

The Impact on the Amenity of Neighbouring Occupiers

- 6.11 The site lies between the new dwellings at 78 Hill Road to the east and 74 Hill Road to the west. The west elevation of Plot 2 would be almost 3 metres away from the boundary with 74 Hill Road and there would be a total separation of approximately 5 metres between the dwellings. Having regard to this level of separation, the relatively low eaves of the proposed dwelling, and the relative depths of the existing and proposed dwellings Officers do not consider that the proposed dwelling on Plot 2 would have an adverse impact on the light, outlook or privacy of 74 Hill Road.
- 6.12 The separation between Plot 1 and the new dwelling to the east would be even greater and again Officers do not consider that the occupiers of the adjoining dwelling would be adversely affected. The proposed dwellings would have an acceptable relationship to one another and both would occupy large plots so would benefit from substantial south facing gardens.

Other Material Considerations

- 6.13 There are no grounds to resist the proposal in relation to the impact on protected species or trees. The proposal includes the provision of a new access but there is good visibility along Hill Road and there are no concerns regarding the impact on highway safety. There is sufficient parking and turning space being provided for the development.

7.0 CONCLUSION

- 7.1 The application proposal is in accordance with relevant development plan policies and national planning policy, as it is considered that, subject to conditions, the proposal would be in keeping with the character and appearance of the site and surrounding area, and the landscape qualities of the Chilterns AONB and would not harm neighbouring amenity or be prejudicial to highway safety.

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. Samples 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. Soft and hard landscaping details to be agreed prior to commencement of development
6. First floor side facing windows to be glazed with obscure glass
7. Provision of new access prior to occupation
8. Provision and retention of visibility splays
9. Parking and turning prior to occupation. Parking areas to be SUDS compliant.

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