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| APPLICATION NO. | P16/S0213/FUL |
| APPLICATION TYPE | FULL APPLICATION |
| REGISTERED | 22.1.2016 |
| PARISH | BENSON |
| WARD MEMBER(S) | Richard Pullen Felix Bloomfield |
| APPLICANT | Taylor Mac Ltd |
| SITE | 68 Preston Crowmarsh, OX10 6SL |
| PROPOSAL | Variation of approved planning application P14/S3450/FUL (Demolition of existing dwelling and industrial units with erection of three dwellings of varying designs and form). |
| AMENDMENTS | (As amended by plans 2a, 3a, 4a and 1a which reduces the size of the development). |
| OFFICER | Kim Gould |

1.0 INTRODUCTION

- 1.1 The site lies towards the southern end, but within the built up part of Preston Crowmarsh and comprises land and buildings to the west of the village road. The site sits outside but alongside the designated Preston Crowmarsh conservation area. It does not lie within any other area of restraint. An OS identifying the site is **attached** as Appendix 1.
- 1.2 The site was originally known as The Chiltern Honey Farm and presently contains a detached two storey, triple fronted house and ancillary outbuildings together with a range of utilitarian structures, which were originally used for the processing of honey and ancillary agricultural purposes up until the late 1960s or early 1970s.
- 1.3 More recently, the buildings have been used for light industrial purposes and for the storage and maintenance of vintage motor vehicles, albeit at a decreasing scale activity. They are currently vacant.
- 1.4 Planning permission was granted under planning ref P14/S3450/FUL for the replacement of the existing dwelling at the front of the site and two additional dwellings at the rear of the site. A copy of some of the approved plans relating to this scheme are **attached** as Appendix 2.
- 1.5 The site has since been sold and the current owner wishes to alter the scheme which has resulted in the current application being submitted. The 2014 permission is extant.

2.0 PROPOSAL

- 2.1 This application seeks full planning permission to demolish the existing dwelling and vacant industrial units on the site and to erect 3 no dwellings. 1x 3 bed, 1 x 4 bed and 1 x 5 bed. An extract of the submitted plans is **attached** in Appendix 3. The full set of plans and supporting information can be seen on the council's website at www.southandvale.gov.uk A single access serving the development is proposed off Preston Crowmarsh Road.
- 2.2 Since being submitted, the plans have been amended at the request of the case officer. The amended plans have removed the work from home office accommodation in each property which has reduced the size/volume of the proposed dwellings. The difference

between the originally submitted plans and the amended plans can be seen on the plan which is **attached** as Appendix 4. The current proposal is larger in floor area and bulk than the extant permission. The overall ride height of plots 1 and 2 are however reduced by approximately 1m whilst plot 3 has an increased ridge height of 0.1m.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Benson Parish Council – Object. Overdevelopment, Significant impact on local infrastructure, increased overlooking on neighbours. Out of scale and visually intrusive.
- 3.2 Countryside Access - No objection
- 3.3 Highways Liaison Officer (Oxfordshire County Council) - No objection subject to conditions relating to existing vehicular access, vision splay details, turning and car parking area, SUDs compliancy, Construction Traffic Management.
- 3.4 Forestry Officer (South Oxfordshire District Council) - No strong views
- 3.5 Waste Management Officer (District Council) - No strong views
- 3.6 Neighbour Object (3) Increased traffic movement , highway dangers, out of character, disproportionate to size of the plot, loss of privacy by way of overlooking, noise intrusion, general disturbance which would detract from the quality of life. More suited to an urban than rural environment.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P15/S1589/PEM](#) - (11/06/2015)

Proposed redevelopment of site (amendment to the scheme approved by application P14/S3450/FUL), for replacement of existing house with a terrace of four houses.

[P14/S3450/FUL](#) - Approved (13/04/2015)

Demolition of existing 4 bed dwellinghouse, ancillary residential and former agricultural buildings and erection three dwellings (1 x 3 bed, 1 x 4 bed, 1 x 5 bed). Creation of new vehicular access.(as amended by e-mail from agent dated 7 February, 2015, amended proposed site plan 697-10C and amended floor plans 697-11C and by plans ref 697 10E and 697 12C attached to e-mail from the agent dated 11 March, 2015)

[P13/S3081/PEM](#) - (22/10/2013)

Proposed demolition of existing utilitarian workshop and storage buildings and erection of 2 x 1.5 storey dwellings with associated parking and amenity space provision.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy policies

CS1 - Presumption in favour of sustainable development
CSH3 - Affordable housing
CSH4 - Meeting housing needs
CSQ2 - Sustainable design and construction
CSQ3 - Design
CSR1 - Housing in villages
CSS1 - The Overall Strategy

5.2 South Oxfordshire Local Plan 2011 policies;

CON7 - Proposals in a conservation area

- D1 - Principles of good design
- D10 - Waste Management
- D4 - Reasonable level of privacy for occupiers
- E6 - Loss of employment uses
- G2 - Protect district from adverse development
- H12 - Replacement 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

5.3 National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

6.0 PLANNING CONSIDERATIONS

- 6.1 The principle of erecting 3 detached dwellings on this site has been approved by way of the granting of planning permission re P14/S3450/FUL which is an extant permission. In assessing this planning application the loss of employment use was found to be acceptable so does not fall to be considered in the assessment of this planning application. The issues to be considered with this planning application are:

1. Policy H4 criteria
2. Housing Mix
3. Affordable Housing
4. Other issues.

6.2 Policy H4 Criteria

- 6.3 Policy H4 of the SOLP allows for housing on sites within the built up areas of villages provided that the following criteria are met:

1. **An important open space of public, environmental or ecological value is not lost, nor an important public view lost.** The site comprises a residential dwelling and its curtilage. There are a number of outbuildings and workshops to the rear of the property which are used for a hobby type business. As such the site is not public, environmentally or ecologically important.
2. **The design, height scale and materials of the proposed development are in keeping with its surrounding.** The replacement dwelling would replace an existing large dwelling. This would be in keeping with the character of the surrounding area which comprises large detached properties. The redevelopment scheme behind the existing site would involve the erection of a 3 bed and 4 bed dwelling. The objections which have been received refer to the development being out of character with the area. Although the properties immediately adjacent to the site have relatively large curtilages, there are examples of much smaller properties in the vicinity and elsewhere within Preston Crowmarsh. The proposed materials would be good quality and the design of the development would not, in your officers' opinion, be out of keeping with the established character of the area.
3. **The character of the area is not adversely affected.** Officers acknowledge that the redevelopment of the site will result in a development which is different to what is there at the moment. However, it is the non-residential development which is the anomaly in the area. The general character of this area is an established residential area and the addition of 2 additional dwellings will not adversely affect the character of the area. Indeed, it could be argued that it

would visually enhance the area by removing the unattractive outbuildings and replacing the existing dwelling with a suitably designed modern property built to a high specification.

4. There are no overriding amenity, environmental or highway objections.

The proposed dwellings meet the council's standards in terms of private amenity area and off street parking. No objection is being raised by the County Highway Authority on highway grounds subject to condition relating to parking, turning and visibility. The two new dwellings have been designed so as to have either roof lights or high level glazing at the rear (north) to prevent overlooking of no 60 Preston Crowmarsh. The owner of no 72 Preston Crowmarsh has objected strongly to the proposal. He is very concerned that the replacement dwelling will result in unacceptable overlooking to the front of this property. It is accepted that some additional overlooking will result from this development. However, most of the overlooking will be to the front driveway area of his property rather the private rear garden. An element of overlooking exists at present from the use of the track and the parking of vehicles at the front of no 68. It is not considered by your officers that the additional overlooking which may result from this development would be sufficient to justify a refusal of planning permission. In relation to the overlooking from the 2 new dwellings, there will be more potential for overlooking than at present. However, windows facing no 72 from the new dwellings will be more than 14m from the boundary of no 72 and there are very mature and high leylandii trees along the rear boundary of no 72 Preston Crowmarsh which will act as an effective screen to the development.

5. If the proposal constitutes backland development, it would not create problems of privacy and access and would not extend the built limits of the settlement. The two new dwellings on this site would constitute backland development. However, given that there is existing premises to the rear which have the potential to generate traffic, albeit a small amount, 2 additional dwellings will not generate significantly more vehicular movements and would not materially impact on the neighbours in a way which would justify a reason for refusal. There is a distance of some 14.6m between the front windows of plot 2 and the boundary with no 72 and some 16.6m between the front first floor windows of plot 1 and the boundary with no 72. There is also a mature, dense leylandii hedge running along the rear garden boundary of no 72 which would act as an effective screen to this development.

6.4 Housing mix

Policy CSH4 of the SOCS requires a mix of dwelling types and sizes to be provided on all residential development in order to meet the needs of current and future households. In this particular case, the proposal would provide 1 x 3bed, 1 x 4 bed and 1 x 5bed dwellings. This would therefore accord with policy CSH4.

6.5 Affordable housing

Policy CSH3 of the SOCS required 40% affordable housing to be provided on schemes where there is a net gain of three or more. As this scheme provides only 2 additional new dwellings, there is no requirement for affordable housing.

6.6 Community Infrastructure Levy (CIL). The council's CIL charging schedule was adopted on 1 April 2016. CIL is a planning charge that local authorities can implement to help deliver infrastructure and to support the development of their area, and is primarily calculated on the increase in footprint created as a result of the development.

In this case CIL is liable for the development because the proposal involves the creation of new dwellings. The CIL charge applied to new residential development in this case is £150 per square metre of additional floorspace.

7.0 CONCLUSION

- 7.1 The principle of erecting a replacement dwelling and 2 additional dwellings on this site has been accepted by the granting of planning permission P14/S3450/FUL. The increase in size of the development would not, in your officers' opinion result in an unacceptable form of development. The proposal would be in keeping with the established character of the area and would not result in an unacceptable level residential amenity on the occupiers of neighbouring properties. The proposal does accord with Development Plan policies and Government advice.

8.0 RECOMMENDATION

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. Rooflights (height).**
- 5. Existing vehicular access.**
- 6. Vision splay details.**
- 7. Turning area and car parking.**
- 8. Construction traffic management.**
- 9. No garage conversion into accommodation.**
- 10. Landscaping scheme (trees and shrubs only).**
- 11. Tree protection (detailed).**
- 12. Archaeological watching brief.**
- 13. Implementation of programme or archaeological work.**

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