

APPLICATION NO.	P16/S0315/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	3.3.2016
PARISH	STADHAMPTON
WARD MEMBER(S)	Stephen Harrod
APPLICANT	Mr and Mrs Baughan
SITE	Roses Cottage, Newells Close, Stadhampton, OX44 7XS
PROPOSAL	Subdivision of existing garden to provide erection of new three bedroomed two storey dwellinghouse. provision of 2 No. off street parking spaces.
AMENDMENTS	As amended by plans 16-004-P-001A and 16-004-P-002A received 14-04-2016 to show visibility splays, re-orientate and re-design the dwelling and introduce soft planting to front of dwellings
OFFICER	Marc Pullen

1.0 INTRODUCTION

1.1 This application is referred to the Planning Committee because the recommendation conflicts with the views of the Parish Council.

1.2 The application site (which is shown on the OS extract **attached** as Appendix A) currently lies open and is residential in use, in association with Roses Cottage. The site lies within the built up limits of Stadhampton and does not fall within any specially designated area of land.

2.0 PROPOSAL

2.1 This application seeks full planning permission for the erection of a single, detached dwellinghouse on curtilage land associated with Roses Cottage.

2.2 A copy of all the current 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 Stadhampton Parish Council – Object

- Scale and character of the proposed development is not appropriate for the size and setting of the plot

3.2 **OCC (Highways)** - No objection to amended details subject to conditions.

3.3 **Waste Management Officer** - No objection subject to -

- Subject to the property being provided with 1x240lt wheeled bin for recycling, 1x180lt food bin for storage outside of property, 1x7lt food bin for storage inside the property and for bins to be presented at the nearest adopted highway.

3.4 Neighbour Object (5)

- Development would severely limit the amount of both sunlight and daylight to the west side of 15a Newells Close – stairwell window would be obstructed
- Loss of light to rear facing, ground floor kitchen window
- Windows to rear of proposed dwelling would overlook neighbouring gardens and

harming privacy

- New driveway and access would reduce off-street parking area, further complicating congestion
- Not enough parking has been shown on plan to serve new dwelling
- Property would be too large for the plot
- Disruption caused by noise, dust and general upheaval
- Small plot would be out of character with area

4.0 **RELEVANT PLANNING HISTORY**

4.1 N/A.

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework & National Planning Practice Guidance**

5.2 **South Oxfordshire Core Strategy (SOCS) 2012 policies;**

CS1 - Presumption in favour of sustainable development

CSR1 - New housing in villages and towns

CSQ3 - Design

CSS1 - The Overall Strategy

5.3 **South Oxfordshire Local Plan (SOLP) 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

D10 - Waste Management

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

5.4 **South Oxfordshire Design Guide (SODG) 2008**

6.0 **PLANNING CONSIDERATIONS**

6.1 The main planning considerations in the determination of this application are

- the principle of residential development
- the impact on the character and appearance of the site
- the impact on the amenity of neighbours
- the highway implications
- the environmental and ecological impacts

Principle of residential development

6.2 The site lies within Stadhampton and in this location the principle of residential development on the site is largely governed by Policy CSR1 of the South Oxfordshire Core Strategy (SOCS), which allows new housing on suitable infill sites up to 0.2 hectares in size within the village. Infill 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.

6.3 Officers consider the proposed location would meet the definition of infill. The site is a small gap along the built frontage along Newells Close and would be closely surrounded by four neighbouring properties. Therefore the principle of residential development is considered to be acceptable in this location. Proposals for residential

development on this site should meet the criteria set out within Policy H4 of the South Oxfordshire Local Plan (SOLP). The H4 criteria are considered below.

Impact on character and appearance

- 6.4 Having regard to Criterion (i) of Policy H4, the site is currently garden land, curtilage to Roses Cottage. The site is surrounded by residential properties on three sides. The site forms part of the built up area of the village and officers do not consider that it can be regarded as an important open space of public value and neither is it a site of importance to public views within the village.
- 6.5 Criteria (ii) and (iii) of Policy H4 seek to ensure that the design, height, scale and materials of the proposed development are in keeping with the surroundings and that the character of the area is not adversely affected. It is officer's view that the immediate setting of this site contains a number of properties which display variety in architecture and design, from semi-detached properties finished in render and slate roofing, to detached red brick dwellings narrow in appearance with gabled roofs and steep roof pitches.
- 6.6 The proposed design of the dwelling would present a detached two storey dwelling finished in brick, render and timber cladding. The use of materials is considered acceptable having regard to the varied nature of local built form and the materials proposed would not be out of keeping with the character and appearance of this area. The property would be orientated to face toward Newells Close with a pitched roof, which would continue the established pattern of properties of this part of the road. There is a clear difference in building line between Roses Cottage and neighbouring 15a Newells Close, with the latter sited closer to the highway. The siting of this proposed dwelling, whilst forward of Roses Cottage, would be in general conformity with 15a Newells Close and would respect the established character of its immediate setting.
- 6.7 The height and width of the proposal is in general conformity with neighbouring 15a Newells Close and not too dissimilar to properties further along Newells Close. The site size and plot coverage would be similar to neighbouring properties. Minimum standards of private amenity space for new residential development are recommended in the South Oxfordshire Design Guide and in saved Policy D3 of the SOLP. A minimum of 100 square metres for three and four (or above) bed dwellings is required. The private amenity area would be approximately 93 square metres in size, just short of the recommended 100 square metres. Despite this the garden area would be acceptable having regard to the character of the local area and would not be materially smaller than neighbouring garden sizes. Neighbouring Roses Cottage would retain 142 square metres of private amenity garden, which would meet the above standards.
- 6.8 The proposed dwelling is considered to adhere to the density and proximity of the local built form and is not considered to represent an overdevelopment of the site to the detriment of the character of immediate area and surrounding built form of Stadhampton.
- 6.9 Criterion (iv) of Policy H4 of the SOLP seeks to ensure that there are no overriding amenity, environmental or highway objections caused as a result of new dwellings.

Impact on neighbour amenity

- 6.10 The proposed dwelling would be sited alongside neighbouring Roses Cottage and 15a Newells Close. The proposed dwelling would lie more than three metres from the side of 15a Newells Close. There is a first floor window along this elevation but this serves a stairwell and cannot be considered as a habitable area of the house in the assessment of this development. The proposed dwelling would protrude further to the rear elevation of no.15a by approximately 1.2m. Given the orientation and relationship with no.15a officers do not consider that the rear garden or rear facing windows of no.15a would be significantly harmed as a result of this protrusion. The development is not considered to cause any overbearing or oppressive harm on these neighbours and neither would it materially obstruct light to the rear facing windows of no.15a.
- 6.11 The rear aspect of the proposed dwelling would be approximately three metres further than the rear elevation of Roses Cottage. Similarly to the assessment made for no.15a, given the relationship that these two properties would have and the spacing between the two dwellings, officers are satisfied that the proposed dwelling would not significantly compromise the enjoyment of this neighbour's garden and would not result in an overbearing impact on the rear facing windows/rooms. The habitable rooms of Roses Cottage would not be materially obstructed or overlooked and a reasonable degree of privacy and light would be safeguarded for the occupants.
- 6.12 Officers consider that this property would share a mutual level of imposition and overlooking with neighbouring properties and would not be too dissimilar to the level of impact caused by a high density development such as Newells Close and would continue to allow for a reasonable level of privacy and enjoyment of all habitable rooms and garden space.

Impact on highway safety

- 6.13 The Council's policies and guidance seek to ensure that in determining planning applications, the Council should, in consultation with the local highway authority, ensure that new developments are designed to a standard that ensures a safe and attractive environment and does not result in an unacceptable level of traffic on the local highway network or have a detrimental impact on the amenities and environment of the area.
- 6.14 Given the characteristics of the carriageway, vehicular traffic and speeds are likely to be low. The proposal is unlikely to have a significant adverse impact on the highway network. After investigation and reviewing the supplied documents, the Highway Authority has no objection subject to conditions being applied to any permission which may be granted on the basis of highway safety. The proposed dwelling would be served by two off-street parking spaces. This is in accordance with the guidance set out within the SOLP for a three bedroom dwellinghouse. In light of the Highway Authority's comments, the development is considered to comply with policies T1 and T2 of the SOLP and guidance within the National Planning Policy Framework (NPPF).

Community Infrastructure Levy (CIL)

- 6.15 The council's CIL charging schedule has recently been adopted and will apply to relevant proposals from 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 whole building because it is the creation of a new dwelling. The CIL charge applied to new residential development in this case is £150

per square metre of floorspace (Zone 1). 15% of the CIL payment will go directly to Stadhampton Town Council (in the absence of an adopted Neighbourhood Plan) for spending towards local projects.

7.0 CONCLUSION

7.1 Officers recommend that planning permission is granted because the proposal complies with the relevant Development Plan Policies and, subject to the attached conditions would not be harmful to the character and appearance of the site and surrounding area, the local highway network or the amenities of those occupants living in neighbouring properties.

8.0 RECOMMENDATION

8.1 **To grant planning permission subject to the following conditions:**

1. **Commencement three years - full planning permission.**
2. **Approved plans.**
3. **Sample materials required (all external materials).**
4. **New vehicular access - to be formed and laid out and constructed strictly in accordance with the local highway authority's specifications and all ancillary works specified shall be undertaken.**
5. **Vision splay dimensions - measuring 2m by 2m shall be provided to each side of the access.**
6. **Car parking - shall be provided within the curtilage of the site so that motor vehicles may park off the highway. Constructed, laid out, surfaced, drained and completed to be compliant with SuDS principles and shall be retained unobstructed.**
7. **No surface water drainage to highway.**

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