

<b>APPLICATION NO.</b>	<a href="#">P16/S0761/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	14.3.2016
<b>PARISH</b>	WALLINGFORD
<b>WARD MEMBER(S)</b>	Elaine Hornsby Imran Lokhon
<b>APPLICANT</b>	Mr T White
<b>SITE</b>	16 Queens Avenue, Wallingford, OX10 0ND
<b>PROPOSAL</b>	Erection of a one and a half storey dwelling and detached double garage.
<b>AMENDMENTS</b>	As amended by drawings SP01 V2, PP01 V1b and PP02 V1b reducing the height and altering the position of the garage and altering position of windows accompanying revised Design and Access Statement received 10 May 2016.
<b>GRID REFERENCE</b>	459585/190127
<b>OFFICER</b>	Paul Bowers

**1.0 INTRODUCTION**

- 1.1 The application is referred to planning committee because the views of the Wallingford Town Council differ from the officer's recommendation.
- 1.2 16 Queens Avenue is a detached two storey building comprising a veterinary surgery on part of the ground floor and residential accommodation in the remaining ground floor and at first floor level. The garden of the property extends to the south west where it abuts open fields.
- 1.3 The building is not listed and the site is not located in a designated area.
- 1.4 A plan identifying the site can be found at **Appendix 1** to this report.

**2.0 PROPOSAL**

- 2.1 The application seeks full planning permission to erect a detached, three bedroom dwelling with attached double garage within the garden of 16 Queens Avenue.
- 2.2 The application has been amended during the course of the application altering the position of windows and moving the garage further back in to the site and removing the originally proposed pitched roof above the garage.
- 2.3 Reduced copies of the plans accompanying the planning application can be found at **Appendix 2** to this report. All the representations to this application can be viewed on the council's website [www.southoxon.gov.uk](http://www.southoxon.gov.uk) under the planning application reference number.

**3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Wallingford Town Council** – Recommend refusal of planning permission to the original and amended plans on the basis that the proposal would be an over development of the site.

**- Neighbour representations to the original scheme**

4 x letters of objection covering the following issues;

- Concern that trees have been removed from the site prior to the application being made.
- Loss of on street parking.
- No site notice displayed.
- Low water pressure in the area.

**Neighbour representations to the amended scheme** – 1 x letter of concern to the amended scheme concerning on street parking provision

**OCC Highways Liaison Officer** - No objection subject to conditions.

**4.0 RELEVANT PLANNING HISTORY**

4.1 None.

**5.0 POLICY & GUIDANCE**

5.1 **South Oxfordshire Core Strategy 2027** policies

CS1 - Presumption in favour of sustainable development

CSWAL1 - The Strategy for Wallingford

CSQ3 - Design

**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

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.**
- **Community Infrastructure Levy (CIL)**
- **Other issues.**

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

6.2 Policy CSWAL1 of the South Oxfordshire Core Strategy 2027 (SOCS) permits infill development within the settlement.

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’.*

- 6.3 Whilst the building will not fill a gap in an otherwise built up frontage there are buildings immediately to the north and north west and the site does not extend further south than the properties on the other side of the carriageway to the south east. In my view the site constitutes an infill plot on the basis that it is closely surrounded by buildings.

**Whether the proposal accords with the criteria of Policy H4.**

- 6.4 If a proposed housing development is acceptable in principle and accords with Policy CSWAL1 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).
- 6.5 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.’*

There are a mixture of properties in the immediate vicinity in terms of terraces of varying sizes, semi-detached and detached dwellings. The closest relationship the building will have will be to the host dwelling at 16 Queens Avenue and those to the north west which are all detached. The design of these vary and therefore the addition of this new dwelling will add to the variety of design and appearance of buildings in the area that will not be detrimental to visual amenity.

- 6.7 *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.

For a three bedroom property and above the council’s standard seeks to ensure that as a minimum 100 square metres of private amenity space is provided. The subdivision of the site as shown on the plans allows for some 500 square metres for the new dwelling and retained area of some 160 square metres for number 16 Queens Avenue both in excess of the council’s minimum standards.

- 6.8 In respect of neighbour amenity the most affected properties are the existing residential elements of 16 Queens Avenue to the north and 14 Queens Avenue to the north west.

The amended plans have addressed the main concerns over neighbour impact in terms of both properties. The garage has been moved back in to the site and the pitched roof removed and replaced with a lower profile flat roof so that the windows on the ground and first floor of 16 Queens Avenue are not materially affected in terms of loss of light and the distance between the two buildings is sufficient to ensure that it will not be unduly oppressive or overbearing

- 6.9 In terms of the impact to 14 Queens Avenue this originally came from the first floor windows in the building looking directly over the garden of that property. The amendment has now resulted in inclusion of roof lights that have a height of 1.7 metres above floor level ensuring that views out are not possible. In addition a high level window is proposed to serve bedroom 3 on the rear and a second window on the south

facing side elevation introduced so that the new house will not overlook the neighbouring property. In addition conditions are proposed that seek to ensure that the windows are at this height and that any future windows cannot be inserted or extensions built without planning permission from the council being granted first.

- 6.10 In respect of highway matters the County Council highways officer has not objected to the development. The dwelling provides for sufficient space for two vehicles and includes the attached double garage. Conditions are proposed that seek to ensure that garage is not later converted to accommodation without planning permission, the parking area is retained as such and the adequate vision splays can be achieved.
- 6.11 *Provision v) refers to back land development and issues of privacy and extending in to the open countryside.*

The building will be located in the garden of an existing property but has a frontage on the road and therefore is not back land development in the sense that it is one dwelling behind another creating issues of privacy.

The dwelling is located on the edge of the built limits of Wallingford but does not involve the extension of the settlement in to the open countryside. In addition it should be noted that the open fields are part of site B the preferred option for the planned growth of Wallingford. Once site B is developed the site will be surrounded by residential development on all sides.

The development overall complies with Policy H4.

#### 6.12 **Community Infrastructure Levy (CIL)**

The council's CIL charging schedule has recently been adopted. 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 as the proposal involves the creation of a new dwelling. The CIL charge applied to new residential development in this case is £150 per square metre of additional floorspace (Zone 1). 15% of the CIL payment will go directly to Wallingford Town Council (in the absence of an adopted Neighbourhood Plan) for spending towards local projects.

#### 7.0 **CONCLUSION**

- 7.1 Your officers recommend that planning permission is granted because the new dwelling is not out of keeping with the established character and appearance of the area. It provides for adequate levels of parking and amenity space and in conjunction with the attached conditions will not materially harm the amenities of the occupants of nearby properties and will accord with 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. **Schedule of materials.**
4. **Withdrawal of permitted development (part 1 class A) - no extensions etc.**
5. **New vehicular access.**
6. **Vision splay dimensions.**

7. No surface water drainage to highway.
8. No garage conversion into accommodation.
9. Turning area and car parking.

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