

APPLICATION NO.	P16/S1150/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	20.4.2016
PARISH	GORING
WARD MEMBER(S)	Kevin Bulmer
APPLICANT	Mr & Mrs Jeffrey Davie
SITE	Bromsgrove, Croft Road, Goring, RG8 9ES
PROPOSAL	New house with linked garage block (with ancillary roof accommodation).
AMENDMENTS	None
GRID REFERENCE	460059/180412
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 Bromsgrove is a large two storey detached property situated within the built up limits of Goring, within the Chilterns AONB. The application site, which is shown on the OS extract **attached** as Appendix 1, is part of the large private amenity garden to the rear of Bromsgrove. The site contains a number of trees which are protected by a Tree Preservation Order.

2.0 **PROPOSAL**

2.1 This application seeks planning permission for the erection of a new dwelling with a linked garage block. This application is a resubmission of a previous application [P15/S1717/FUL](#) and seeks permission for a number of physical changes to the scheme.

2.2 The changes include the increase to the depth of property by 1.3 metres to the western gable and 1.8 metres to the east gable, to incorporate the garage/office accommodation within the main dwelling by a linked connection to provide a subservient structure to the east of the property.

2.3 A copy of all the current plans accompanying the application is **attached** as Appendix 2. 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 **Goring Parish Council** – Object

- *“...Proposal was far too large and bulky and therefore an overdevelopment of the site, would result in loss of amenity space and possibly contrary to policy H4 of the local plan in that the design, height and scale were out of keeping.”*

OCC (Highways)- No strong views, subject to conditions

Neighbours Object (2)

- Siting, size and design does not comply with the Council's Development Plan
- Loss of trees and risk of damage to trees on site would be detrimental to the character of the area
- Including the garage is *“much more like extra dwelling space and increases the*

intrusion from three large windows to five”

- There is still no indication of plans to re-plant trees being removed to build the separate garage

4.0 RELEVANT PLANNING HISTORY

4.1 [P15/S4015/FUL](#) - Approved (14/06/2016)

Resubmission of P15/S1717/FUL to widen existing driveway to allow for two separate driveways set back from the road. Replace front boundary wall and the proposed new railings/wall being on the east boundary.

[P15/S1717/FUL](#) - Approved (28/07/2015)

Erection of a detached dwelling and garage, to land rear of Bromsgrove. (Scheme amended to omit replacement detached garage to Bromsgrove).

5.0 POLICY & GUIDANCE

5.1 National Planning Policy Framework & National Planning Practice Guidance

5.2 South Oxfordshire Core Strategy 2012 policies;

CS1 - Presumption in favour of sustainable development
CSEN1 - Landscape protection
CSQ3 - Design
CSR1 - Housing in villages
CSS1 - The Overall Strategy

5.3 South Oxfordshire Local Plan 2011 policies;

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
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 2008

6.0 PLANNING CONSIDERATIONS

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

- Principle of residential development
- Impact on the character and appearance of the site and surrounding area
- Impact on the amenities of neighbours
- Highway considerations
- Impact on trees
- CIL

Principle of residential development

- 6.2 The principle of development has already been established on this site by the approval of planning permission for one house under application ref [P15/S1717/FUL](#). Officers continue to consider the principle as acceptable.

Impact on the character and appearance of the site and surrounding area

- 6.3 Having regard to criterion (i) of Policy H4 of the South Oxfordshire Local Plan (SOLP) the development is considered to be acceptable. 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. Policy CSEN1 of the SOCS seeks to preserve and enhance the District's landscape qualities and places high priority on the Chilterns AONB.
- 6.4 The proposed alteration to the previously approved dwelling would increase the overall mass and scale of the building. Due to the siting of the proposed dwelling I consider the increase in scale and massing to be appropriate as little visual and character impact would be perceived within the wider built up area. The height of the dwelling would not be altered and the span of the main roof has not been changed. The design of the proposed enlargement would be in keeping with the approved dwelling and the scale of the garage/home office accommodation would be read as a subservient element alongside the main dwelling house.

Impact on the amenities of neighbours

- 6.5 Having regard to criterion (iv) of Policy H4 proposals for new dwellings should not have harm neighbour amenities. The proposed alteration to the approved scheme would not create any further harm to neighbours to the west, east or south than the impact caused by the previously approved design; which was considered to be acceptable. The increased scale and massing of the eastern aspect of the dwelling would likely increase the imposition on neighbouring Mulberry Close to the north; however I consider that this would not compromise the enjoyment of the spacious rear garden due to the siting and distance from boundary (13 metres) and neither will it provide any additional windows to that of the approved scheme. As previously outlined the dwelling would lie some 32 metres away from Someries to the south, 50 metres away from Bromsgrove to the east and 21 metres away from The White House.

Impact on highway

- 6.6 The Highways Liaison Officer continues to support the development, subject to the recommended conditions, which have altered since the previous permission in light of a recently approved development granted by application [P15/S4015/FUL](#).

Impact on trees

- 6.7 The site contains a number of trees which are protected by a Tree Preservation Order in the area of the access. The previous conclusions of both [P15/S1717/FUL](#) and [P15/S4015/FUL](#) apply to this current application. The approved widening of the existing access under the latter application requires an additional condition which requires that a full arboricultural watching brief is implemented on site and carried out by a competent arborist to ensure the safe protection of this tree and to ensure that the protective measures outlined within both arboricultural reports are appropriately followed. The landscaping implementation condition attached on the previous applications remains valid and has been carried over to this application.

Community Infrastructure Levy (CIL)

- 6.8 The council's CIL charging schedule has recently been adopted and applies to all relevant proposals since its adoption 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 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 Goring Town Council (in the absence of an adopted Neighbourhood Plan) for spending towards local projects. The applicant has claimed self-build relief for this application.

7.0 CONCLUSION

7.1 I recommend that planning permission be granted because the principle of residential development is acceptable on this site. The detail of the proposal accords with the criteria set out in policy H4 of the South Oxfordshire Local Plan. Subject to the attached conditions the proposal would not be harmful to the character and appearance of the site and would preserve the character and appearance of the surrounding area, the amenities of those occupants living in neighbouring properties and the local highway network. The proposal accords with Development Plan policies.

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. Schedule of materials required to be submitted for all external materials used.**
- 4. Vision splay dimensions - measuring 2m by 2m shall be provided to each side of the access.**
- 5. Turning area and car parking – to be implemented as on plan and laid out in accordance with highway standards and to comply with SUDs.**
- 6. New vehicular access – to be implemented in accordance with highway standards.**
- 7. No surface water drainage to highway.**
- 8. Landscape implementation – in accordance with landscaping scheme 143.1B.**
- 9. Protection of trees during development.**
- 10. Tree protection – full arboricultural watching brief to be carried out during the period of construction works by a professionally competent arborist.**
- 11. The garage accommodation hereby approved shall not be converted into accommodation without the without the prior written permission of the Local Planning Authority.**
- 12. Existing garage to be demolished prior to commencement of this development.**

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