

<b>APPLICATION NO.</b>	<a href="#">P16/S2145/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	20.6.2016
<b>PARISH</b>	GORING
<b>WARD MEMBER(S)</b>	Kevin Bulmer
<b>APPLICANT</b>	Cariad Court Freehold Ltd
<b>SITE</b>	Cariad Court Cleeve Road Goring on Thames, RG8 9BT
<b>PROPOSAL</b>	Erection of two dwellings over re-built garages and existing basement car park (as amplified by tree report which was received on 21 July 2016).
<b>AMENDMENTS</b>	None
<b>OFFICER</b>	Kim Gould

1.0 **INTRODUCTION**

- 1.1 This application is before Committee as the recommendation conflicts with the views of the Parish Council.
- 1.2 The site lies within the built up limits of Goring and within as AONB. The property is not listed and lies outside the conservation area. There are a number of trees on the eastern boundary which are protected by a Tree Preservation Order.
- 1.3 Cariad Court is a 1970s development of flats and maisonettes with detached garage blocks. The garage block which is the subject of this application is in a poor state of repair and is the subject of this application. An OS extract showing the location of the site is **attached** at Appendix 1.
- 1.4 Planning application ref P15/S1866/FUL was submitted in May 2015. This was withdrawn following objections from the highway authority, Parish Council and forestry officer. A further application was submitted addressing the highway concerns (P15/S4341/FUL) Following objections from the tree officer and the Parish Council, the application was also withdrawn. An extract of the withdrawn schemes are **attached** at Appendix 2.

2.0 **PROPOSAL**

- 2.1 This application seeks full planning permission to erect two no 2 bed flats above the garages which will be rebuilt as part of this proposal.
- 2.2 The development will be finished with vertical boarding, brickwork to match the existing and reconstituted slate tile. Doors and windows will be coated aluminium. A copy of some of the submitted plans is **attached** at Appendix 3.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Goring Parish Council** – Object – Inappropriate design, unneighbourly by way of overlooking and loss of privacy.

**Forestry Officer**- No objection subject to a landscaping condition and full compliance with the tree protection methods as set out in the submitted arboricultural report.

**Neighbours Approve** (5) – will enhance the area by replacing an unsightly building ,

no impact on trees, 2 trees are dying anyway.

**Neighbours Object** (5) Reasons for objection include the following:

- Reduced recycling areas
- Compound poor parking availability
- Lack of information
- Overdevelopment
- Noise
- Harm to trees

**Countryside Access Officer (OCC)** - No objection subject to an informative being added to prevent the use of the public footpath from being impeded.

#### 4.0 **RELEVANT PLANNING HISTORY**

4.1 [P15/S4341/FUL](#) - Withdrawn (11/04/2016)

Erect 4 dwellings over re-built garages and existing basement car park. Resubmission of P15/S1866/FUL. (as amended by revised proposed ground level plan showing parking for flat 15 between garages F14 and F23 which was originally mistakenly noted as F13).

[P15/S1866/FUL](#) - Withdrawn (22/07/2015)

Erection of four flats over existing garages and repair works to existing basement car park.

[P76/S0571](#) - Approved (25/01/1977)

TWELVE LOCK-UP GARAGES ON TOP OF EXISTING SINGLE-STOREY GARAGE BLOCK

[P75/S0599](#) - Approved (18/12/1975)

12 LOCK-UP GARAGES ON TOP OF EXISTING SINGLE-STOREY GARAGE BLOCK.

[P75/S0598](#) - Refused (18/12/1975) - Refused on appeal (16/02/1977)

Erection of four 4-bed 3-storey terraced houses with integral garages. Access.

#### 5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy policies

CS1 - Presumption in favour of sustainable development

CSH4 - Meeting housing needs

CSQ3 - Design

CSR1 - Housing in villages

CSS1 - The Overall Strategy

5.2 South Oxfordshire Local Plan 2011 policies;

C9 - Loss of landscape features

CON7 - Proposals in a conservation area

D1 - Principles of good design

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 Practice Guidance

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to be considered in the determination of this planning application are:

- i. Whether the principle of residential development is acceptable in this location
- ii. Impact on neighbours
- iii. Impact on the established character of the site and vicinity.
- iv. Parking
- v. Impact on trees
- vi. Impact on the special character of the AONB
- vii. CIL

6.2 **Principle**

The site lies within the built up limits of Goring on Thames in an established residential area. Policy CSR1 of the SOCS allows for infill development within the built up areas of the towns and villages in the district providing it fulfils the definition of infill development which is “the filling of a small gap in an otherwise built up frontage or on sites within settlements which are surrounded by buildings’. This proposal accords with this definition and therefore the principle of residential development on this site is acceptable.

6.3 **Impact on neighbours**

The neighbours most affected by this proposal are those residents who live opposite the proposed development, in particular flats 16-20. The proposed development would be some 16m and 14m from the front of these flats. The proposal has been designed with projecting bays with windows positioned to avoid direct overlooking. The Design Guide advises that window to window distances should be 27m. However this guide relates to situations of direct overlooking. In this case, the windows of the proposed flats are angled so as not to look directly into the windows of flats 16-20, as they are at an oblique angle to them.

6.4 **Impact on the established character of the site and vicinity**

The site lies within the built up area of Goring within an established residential area. It is currently occupied by flats and a garage court. This proposal will increase the height of one of the garage courts. As the building is set well back off the road, it will not be visually intrusive and will not have any material adverse impact on the established character of the area. There will be some loss of trees (see 6.6 below) but the proposed landscaping condition will seek appropriate replanting to compensate for this loss. The Parish Council have suggested that the design of the proposed flats is inappropriate and that the scheme should be considered by the Architects’ Panel. This has not been done as the type and scale of the application is not one which would normally be considered by the Panel and officers feel they can assess the merits of the development adequately.

6.5 **Parking/Access**

There are currently 60 car parking spaces on the site serving 32 flats and maisonettes. An additional 5 are proposed in addition to 8 cycle spaces for two 2 bed flats. The County Highway Officer is of the opinion that given the characteristics of the

carriageway, vehicular traffic and speeds are likely to be low and that the vehicular movements associated with the proposal do not present “severe harm” as referred to in the NPPF and would not warrant a recommendation for refusal. No change is proposed to the existing access arrangements and the proposal is unlikely to have a significant adverse impact on the highway network. As such there is no objection on highway grounds to this planning application.

**6.6 Impact on trees**

In order to address the tree officer’s previous concerns in relation to the withdrawn scheme, the proposal has been reduced to 2 dwellings thus creating space between the dwellings and the existing trees. He had previously objected on the grounds that the trees would overshadow the bedrooms which would create pressure for the trees to be felled. The majority of the trees within this site are protected by a tree preservation. The proposed development will require the removal of 3 silver birch trees growing within the site. Their loss will not have a wide impact on the character of the area and there will be sufficient space to replant following the completion of the development. This can be secured by the recommended landscaping condition. The layout allows for sufficient separation of the proposed new dwellings and the mature trees along the eastern and southern boundaries. This addresses the incompatibilities of the previous larger, withdrawn schemes and reduces the pressure on the trees allowing for their long term retention and sound arboricultural management.

The submitted arboricultural report confirms that two of the mature trees (T7 Sycamore and T9 Lime) growing adjacent to Cleeve Road have significant structural defects and need to be felled. This would have to happen irrespective of whether there was a proposal for this development. The council’s forestry officer has inspected the trees to confirm their condition. Whilst it is accepted that the loss of these trees will reduce the screening of the development, the remaining trees and understory hedge will still provide a substantial screen and soften the appearance of the site. The arboricultural report advises replacement planting to mitigate for the loss of T7 and T9 by planting an Oak and Beech close to the original trees. The council’s forestry officer considers these species to be well suited to the area to grow to maintain the sylvan character of the street. He also considers that the tree protection measures detailed in the submitted arboricultural report will prevent any of the other trees from being damaged throughout the construction phase. He has raised no objection to the proposal subject to the landscaping condition and the tree protection measures detailed in the tree report being adhered to.

**6.7 Impact on the special character of the AONB**

The site lies within an AONB. The NPPF gives great weight to conserving the natural beauty of the landscape and Policy CSEN1 of the SOCS seeks to protect the special landscape of the AONB from inappropriate development. This site lies well within the built up limits of Goring and is within an established residential area. The footprint of the development exists and the only increase is a first floor over an existing garage block. Your officers do not believe that this proposal would have a material adverse impact on the special character of this part of the AONB.

**6.8 Community Infrastructure levy**

This development is CIL liable. The proposed additional floor space is 337sqm which at £150 per sq.m equates to £50,550.

**7.0 CONCLUSION**

**7.1** The principle of residential development is acceptable in this location. The proposed scheme would not be unneighbourly and there would not be any significant adverse impact on the trees, subject to replacement planting being carried out and tree

protection methods being adhered to. The proposal therefore accords with the relevant 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. **Landscaping scheme (replacement planting).**
4. **Tree protection method.**
5. **Parking and manoeuvring areas retained.**
6. **Cycle parking facilities to be provided.**
7. **Construction traffic management plan to be submitted.**

**Author:** Kim Gould  
**Contact No:** 01235 422600  
**Email:** [planning@southoxon.gov.uk](mailto:planning@southoxon.gov.uk)

This page is intentionally left blank