

APPLICATION NO.	P16/S1237/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	25.5.2016
PARISH	SYDENHAM
WARD MEMBER(S)	Ian White Lynn Lloyd
APPLICANT	Mr John Curtis
SITE	1 Holliers Close, Sydenham, OX39 4NG
PROPOSAL	Demolition of existing bungalow and erection of two detached dwellings with new access into site (amendment to P15/S3184/FUL).
AMENDMENTS	None
OFFICER	Davina Sarac

1.0 **INTRODUCTION**

1.1 This application is referred to the Planning Committee as the Officers' recommendation conflicts with the views of the Parish Council. This application was deferred from the Planning Committee meeting on 7 September 2016 to enable Members to visit the application site

1.2 The application site (which is shown on the OS extract **attached** as Appendix A) comprises a 1950's detached bungalow constructed from red brick work and render and plain clay roof tiles. The building also has a small timber clad porch to the west elevation. There are a number of trees on the site and a detached garage to the north-east corner of the site.

1.3 The site lies within land that is of some archaeological interest and within a protected species buffer. It also is surrounded by Sydenham Conservation Area. However, the site itself and numbers 2A, 4 to 7 and 8 to 24 (evens only) of Holliers Close are specifically excluded from the conservation area.

2.0 **PROPOSAL**

2.1 The application seeks planning permission for the demolition of the existing bungalow and the erection of two detached dwellings with a new access into the site. The proposed dwellings would result in a three bedroom two-storey dwelling and a three bedroom chalet style bungalow. The proposed materials are plain clay tiles to the roof and brickwork to the walls. The application would also include a detached garage/car port to the chalet bungalow.

2.2 The proposed chalet style bungalow would be served by the existing open access and the two-storey dwelling would be served by a new vehicular access onto Holliers Close.

2.3 A copy of the 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 **CONSULTATIONS & REPRESENTATIONS**

3.1 Sydenham Parish Council – Objects to the two separate dwellings which represents a significant increase in size and impact which would be out of keeping with the existing bungalow developments, the conservation area and the listed building, as they would be more noticeable.

3.2 Neighbour representations – 5 letters received objecting to the application. The issues raised are:

- Impact on highway safety of new access on bend
- Increase in traffic
- Density is too high
- Design of dwellings are not in of keeping with the area
- Larger than the previously approved application
- Overdevelopment of plot
- Development is too high
- Impact on conservation area, listed buildings and views
- Dormers should be changed to velux to prevent overlooking

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P15/S3184/FUL](#) - Approved (20/11/2015)

Proposed demolition of existing bungalow and construction of two semi-detached residential dwellings (Use Class C3) on the site, with new access into site. (Amended plans received 16 November 2015 showing removal of garage to Plot 1 and alteration to the roof of Plot 1 to change the front elevation from a gable to hip roof with small dormer to front floor window).

The approved plans for this development are **attached** as Appendix C.

[P58/M0205](#) - Approved (12/03/1958)
Dwelling house.

5.0 **POLICY & GUIDANCE**

5.1 National Planning Policy Framework (NPPF)

National Planning Policy Framework Planning Practice Guidance

5.2 South Oxfordshire Core Strategy (SOCS) policies

- CS1 - Presumption in favour of sustainable development
- CSS1 - The Overall Strategy
- CSR1 - Housing in villages
- CSH2 - Housing density
- CSH4 - Meeting housing needs
- CSQ2 - Sustainable design and construction
- CSQ3 - Design
- CSB1 - Conservation and improvement of biodiversity

5.3 South Oxfordshire Local Plan 2011 (SOLP) saved 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
- D6 - Community safety
- D10 - Waste Management
- G2 - Protect district from adverse development
- G3 - Development well served by facilities and transport
- 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
- C8 - Adverse effect on protected species
- C9 - Loss of landscape features
- CON5 - Setting of listed building
- CON7 - Proposals in a conservation area

CON11 - Protection of archaeological remains
EP6 - Sustainable drainage

South Oxfordshire Design Guide 2008 (SODG)
Sections 3, 4 and 5

6.0 **PLANNING ISSUES**

6.1 The main planning considerations in relation to the application are:

1. The principle of the development
2. The impact on the character and appearance of the site and surrounding area
3. The impact on neighbouring properties
4. The impact on parking provision / highway safety
5. Impact upon trees
6. Other considerations

6.2 Principle

The site is located within the built up limits of Sydenham, which is classed as a smaller village under policy CSR1 of the SOCS. Policy CSR1 allows for infill development within smaller villages on sites up to 0.2ha. Infill development is defined as the filling of a small gap in an otherwise built up frontage or on other sides within settlements where the site is closely surrounded by buildings.

6.3 The principle of the proposed development has already been established in the previous application reference number P15/S3184/FUL. In the intervening months, there has been no change in policy to suggest that the principle would be unacceptable. Therefore, I consider that it is reasonable to conclude that this is still an infill site in terms of policy CSR1 and as such, I consider that the principle of the development is acceptable. The proposal therefore falls to be assessed against the criteria of Policy H4 of the SOLP and the other policies in the Development Plan which consider the environmental and amenity considerations, which are addressed below.

6.4 Character and appearance

Criterion (i) of Policy H4 of the SOLP requires that an important open space of public, environmental or ecological value is not lost, nor an important public view spoilt. The site is partially enclosed by trees to the west. It is more open to the public to the east. The site partially borders Sydenham conservation area, on the west and south side of the road. The proposed dwellings would be sited slightly further back within the plot than the existing bungalow, which represents a small improvement with regard to the impact the buildings would have on the street frontage. The garden area to the west would be retained as a garden with some of the large trees in the western corner retained. The creation of a new access would result in the existing hedge being removed on the south of the site, however, the block plans show that new planting along the south edge of the site will help to soften the visual impact of the development. On this basis, I consider the proposal would be in accordance with the above criterion.

6.5 Criterion (ii) of Policy H4 of the SOLP requires that the design, scale, height, and materials of the proposed development are in keeping with its surroundings. The plans show that the two-storey dwelling will be built on land that is lower than the existing bungalow. The main differences between the proposed dwellings and those previously approved are following:

The approved (P15/S3184/FUL) dwelling - height 8.1m, length 6.8m, width 10.6m

The proposed (P16/S1237/FUL) dwelling - height 7.6m, length 6.8m, width 10.6m

The ridge height has been reduced by 0.5m.

The approved bungalow (P15/S3184/FUL) - height 6.4m, length 7.8m, width 10.5m
The proposed chalet style bungalow (P16/S1237/FUL) - height 6.3m, length 8.2m, width 11.0m
The ridge height has been reduced by 0.1m.

The detached garage and car port remain the same size as previously approved.

Concerns have been raised from neighbouring properties that the size of the dwellings are larger than previously approved. However, whilst the design of the dwellings may appear larger in size and scale from measuring the plans it would appear this is not the case. Whilst the majority of dwellings in the close are bungalows there is some variety within the street in the form of the two-storey listed cottage located at number 2 and the two-storey dwelling at 2A Holliers Close, both of which are directly located opposite the application site. Given the size of the previously approved dwellings, I consider that the proposed dwellings are not materially greater in size or height. Consequently, I do not consider that the proposal would create a development that is intrusive, particularly given the spacious nature of the plot.

- 6.6 The proposed materials are brickwork with a plain clay tiled roof. To the opposite side of the site, 2 Holliers Close is a white painted brick building, with a part thatch and part tiled roof. To the east side 3 Holliers Close is a brick dwelling with a clay tile roof. The general character of the area is one of brick buildings. There are some timber clad buildings but these are generally ancillary outbuildings or historic agricultural buildings. I am of the opinion that the design, scale, height, and materials of the proposed development are in keeping with its surroundings and complies with criterion (ii) of H4 of the SOLP.
- 6.7 Criterion (iii) of policy H4 requires the development to not adversely affect the character of the area. The proposed dwellings would be in an appropriate position within the plot and sufficient space would be retained between the proposed dwellings and the boundaries to ensure that the buildings would not appear cramped. The proposed garage/car port would be of an appropriate scale and design and it would not be prominent given its position at the north-east corner of the site. In the light of the above assessment, I consider that the development would have an acceptable impact on the character of the site and surrounding conservation area and that the proposal would comply with criterion (iii) of policy H4 and the other policies which seek to secure high quality design and protect the character of the area, including policies G2 and D1 of the SOLP, and policy CSQ3 of the SOCS.
- 6.8 Neighbours
Criterion (iv) of Policy H4 of the SOLP requires that there are no overriding amenity objections. Concerns have been raised with regard to the dormer windows on the new dwellings giving rise to overlooking neighbouring properties. The position of the dwellings within the plot are almost identical to the already approved scheme but with a slight separation between the two units. The distance in relation to the neighbouring properties is very similar to that of the already approved dwellings. I consider that the development would not cause a significant loss of privacy to neighbouring dwellings to warrant refusal and, therefore the proposal is in accordance with policies H4 and D4 of the SOLP.
- 6.9 Parking provision/Highway safety
Criterion (iv) of policy H4 also requires there to be no overriding highway objections. Policies D1, D2, T1 and T2 of the SOLP also require an appropriate parking layout and that there would be no adverse impact on highway safety. The existing open access

would be formalised to provide vehicular access for the chalet bungalow, and the creation of a new access would provide sufficient parking and turning space for the two-storey dwelling. In the previous application the County Highways Officer raised no objection to the application. I consider that the proposed development would not be prejudicial to highway safety in compliance with the relevant policies and the same conditions as imposed on the previously approved scheme are recommended.

6.10 Trees

The application was accompanied by a Tree Survey report as in the previous approved application. This proposal does not show any changes to the previously approved application in terms of trees and will retain some of the existing trees on site. A condition requiring the development to be carried out in accordance with the details of the tree protection measures stated in the application is recommended in order to ensure no damage to existing trees during the development.

6.11 Other material considerations

There is an existing building on site and there is a small possibility that this could be used by bats, which are a protected species. I have recommended a condition and informative bringing this to the attention of the applicant and advising that a licence from Natural England may be required. There would also be sufficient space to incorporate appropriate storage for waste and recycling on site, in accordance with policy D10 of the SOLP.

6.12 CIL

This application is liable for CIL for the rate of £150 per square metre.

6.13 Addendum

In accordance with paragraphs 186 and 187 of the NPPF the Council takes a positive and proactive approach to development proposals. The application was acceptable in its submitted format and the Planning Service worked with the applicant/agent in a positive manner by dealing with the application in a prompt and timely way.

7.0 **CONCLUSION**

7.1 The proposal represents an appropriate infill development within a settlement where the principle of additional residential development is acceptable. The proposed dwellings would be of an appropriate design and would be of a scale suitable to the size of the plot. The development would not detract from the character and appearance of the site, would not be unneighbourly and would not result in conditions prejudicial to highway safety. As such, and subject to the attached conditions, the application complies with the relevant Development Plan policies.

8.0 **RECOMMENDATION**

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

1. **Commencement of development within three years.**
2. **Development to be carried out as specified in the approved plans.**
3. **Materials as shown on the approved plans to be used.**
4. **Development to be carried out in accordance with submitted tree protection details.**
5. **Landscaping scheme (trees and shrubs only) to be agreed prior to the commencement of development.**
6. **Ancillary occupation and use of the approved garage.**
7. **Details of levels to be agreed prior to the commencement of development.**
8. **New vehicular access to be provided to highway specifications.**
9. **Turning area and car parking to be provided in accordance with the**

- approved plans and retained.
10. Vision splay details to be agreed prior to occupation.
 11. Vision splay dimensions for pedestrians to be provided prior to occupation.
 12. Withdrawal of permitted development rights for extensions, roof extensions and outbuildings.
 13. Rooflights on north elevations of dwellings to be 1.7 metres above cill level or obscure glazed.
 14. Mitigation measures for bats to be implemented in accordance with approved details.
 15. No surface water drainage to the highway.

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