

## **CHI/17014/3 – Mr & Mrs Corcoran**

### **Demolish existing dwelling. Erection of three new dwellings. Summercliffe, South Row, Chilton**

#### **1.0 The Proposal**

- 1.1 Planning permission is sought for the erection of three two storey, three bedroom dwellings to replace an existing bungalow with an attached garage on land at Summercliffe in the village of Chilton. The site is elevated slightly above the road and there is a good, if unkempt, hedge on the plot's highway boundary.
- 1.2 The application site is situated within the built up envelop of the village and is accessed from South Row. The houses will be provided in the form of one pair of semi-detached and one detached unit, and are to be constructed of brick and render under a tiled roof. Two on-site car parking spaces are proposed for each of the units in front of the dwellings. The hedge along the highway boundary of the site is to be retained and this will help screen this area.
- 1.3 The application comes to Committee because of the objections raised by the Parish Council.
- 1.4 Copies of the plans are attached at **Appendix 1**.

#### **2.0 Planning History**

- 2.1 There is no relevant planning history relating to the Summercliffe site itself, however, the sites on either side of Summercliffe have both been recently redeveloped. The dwelling at Fernley to the north was granted planning permission to be replaced with two dwellings in April 2003 (CHI/17786/1) and the dwelling to the south, Rosedale, received planning permission in January 2005 to also be replaced with two dwellings (CHI/18847).

#### **3.0 Planning Policies**

- 3.1 Policy H5 of the adopted Local Plan states that development within Chilton village will be limited to infill and minor development or redevelopment that is compatible with the scale, density and layout of the settlement. Policies D1, D2 and D3 refer to all new developments being of a high quality and not adversely impacting on neighbours. Policy H11 of the Second Deposit Local Plan requires new development in villages such as Chilton to be limited to no more than 2 dwellings. (The current proposal will result in a net increase of 2 dwellings.)
- 3.2 PPG3 (Housing) promotes the efficient use of land for residential development, particularly previously developed land.

#### **4.0 Consultations**

- 4.1 The Parish Council object to the application. See **Appendix 2**.
- 4.2 The Council's Engineer requests that drainage details be conditioned.
- 4.3 Three letters objecting to the application on the grounds of loss of light, overshadowing, loss of privacy, overdevelopment, poor design and appearance, inadequate car parking, houses not affordable and noise disturbance. A letter from the applicant's agent addressing these issues is attached at **Appendix 3**.

#### **5.0 Officer Comments**

- 5.1 It is considered that the main planning considerations of this application are (i) the principle of redeveloping the site, (ii) the impact of the development on the character of the area and (iii) the impact of the development on adjoining properties.

- 5.2 Summercliffe is a detached bungalow situated on the western side of South Row, an established residential area within the built up framework of the village. The site is an infill plot and for this reason, the proposed redevelopment of this site is not considered to conflict with adopted local plan policies. It is acknowledged that Policy H11 of the emerging Local Plan suggests an upper limit of 2 dwellings for infill sites in villages such as Chilton, but at this stage, this policy does not have the same weight as Policy H5 of the adopted Local Plan. Furthermore, the net effect of this proposal will be to add two additional dwellings to the village housing stock, which accords with the spirit of the emerging plan policy.
- 5.3 South Row does not fall within a conservation area and development in the vicinity of the application site is varied in character, with a mix of house sizes and designs being found. Either side of the application site, plots once occupied by detached dwellings have recently been developed to provide small but more dense two storey housing developments. There are also two storey dwellings on the opposite side of the South Row. It is in this context that the proposed development of three houses needs to be considered and it is your Officer's view that because of the mix of styles and designs found in this part of the village, objections to the character and appearance of the development would be difficult to justify. The Parish Council has expressed concern that the development is cramped in form, but the proposed layout and space around buildings is very similar to the new development on either side of the site. The design of the proposed new houses differs from its new neighbours, but this should help to add interest to the street scene. Open parking in front of dwellings has also been permitted on one of the adjoining sites and would also be difficult to resist.
- 5.4 The layout of development of the site has been designed to take account of the staggered form of new development on adjoining sites. The new houses share the similar narrow but deep footprint of the new neighbouring dwellings, although their elevations have been treated differently. The adjoining properties have almost blank side elevations and the staggered rear elevations meet the Council's standards in respect of overshadowing and potential loss of light. The development is, therefore, considered to meet the criteria set out in Policies D2 and D3 and will not have a harmful impact on adjoining occupiers.

## 6.0 **Recommendation**

6.1 *It is recommended that permission be granted subject to the following conditions:*

1. *TL1 Time Limit – Full Application*
2. *MC2 Submission of Materials (Samples)*
3. *LS1 Implementation of Landscaping Scheme (No existing Trees)*
4. *RE8 Drainage Details*