

APPLICATION NO.	P12/V1400/FUL
APPLICATION TYPE	Full
REGISTERED	22 June 2012
PARISH	GROVE
WARD MEMBER(S)	John Amys Sue Marchant Kate Precious
APPLICANT	A H Willis & Sons
SITE	The Firs Main Street Grove OX12 7LE
PROPOSAL	Erection of four dwellings
AMENDMENTS	None
GRID REFERENCE	440137/190312
OFFICER	Laura Hudson

1.0 INTRODUCTION

- 1.1 This application relates to The Firs, a former bungalow located on a corner plot at the junction of Main Street and School Lane in Grove. The site is located opposite the Tesco Express at Millbrook Square in Grove.
- 1.2 The site was occupied by a small bungalow which has now been demolished.
- 1.3 The site is located partially within flood zones 2 and 3.
- 1.4 There is an extant outline planning permission to build three detached dwellings on the site.
- 1.5 The application comes to committee as Grove Parish Council objects.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for the erection of four dwellings on the site in a similar arrangement to the previously permitted outline scheme for three dwellings. Plots 1 and 2 are detached properties and would front onto Main Street, largely following the existing street pattern. Plots 3 and 4 are semi-detached and front onto School Lane. The scheme includes one two bedroom dwelling (plot 4), two three bedroom dwellings (plots 2 and 3) and one four bedroom dwelling (plot 1).
- 2.2 The site has an existing vehicular access onto School Lane which would be moved slightly further east. The scheme includes two parking spaces per unit with opportunities for visitor parking within the site. Each dwelling has its own cycle and bin storage unit.
- 2.3 The plans have been the subject of small amendments to address concerns of the County Engineer in relation to garage sizes.
- 2.4 Extracts from the application drawings are **attached** at appendix 1.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Grove Parish Council – Recommend refusal:
“Whilst parking provision is adequate for residents of the four dwellings it appears inadequate for visitors. Double yellow lines would be required in front of the properties facing Main Street and on both sides of School Lane to prohibit car parking on already

busy and congested roads.”

- 3.2 County Engineer – No objections subject to conditions including a requirement that the garages should be increased in size internally. (This has been addressed in the case of unit 3 and the other garages have been changed to car ports with separate cycle parking). The comments also include a requirement for contributions towards the Science Vale UK Transport Strategy of £10,948. However, given the small scale of the development and the extant permission for three dwellings on the site, this is not considered a reasonable requirement.
 - 3.3 Environment Agency – No objections providing the development is carried out in accordance with the submitted flood risk assessment.
 - 3.4 Thames Water – No objections.
 - 3.5 Council Drainage Engineer – No objections subject to conditions.
 - 3.6 Grove Green Flood Group – Pleased to see that the development has been reduced from six to four dwellings but concerns over the flood risk assessment, particularly in relation to surface water run-off. Concern that the proposal would lead to flooding problems in the vicinity.
 - 3.7 One Letter of comment has been received raising concerns that although better provision for parking within the site has been made parking is still a problem locally, particularly at school drop off and pick up times. Concern also over the contents of the flood risk assessment in relation to the impact of flooding on surrounding properties.
 - 3.8 Two letters of support have been received stating that the proposal is in keeping with the area and that the parish concerns over parking is a minor issue given the availability of parking in the vicinity of the site. Request clarification on the colour of external materials and also in relation to the northern site boundary which should not retain the existing overgrown vegetation but be replaced with appropriate fencing/planting.
- 4.0 **RELEVANT PLANNING HISTORY**
- 4.1 [P12/V0184](#) - Withdrawn (20 April 2012)
Proposed residential development comprising 2 x 1 bed, 2 x 2 bed and 2 x 3 bed dwellings with associated parking.
 - 4.2 [P10/V2052/O](#) - Approved (17 March 2011)
Outline application for demolition of existing detached dwelling and erection of 3 no. two storey detached dwellings with garages and parking spaces.
- 5.0 **POLICY & GUIDANCE**
Vale of White Horse Local Plan 2011
- 5.1 Policy H10 states that development within the built-up area of the five main settlements of the District, including Grove will be permitted providing it would not result in the loss of areas of informal public open space, and providing the layout, mass and design would not harm the character of the area.
 - 5.2 Policies DC13 and DC14 refer to flood risk and water run-off considerations.
 - 5.3 Policies DC1, DC5 and DC9 refer to the design of new development, parking and access considerations and impact on neighbouring properties.

5.4 The National Planning Policy Framework (NPPF) encourages sustainable development and promotes good design which responds to local character.

5.5 The council's residential design guide was adopted in December 2009.

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to consider in determining this application are; i) the principle of the proposed development; ii) the design and layout and its impact on the character of the area; iii) impact on neighbouring properties; and iv) access and highway considerations.

6.2 The site is located in the centre of Grove adjacent to the Millbrook Square local shopping centre and surrounded on all sides by existing development. The area is well within the Grove development boundary as defined on the local plan proposals map and constitutes a private garden contained by an existing stone wall around the outer roadside edge. The site is not considered to be an important open space and there is an extant permission for its redevelopment for three dwellings. The principle of the additional development on the site, therefore, is considered acceptable and has been established.

6.3 The proposed layout is similar to the illustrative layout approved as part of the previous outline permission with development turning the corner into School Lane, but units 3 and 4 are set further back in the site to allow for the access and parking at the front. Units 1 and 2 front Main Street and, although set slightly forward of the neighbouring property, the existing street pattern is maintained.

6.4 The character of the immediate area is of varied property styles and ages. The design proposed is a mix of brick and render and each dwelling includes different projecting elements including porches, lower gables, and dormers to provide some articulation to the scheme. The stone wall around the site perimeter would be retained, as well as some existing trees to soften the site frontage.

6.5 It is considered that the site coverage, layout and design are appropriate to the character of the area and the proposal would not appear out of place in the street scene.

6.6 The closest neighbouring properties to the site are 1 Sims Gardens and 15 Old Mill Close which bound plots 1 and 4. Plot 1 sits alongside no. 1 Sims Gardens and, although set forward, is approximately 3.5 metres from the common boundary and complies with the council's residential design guide in terms of not being within a 40 degree line taken from the edge of the nearest widow of the neighbour. The flank wall of plot 4 faces towards the end garden of 15 Old Mill Close but is set just over 13 metres away, which complies with the residential design guide's minimum distance of 12 metres between main windows and flanks walls. There are no windows proposed in this side elevation. Given the distances involved, it is considered that the proposed development has an acceptable relationship to neighbouring properties and would not have a harmful impact on their amenity.

6.7 The application proposes a slightly altered access and parking and turning within the site. Each dwelling has at least two parking spaces in the form of garaging, car ports or open spaces, and there are informal areas within the site where visitors can park. The site is adjacent to the Millbrook Square car park and there is further public parking at the Old Mill Hall nearby. The County Engineer has raised no objections in relation to parking, therefore refusal on these grounds could not be justified.

6.8 The site lies partially within flood zones 2 and 3, however the submitted flood risk

assessment demonstrates that the proposal will not be at risk from flooding or lead to flooding elsewhere. The Environment Agency has raised no objections to the scheme.

7.0 **CONCLUSION**

7.1 The principle of additional development on the site has been established through the previous permission. In addition, the proposed layout fits into the existing form and character of the area, the design is considered acceptable in this varied street scene, and there are no highways or parking objections.

8.0 **RECOMMENDATION**

8.1 **It is recommended that Planning permission is granted subject to the following conditions:**

1. **TL1 - Time limit**
2. **Planning condition listing the approved drawings**
3. **MC2 - Materials (samples)**
4. **MC9 - Building details**
5. **RE4 - PD restriction on single dwelling (extensions only)**
6. **HY6 - Access, parking & turning in accordance with plan**
7. **HY17 - Closure of existing access**
8. **LS1 - Landscaping scheme (submission)**
9. **LS2 - Landscaping scheme (implement)**
10. **LS4 - Tree protection**
11. **MC24 - Drainage details (surface and foul)**
12. **MC29 - Sustainable drainage scheme**
13. **The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment carried out by MJA consulting reference 11/0098/4536.**
14. **RE6 - Boundary details**

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