

APPLICATION NO.	P12/V1134/FUL
APPLICATION TYPE	Full
REGISTERED	7 June 2012
PARISH	BLEWBURY
WARD MEMBER(S)	Janet Shelley
APPLICANT	Mrs S Roberts
SITE	Dallas Westbrook Street Blewbury Didcot OX11 9QB
PROPOSAL	Demolition of existing bungalow and replacement with three new dwellings
AMENDMENTS	Amended by drawing nos. 11-PAR-10F, 11-PAR-11C, 11-PAR-12C and by the revised Design and Access Statement and Sustainability Statement from agent 14 August 2012
GRID REFERENCE	452849/185891
OFFICER	Carolyn Organ

1.0 INTRODUCTION

- 1.1 Dallas is a detached bungalow on a substantial plot set back from Westbrook Street, Blewbury. The site is adjacent to the Blewbury Conservation Area but does not lie within it.
- 1.2 This application comes to committee as more than four objections have been received.

2.0 PROPOSAL

- 2.1 The application seeks planning permission for the demolition of the existing bungalow and the erection of two single storey buildings with accommodation in the roof space to form one detached four bedroom dwelling and two semi-detached three bedroom dwellings. The overall height of the proposed replacement detached dwelling is approximately 6.9m. The eaves height of the rear semi-detached chalet bungalows is approximately 2.5m and the overall height is approximately 6.9m. The design of the dwellings has been amended and supporting information submitted to take account of issues raised by consultees. A copy of the site plan and application drawings is **attached** at appendix 1.
- 2.2 The semi-detached dwellings will be located to the rear of the plot and the replacement detached dwelling will be located in the same location as the existing bungalow. The dwellings will be served by the existing access point.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Blewbury Parish Council:
- No strong views however consider it to be an overdevelopment of the site.
- 3.2 County Engineer - No objection.
- An appropriate standard of visibility appears achievable with some cutting back of vegetation to the highway boundary and potentially the lowering of the boundary wall, which can be dealt with by condition.
 - The existing driveway will need to be altered so that gradients do not exceed 1:12. In addition the driveway width should be 4.5m tapering to 3m. This can be addressed by condition.

- The parking provision is adequate, however the spaces for the detached dwelling should be set further away from the driveway to allow turning space. The parking provision for the semi-detached dwellings should allow for a pedestrian route through the parking spaces to be provided. This can be addressed by condition.
- The site must be appropriately SUDS compliant and may benefit from a bin store within five metres of the highway.

3.3 Design and Conservation Officer - No objection to amended plans.

Arboriculturist - No objection

- The only significant trees are those at the rear of the site. As these are to be retained a tree protection plan should be required by condition.

3.4 Thames Water - No objection

3.5 Neighbours: Five neighbours have raised objection to the application. The following issues are raised:

- Loss of privacy
- Highway safety problems
- Noise and disturbance to neighbours from traffic movements
- Inappropriate over-development on garden land
- Lack of amenity space for family dwellings
- Insufficient landscaping and screening of the site
- Design is out of keeping with properties on Westbrook Street
- Building heights are out of scale with neighbouring properties
- Adversely affect the setting of nearby listed buildings

4.0 RELEVANT PLANNING HISTORY

4.1 No relevant planning history

5.0 POLICY & GUIDANCE

5.1 *National Planning Policy Framework (NPPF)*

The National Planning Policy Framework confirms there is a presumption in favour of sustainable development. Within the overarching roles that the planning system needs to play are a set of 12 core planning principles, two of which are directly relevant to this application: i. Be genuinely plan led, ii. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

5.2 The NPPF confirms that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered to be up-to-date if a five year supply of deliverable sites cannot be demonstrated (paragraph 49). The presumption in favour of sustainable development at paragraph 14 also states that for decision-making it means that where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

5.3 The NPPF gives advice on the design of new development. Paragraph 59 states that *“Local planning authorities should.....concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.”*

5.4 *Vale of White Horse Local Plan – Saved Policies*

Policy DC9 refers to the impact of new development on the amenities of neighbouring properties and the wider environment in terms of, among other things, loss of privacy, daylight or sunlight, and dominance or visual intrusion.

5.5 Policy HE1 says that proposals within or affecting the setting of a conservation area will only be permitted if they preserve or enhance the established character or appearance of the area.

5.6 Policy H11 allows the provision of new housing on non-allocated sites in the larger villages (including Blewbury), providing it will not result in the loss of facilities important to the local community, including areas of informal public open space, it makes efficient use of land, and the layout, mass and design of the dwellings would not harm the character of the area.

5.7 In addition to the above policies, the council's Residential Design Guide (adopted in December 2009) is also relevant. In particular section 4.5 provides advice relating to development in lower density areas and section 3.8 provides advice relating to minimising the impact of development on the amenities of neighbouring properties.

6.0 **PLANNING CONSIDERATIONS**

6.1 **Principle of development**

The National Planning Policy Framework (NPPF) upholds the previous changes to PPS3, which removed residential gardens from the definition of previously developed land. As such, the presumption in favour of development on sites such as this no longer exists. Each site, therefore, needs to be judged on its own merits in order to assess whether there would be harm to the general character of the area.

6.2 The council currently lacks a five year supply of housing land and, therefore, housing policies of the local plan are not up-to-date or consistent with the NPPF. However, housing policy H11 does not restrict housing development in this location, so little weight needs to be given to this issue. Policy H11 provides that new housing development within the built up areas of Blewbury is acceptable, subject to meeting certain criteria. The most relevant of these, in this case, is that the layout, mass and design of the dwellings should not materially harm the form, structure or character of the area. This site is considered to fall within the built-up area of the village. As a result, the principle of development is acceptable, subject to the policy H11 criteria being met.

6.3 **Design and visual amenity**

This stretch of Westbrook Street is characterised by individual detached bungalows with a number having had their roofs converted to include first floor accommodation. The proposed replacement dwelling towards the front of the site is a single storey dwelling with accommodation in the roof. The existing dwelling to be demolished has a very low overall height of 4.8m. The overall height of the replacement will be approximately 6.9m. The design of the proposed replacement dwelling will be similar to others in the street and, in particular, the neighbouring property, 'Westbury'. The original plans have been amended from a chalet bungalow with large dormer windows in the hip of the roof on the principal elevation and plastic joinery to a chalet bungalow with the gable end as the principal elevation and timber joinery. The detached dwelling will have a single window in the principal elevation serving the accommodation in the roof space and now includes a porch structure in order to emphasise the entrance, in accordance with the advice of the conservation officer. It is considered that the proposed dwelling will not have an adverse impact on the character of the area or the

adjacent conservation area, and it will not be out of keeping with other properties in the area. As a result, the proposal is considered to accord with policy DC1 of the adopted local plan.

- 6.4 Some responses have raised concerns over the impact on nearby listed buildings. However, the conservation officer considers the proposal to be acceptable in relation to the impact on the adjacent conservation area and nearby heritage assets.
- 6.5 The proposed semi-detached chalet bungalows at the rear of the site will not be very visible from the street and will not have an adverse impact on the street scene. Adjacent to the proposed dwellings in the rear garden to the north are a group of commercial buildings. In addition, outline planning permission has been granted for a single dwelling to the rear of the neighbouring property, Westbury, to the north. The location of the commercial units and the extant outline permission changes the character and layout of the built form in this area. As a result, it is considered that the proposed dwellings at the rear of the site will not adversely affect the character of the surrounding area, including the setting of the adjacent conservation area.
- 6.6 The new dwellings have been designed to be energy efficient. The sustainability statement submitted with the application has demonstrated that the new dwellings are likely to achieve a code for sustainable homes rating of level 2/3.
- 6.7 **Impact on neighbouring amenities**
The detached replacement dwelling is approximately 1m within the boundary of the residential curtilage and approximately 3m from the side elevation of the neighbouring property. The neighbouring property does not have first floor accommodation and no side windows are proposed in the new detached dwelling. Therefore, no overlooking will occur. The change in the design of the dwelling so that the hip of the roof is on the side elevation reduces the impact on the neighbouring property compared to a side facing gable wall. In addition, the replacement dwelling is to the north of neighbouring property, Mountain Ash, which means there will not be an adverse impact on the neighbouring property in terms of overshadowing. On the north side, the side elevation the new detached dwelling is more than 3m within the property's residential curtilage. There are no first floor windows in the side elevation only rooflights and, therefore, no overlooking of the neighbouring property will occur. In addition, the closest window in the rear of the neighbouring property is approximately 12m away. It is considered that the new detached dwelling, given the positioning and orientation of neighbouring properties, will not have an adverse impact on neighbouring amenities in terms of overlooking, dominance and overshadowing.
- 6.8 The minimum distances advised between habitable room windows facing flank walls of neighbouring properties is 12 metres. Directly facing habitable room windows (for example, the rear window of the replacement dwelling and the semi-detached dwellings) should be a minimum of 21 metres apart. The semi-detached chalet bungalows to the rear of the plot are approximately 26m from the rear of the proposed replacement dwelling, over 15m from the rear of the neighbouring dwelling to the south (Mountain Ash) and over 40m from the rear of the neighbour to the north (Westbury). Mandalay, a dwelling to the north is also over 20 metres away from the new dwellings. These distances all accord with the advice in the residential design guide as appropriate distances to maintain appropriate levels of privacy. The drawings of the proposed rear semi-detached dwellings have also been amended so both of the outer dormer windows now serve non-habitable rooms and are obscure glazed. This reduces any impact on the amenities of neighbouring properties as they will not be directly overlooked by habitable rooms, in accordance with the advice in the residential design guide.

6.9 The treatment of the boundaries of the plot will be important in relation to ensuring appropriate screening is maintained. As a result, it is recommended that a condition be imposed to require the submission and approval of a detailed scheme showing how the internal and external boundaries of the site are to be enclosed. In addition, it is recommended that a tree protection plan for the trees to the rear of the site that are to be retained is submitted to and approved by the council prior to the commencement of development to ensure the trees are protected in the interest of visual amenity.

6.10 Highway Safety

The proposal provides adequate parking in accordance with the council's parking standards. The highways officer has indicated that appropriate visibility and turning space can be achieved in accordance with the required standards. A number of highways conditions are recommended in relation to access and parking to ensure the proposed development is delivered to an appropriate standard.

7.0 CONCLUSION

7.1 The proposal is considered acceptable as it will not adversely impact on neighbouring amenities, the character or appearance of the area, including the adjacent conservation area, or highway safety. It is considered that the proposal complies with the relevant policies of the development plan in particular policies DC1, DC5, DC9 and HE1 of the adopted local plan.

8.0 RECOMMENDATION

8.1 Planning permission subject to the following conditions:

1. **TL1 - Time limit**
2. **Planning condition listing the approved drawings**
3. **HY1 - Access**
4. **HY8 - Car parking spaces**
5. **HY10 - Turning space**
6. **HY19 - No drainage to highway**
7. **LS4 - Tree protection**
8. **MC3 - Materials in accordance with application**
9. **RE6 – Boundary details**
10. **RE29 - Refuse storage**

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