

APPLICATION NO.	P12/V0958
APPLICATION TYPE	FULL APPLICATION
REGISTERED	6 June 2012
PARISH	GROVE
WARD MEMBER(S)	John Amys Sue Marchant Kate Precious
APPLICANT	Keble Homes Limited
SITE	17, 18, 19 & 20 Millbrook Square Grove OX12 7JZ
PROPOSAL	Erection of 10 x 2 bed and 1 x 1 bed flat. Provision of dedicated bicycle and bin storage and 11 car parking spaces. (Land to rear of 17, 18, 19 & 20 Millbrook Square)
AMENDMENTS	None
GRID REFERENCE	440079/190205
OFFICER	Laura Hudson

1.0 INTRODUCTION

- 1.1 This application relates to land to the rear of Millbrook Square shopping centre, in the heart of Grove.
- 1.2 The site is accessed from School Lane to the rear of the shop units and consists of an area of derelict land formerly used as an informal car parking area. The access also serves the rear of the shops.
- 1.3 The site lies adjacent to an area of parkland which includes a children's play area and the Letcombe Brook runs through the middle. The rear gardens of Bosleys Orchard abut the southern and eastern site boundaries.
- 1.4 There is an extant planning permission for eight flats on the site in a single building.
- 1.5 The application comes to committee as Grove Parish Council objects.

2.0 PROPOSAL

- 2.1 The application seeks planning permission for the erection of 11 flats contained in a single building on largely the same footprint as the previously permitted 8 unit scheme.
- 2.2 The flats are arranged on three floors and all have two bedrooms other than one unit on the second floor which has one bedroom.
- 2.3 Unlike the permitted scheme, the proposed building is designed in a contemporary style, with a flat roof and a mix of render and brick walls and cladding. The second floor is set in from the ground and first floors creating a parapet and balconies around the top of the building.
- 2.4 The scheme includes on-site parking for 11 cars and bike and bin storage around a central turning head.
- 2.5 Extracts from the application drawings are **attached** at appendix 1.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Grove Parish Council objects:

“We feel that the number of parking spaces is inadequate and does not meet up with the minimum standards of parking spaces per property. The access road to the development is narrow and is crossed by children going to school and the park. We feel that having this number of additional properties and vehicles would cause the road to be more dangerous to children. Existing businesses should be considered with regards to deliveries /access to the rear of their properties. There must be a turning point for larger vehicles as reversing back out onto School Lane would be very hazardous. We feel that this number of properties would mean an over-development of the area.”

3.2 County Engineer – There is likely to be a shortfall in parking within the development as the proposal only includes one space per unit and no visitor parking. However given the previous permission, it is not considered that a refusal on parking grounds could be justified – therefore no objections.

3.3 Environment Agency – Initial objections, however after the submission of a revised flood risk assessment, no objections subject to the works being carried out in accordance with the recommendations of the report.

3.4 Thames Water – No objections.

3.5 Council’s drainage engineer – No objections subject to conditions and the works being carried out in accordance with the flood risk assessment.

3.6 Landscape officer – Concern due to possible over-development of the site – conditions requiring boundary details and surfacing the proposed footpath and other landscaping details.

3.7 Arboricultural officer – There are no trees on the site affected by the proposal.

3.8 Council’s ecologist – Unlikely to be any ecological impact.

3.9 Conservation officer – The proposed development is well designed and will enhance this derelict site. The proposal will benefit from overlooking Mary Green. No objections subject to conditions.

3.10 Architects panel – “Appropriate design/layout for its setting. Concern for privacy to some of the future ground floor flats/amenity arising from the adjoining new public footpath. Overall well considered scheme.”

3.11 Housing officer – No objections as the proposal is below the affordable housing threshold for Grove.

3.12 Waste management – No objections.

3.13 Five letters of objection and comment have been received from local residents raising the following concerns:

- There is insufficient parking for the development.
- The increase in traffic will be dangerous so near the school.
- Parking in Millbrook Square is for shoppers.
- There is a flooding problem in the area even after a new system was put in place.

- No objection to the principle as the site is an eyesore.
- The proposal is an over-development of the site.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P11/V1745/EX](#) - Approved (06/10/2011)

Application to extend the time limit of application no: 08/00824/FUL for the erection of 8 two bedroom apartments

4.2 [P08/V0824](#) - Approved (05/09/2008)

Erection of 8 two bedroom apartments. (Amendment to planning permission GRO/19840/2)

4.3 [P07/V1925](#) - Approved (05/02/2008)

Erection of 8 x 2 bedroom flats with associated external works and new culvert to the Pill ditch.

4.4 [P07/V1155](#) - Withdrawn (21/08/2007)

Erection of 8 x 2 bedroom flats with associated car parking and alterations to existing access road. Construction of new footpath and associated external works

4.5 [P06/V1740](#) - Approved (09/01/2007)

Erection of 2 x 2-bed and 2 x 3-bed terraced houses with detached car port, associated parking and alteration to existing access road.

5.0 **POLICY & GUIDANCE**

5.1 *Vale of White Horse Local Plan 2011*

Policy H10 states that development within the built-up area of the five main settlements of the district including Grove as defined by the development boundaries on the proposals map, 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.

Policy DC1 requires new development to be of a high design quality in terms of layout, scale, mass, height, detailing, materials to be used, and its relationship with adjoining buildings.

Policy DC5 requires safe and convenient access and parking and suitable access from the public highway.

Policy DC9 seeks to ensure development will not unacceptably harm the amenities of neighbouring properties and the wider environment.

5.2 *National Planning Policy Framework*

At the heart of the NPPF is a presumption in favour of sustainable development (paragraphs 14 and 49). Paragraphs 34 and 37 encourage minimised journey lengths to work, shopping, leisure and education, and paragraphs 57, 60 and 61 seek to promote local distinctiveness and integrate development into the natural, built and historic environment.

5.3 The 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 development in this location; ii) the design of the proposal and its impact on the character of the area; iii) the impact of the proposal on the amenity of adjacent residential properties; iv) parking and access considerations; and v) flooding and drainage.

6.2 There is an extant planning permission for eight flats on the site contained within a single building of the same footprint and similar proportions as that now proposed (extracts from the approved plans are attached at appendix 2). Whilst the design of the proposed building is entirely different, the principle of residential development in the form proposed and with the same site coverage has already been established. The principle of the proposal, therefore, is considered acceptable, particularly given the sustainable location of the site within the centre of Grove adjacent to an existing local shopping centre.

6.3 The extant permission is for a traditionally designed building with a pitched roof and dormers and in a mix of brick and timber cladding. The current proposal is for the same footprint, however the building has a contemporary design with a flat roof and a different profile. The overall height is slightly lower than the permitted scheme, however the eaves are higher given the revised profile and to accommodate the additional three flats. The area immediately around the site is characterised by 1960's style development including flat roofed elements to the rear of the shops. Given this varied context it is considered the proposed design approach is acceptable, particularly as the architects panel considers the scheme to be well considered and appropriate for its setting.

6.4 The site is bounded to the south by existing residential development in Bosleys Orchard and to the north by the flats above Millbrook Square. Given the permitted scheme, it is considered that the revised profile of the building would not have a materially greater impact on these neighbours than the extant design. A condition is recommended requiring all first and second floor windows in the north and south elevations facing towards these neighbours to be obscure glazed to avoid any potential overlooking given they are less than 21 metres from the rear windows of existing dwellings this is considered reasonable.

6.5 As stated above, the footprint of the proposed building is the same as the extant permission. Consequently the site layout, including the parking, turning and bin/cycle storage facilities, is also the same. The scheme includes 11 parking spaces which equates to one space per unit. On the permitted eight unit scheme the parking provision allowed for one space per unit with some visitor parking. Whilst the current proposal has no visitor parking provision, the County Engineer has confirmed that refusal on these grounds could not be justified particularly given the sustainable location of the site in the centre of Grove where there is a good range of facilities and good public transport. The application includes also some cycle parking provision.

6.6 The site is located within flood zone 3, however a flood risk assessment has been submitted which demonstrates that the proposal would not be at risk of flooding or lead to additional flooding elsewhere. The Environment Agency is now satisfied with the proposal subject to conditions.

6.7 The previous application was accompanied by a unilateral undertaking to provide contributions of £13,288 towards local services and facilities. Given the increase in three units, the required contribution is now £17,309. The applicants have agreed to provide this through a revised agreement.

7.0 **CONCLUSION**

7.1 The site is located within the centre of Grove on a vacant site with an extant permission for flats. It is considered that the proposed increase of three units can be accommodated within the scheme without causing harm to the character of the area, neighbouring properties, highway safety, parking provision or flooding. In addition, the contemporary design is considered acceptable in this location. The proposal, therefore, complies with the relevant policies in the adopted local plan and the advice in the NPPF.

8.0 **RECOMMENDATION**

It is recommended that the decision to grant planning permission is delegated to the head of planning in consultation with the committee chairman and vice chairman subject to a unilateral undertaking to secure the required contributions and subject to the following conditions:

1 : TL1 – Time limit

2: Planning condition listing the approved drawings

3 : MC2 – Submission of material samples

4 : RE6 – Boundary treatment

5 : Development in accordance with flood risk assessment

6: LS1 – Landscaping scheme (submission)

7: LS2 – Landscaping scheme (implementation)

8 : HY7 – Parking in accordance with plan

9 : HY11 – Turning in accordance with plan

10: Footpath provision details

11 : MC24 – Drainage details (surface and foul)

12: MC29 – Sustainable drainage scheme

13 : RE28 – Obscured glazing (opening)

14 : Details of balcony screen

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