

APPLICATION NO.	P13/V0788/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	10.4.2013
PARISH	KINGSTON BAGPUIZE
WARD MEMBER(S)	Melinda Tilley
APPLICANT	Mr Graham Flint
SITE	Land off Beggars Lane Southmoor
PROPOSAL	Erection of 4 detached dwelling houses with associated access.
AMENDMENTS	None
GRID REFERENCE	439341/198007
OFFICER	Mark Doodes

1.0 INTRODUCTION

- 1.1 The site is a greenfield site of approximately 0.6 ha located immediately north of Faringdon Road, Southmoor. The site is largely flat and is presently a paddock. There are no trees in the area which will be impacted by development. The surrounding homes are a mixture of bungalows and two storey detached homes.
- 1.2 The area is not within a conservation area and no listed buildings are nearby. The site has a post and rail fence on two sides, on the western boundary a tall mature hedgerow exists and to the north of site several mature trees and hedging exists.
- 1.3 The site location plan can be found **attached** at appendix 1.

2.0 PROPOSAL

- 2.1 Full planning permission is sought for the erection of four two storey traditional detached dwellings with garages and associated gardens. The four units are large by modern standards and measure in size between 200 and 218 square metres in floor area. A density of seven dwellings per hectare is proposed.
- 2.2 The properties are to be constructed from natural materials such as slate roofs and stones walls, and brick has been chosen to add architectural details to the units, picking-up on local styles. Each unit will have a good size private garden and will also have a detached garage.
- 2.3 This application comes to committee due to number of local objections.
- 2.4 The site layout plan and example elevations are **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Kingston Bagpuize With Southmoor Parish Council – Approve – *“Although contrary to our Parish Plan, in the current planning environment a spacious development of only four houses is preferred to the dense urban-style permitted elsewhere in the village. The properties will contribute to the range of housing available in the village.”*
- 3.2 Thames Water Development Control - No objection, subject to conditions.

- 3.3 Landscape Architect – No objection in principle, however a number of comments relating to the details of boundaries and materials, all of which can be controlled by condition.
- 3.4 County Highways Officer - No objection, subject to conditions.
- 3.5 Waste Management Officer – Standard comments regarding collection.
- 3.6 Architects Panel – Support, subject to conditions relating to materials.
- 3.7 Drainage Engineer - No objection, subject to conditions.
- 3.8 15 letters of objection have been received from neighbours. The grounds of objection can be summarised as follows:
- Overdevelopment of the site
 - Loss of open, rural aspect
 - No need for new homes
 - Problems with parking
 - Poorly designed units
 - Issues with drainage
 - No space in the local primary school
- 3.9 One letter of no objection has also been received from a neighbour.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 None on this specific site. However, application no. P00/V0667/O for four detached dwellings on an adjacent site (not fronting Faringdon Road) was refused, and dismissed at appeal 13 years ago. And in 2005, application no. P05/V1395/O was refused, again on a site further up Beggars Lane.

5.0 **POLICY & GUIDANCE**

- 5.1 Vale of White Horse Local Plan 2011 policies:

DC1 - Design
DC13 - Flood Risk and Water Run-off
DC14 - Flood Risk and Water Run-off
DC3 - Design against crime
DC5 - Access
DC6 - Landscaping
DC7 - Waste Collection and Recycling
DC9 - Impact of Development on Neighbouring Uses
H11 - Development in the Larger Villages
H15 - Housing Densities
NE7 - The North Vale Corallian Ridge

- 5.2 National Planning Policy Framework – NPPF (2012)

- 5.3 Residential Design Guide (2009)

6.0 **PLANNING CONSIDERATIONS**

- 6.1 There are three issues relevant to this application:
- 1) The principle of proposed development
 - 2) Any technical issues relating to the land itself
 - 3) The design and layout of the proposed scheme

- 6.2 Dealing with the principle of development firstly, the key test is the extent to which the site contributes to the open and rural character of the area and how sustainable the site is. A key influencing factor in reaching a conclusion (to the outlook issue) is the recent granting of permission for 50 new homes on a site diagonally opposite the current site. That scheme, which was permitted to help address the current five year land supply shortfall, will alter the outlook and character of the immediate area in that the current application site will be seen within the context of a more suburban form that will surround it on three sides. This is a key issue, as previous schemes nearby have been resisted and dismissed at appeal. Since such appeals, however, the NPPF (with its strong emphasis on the presumption in favour of sustainable development) has been published, the five year land supply issue persists, and the recent development of the site opposite as been permitted in 2012.
- 6.3 In sustainability terms, the site is located within one of the larger villages in the district which benefits from a reasonable range of services and facilities such as a school, shop, pubs and access to public transport. As such, the proposal is considered to be in accordance with policy H11 of the local plan, which enables new housing within the built-up areas of settlements.
- 6.4 The site is within the North Vale Corralian Ridge (policy NE7), one of the more broad policies in the local plan. However, the site makes little real contribution to the wider designation (the scarp slope, woodlands, ancient woodlands and country houses cited in the local plan) and is clearly viewed within the context of the main part of the village. Policy NE7 seeks to ensure the highest quality materials, scale and massing of proposed development. These matters are discussed below, however it is considered that the proposal does not conflict with policy NE7 of the local plan.
- 6.5 The principle of the proposal, therefore, is considered to be acceptable.
- 6.6 Turning to site specific issues, a prime consideration is the surface and foul water drainage of the site. There appears to be no history of the site flooding. As such, no objections have been made from the council's drainage engineer or Thames Water, subject to standard conditions relating to surface water run-off and sewerage infrastructure. A SUDS scheme is recommended to ensure that surface water run-off is at the same or a slower rate than prior to the development. The proposal, therefore, is considered to comply with policies DC13 and DC14 of the local plan.
- 6.7 Access is proposed from Beggars Lane, which is considered acceptable. The proposed arching internal road provides access to the rear of new houses, allowing for a more traditional frontage which is not car / garage dominated. Instead, a low level stone wall and soft landscaping along the site frontage provide a more appropriate sense of place. The proposal includes the use of natural materials. The new houses feature chimneys, bay windows and stone lintels which all reinforce the quality and spacious nature of the scheme. The architects panel echo this view, and raise no concerns aside from the need to ensure top quality materials are used. The council's landscape architect raises some concerns about the fences and wall heights on a number of plots and the detailing and design of plot one. Such matters, however, can be controlled by condition and will ensure a high quality outcome. A condition relating to the need to amend the elevations of plot one and the fence and wall treatments is recommended. Subject to this condition, the proposal, therefore, is considered to accord with policy DC1 of the local plan.
- 6.8 In highways terms, Oxfordshire County Highways considers that the removal of a bank of grass at the southern corner of the site will ensure that visibility splays in the western

direction will improve existing visibility. The proposal accords with parking standards. Discussions are underway with to relocate the 30 MPH speed limit approximately 30m to the west, ensuring the new development is included in an area with a lower speed limit. A number of conditions relating to the use of garages and other highways matters are included in the recommendation. The proposal, therefore, is considered to comply with policy DC5 of the local plan.

- 6.9 The proposed residential use of the land is considered acceptable given the nature of the use of the land surrounding the site. Any impact on neighbouring properties in terms of angled views over amenity space or any sense of enclosure is considered to be acceptable by modern design and layout standards. Any reliance on third party land for outlook or setting purposes presently enjoyed by neighbours is no reason to refuse planning permission unless there are direct conflicts between such spaces. In this case, due to the low density nature of the scheme and the site layout, there would be no harmful impact on neighbours. The scheme reflects many of the design principles detailed in the Residential Design Guide and is also considered to comply with policy DC9 of the local plan.
- 6.10 The provision of four new family homes will contribute to the five year housing land supply, albeit a relatively small contribution. This in itself is not an overriding reason for granting permission, but is seen as a benefit to an otherwise acceptable scheme. Given the above, a one year “exception site” permission is not considered appropriate in this instance.
- 6.11 In terms of land use, the density of only seven dwellings per hectare is low, however a mixture of house sizes is considered to be a key part of a healthy and mixed community, as set out in the NPPF at paragraph 50. This combined with the spacious and village-like design of the main Faringdon Road frontage, its stone wall and gaps between buildings are considered to enhance the design and appearance of the scheme. Recent appeal decisions (for instance at Broadwater, Wantage) have also reinforced the need for lower densities at the edges of settlements to ensure a soft transition between urban and rural areas. Based on the above assessments, the proposal is considered to comply with policies H11 and H15 of the local plan.
- 6.12 The previously dismissed appeals on adjacent sites is noted, however the most recent of these was eight years ago, and since then national policy has been replaced by the NPPF and the local five year housing land supply problem has influenced the outcome of many such applications. This combination of factors has led officers to conclude that the proposal does comply with the NPPF in terms of its sustainability and, in the absence of any technical, amenity or planning policy objections, planning permission should be granted, subject to conditions.

7.0 CONCLUSION

- 7.1 The scheme is considered to comply with the relevant policies of the local plan, the NPPF and the residential design guide. The proposal is considered to be acceptable for following reasons;
- 1) The site is now considered to lie within the established boundary of the village, which is one of the larger villages in the district, making the site relatively sustainable.
 - 2) There are no technical reasons restricting development.
 - 3) The changing setting of the area due to 50 new homes being permitted on a site diagonally opposite.
 - 4) The provision of four new family homes will make a contribution to the five year land supply shortfall.

8.0 **RECOMMENDATION**

Grant planning permission, subject to the following conditions:

1. **Commencement 3 yrs**
2. **Submission of details – plot one, garden paths, wall and fence treatments**
3. **Approved plans (in accordance)**
4. **Surface water – drainage**
5. **Landscaping – scheme and details**
6. **Surface water drainage works**
7. **Foul drainage works**
8. **Visibility splays**
9. **Access, parking and turning in accordance with plan**
10. **No Drainage to Highway**
11. **Garage accommodation**
12. **Works within the highway**

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