

APPLICATION NO.	P13/V1660/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	30.7.2013
PARISH	LONGCOT
WARD MEMBER(S)	Simon Howell Elaine Ware
APPLICANT	Mr Neil Birch
SITE	Roadside Farm The Green Longcot Faringdon, SN7 7SY
PROPOSAL	Proposed erection of two houses & associated parking and landscaping.
AMENDMENTS	None
GRID REFERENCE	427302/191002
OFFICER	Mrs Charlotte Brewerton

1.0 INTRODUCTION

- 1.1 This application comes to planning committee as the Parish Council objects to the application which is a contrary view to the planning Officer's recommendation for approval.
- 1.2 The application site lies to the rear of Roadside Farm, a Grade II listed farmhouse located in the centre of the one of the larger villages, known as Longcot. A site plan can be seen **attached** at **Appendix 1**. The application site is currently vacant with overgrown shrubs and brick remnants.
- 1.3 The surrounding area is predominantly residential with a mix of housing types, design, scale and materials. Plumbers, a detached bungalow situated to the south east of the entrance to the site recently had permission granted for a detached dwelling in their rear garden, to the south east of the proposed development site (Ref: P10/V1296).

2.0 PROPOSAL

- 2.1 This application seeks planning permission to demolish the existing agricultural buildings and replace them with 2 detached family dwellings, one 4 bed and one 5 bed. Proposed plans are **attached** at **Appendix 2**.
- 2.2 Two previous schemes have been approved on this site. The first for a single dwelling in September 2010 (ref P10/V1296) and a second for 4 dwellings in February 2011 (Ref: P10/V2354).

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 **Longcot Parish Council** – Object: *Longcot PC has had a flood policy in place for over 5 years and objects to Planning Application item 12 'assessment of flood risk' stating that the site is not at risk of flooding. In 2007 neighbouring properties were flooded and these are details that developers should be critically aware of. Developers were requested to supply detailed plans for this reason when the first application was submitted. Council is pleased to note that Peter Dela has requested sight of a detailed drainage and sewerage plan as these will be vital for protecting the surrounding properties and to ensure that the sewerage pipe running alongside Roadside Farm, which joins the Mallins Lane pipe will be substantial, without causing back up e.t.c.*

Council raised no objection to Permitted application LON/21281/1 for smaller more

affordable homes which Council favours in its emerging development plan. Council's concerns are for the young village community of first time buyers that are being forced out of the village by large executive homes. With the new government schemes to help buy new homes Council supports affordable housing opportunities for first time buyers to enter the market in our village.

Council requests that Grant Audley Miller be consulted and that the site line is in accordance with the Grade 2 listed property that is Roadside Farm. These are the original buildings in Longcot and they are important for our heritage. It is important that any new building alongside our traditional farmhouses are in harmony with the stone building of Roadside Farm.

The Council requests an Environmental Impact statement as Longcot has a healthy bat population which need protecting. Oxford Bat Protection have identified both the Pipistrelle and the Long Eared bat in Longcot. Bats are present and have been seen nightly.

Highways need to ensure that the access position is sufficient for the increase in traffic.

Please ensure that all neighbouring properties are informed and their views taken into account.

- 3.2 **Neighbour Objection** (1) New house will be overlooked by south east windows, farmyard built up over the years therefore ground level higher than original, concerns with the entrance site lines.
- 3.3 **Highways Liaison Officer** (Oxfordshire County Council) - No Objection: Four dwellings have previously been approved on this site. Two large family dwelling are now proposed, retaining the access arrangements as approved (private driveway). Sufficient parking and turning space is again proposed for each dwelling and there are no highway safety concerns relating to the proposal. Conditions recommended.
- 3.4 **County Archaeologist** (VWHDC) - No strong views
- 3.5 **Thames Water Development Control** - No strong views
- 3.6 **Drainage Engineer** (Vale of White Horse District Council) - No objections subject to recommended conditions.
- 3.7 **Waste Team** – No strong views
- 3.8 **Forestry Team** (Vale of White Horse) - No strong views: The proposal to construct two dwellings on the site will not have a greater impact on the adjacent trees than that previously approved. There is a potentially adverse impact on the trees to the front of the site as the access driveway is located within the root protection area. It will be necessary for the applicant to consider the design of the access drive to avoid conflict with the safe useful life expectancy of the trees. To that end I recommend that, should permission be granted, a condition be attached to ensure that the driveway construction does not compromise the health of the tree roots.
- 3.9 **Countryside Officer** (South Oxfordshire & Vale of White Horse) - No strong views. The site does not appear to be suitable for use by any protected species.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P10/V2354](#) - Approved (17/02/2011)

Demolition of existing barns and ancillary agricultural buildings. Erection of four 2-storey dwellings as a row of terraced houses. (Re-submission of withdrawn application LON/21281)

4.2 [P10/V1296](#) - Approved (09/09/2010)

Erection of detached dwelling (land adjacent to Plomers).

5.0 **POLICY & GUIDANCE**

5.1 Adopted Vale of White Horse Local Plan 2011

H11 – Development in larger villages

HE4 – Historic Buildings

DC1 – Design

DC5 – Access

DC9 – The impact of development on neighbouring uses

DC14 – Flood risk and water run-off

5.2 National Planning Policy Framework (NPPF)

5.3 Vale of White Horse Residential Design Guide 2009

6.0 **PLANNING CONSIDERATIONS**

6.1 The main planning considerations in the determination of this application are:

- Whether the proposed development in the built up areas of the village, in terms of its scale, layout, mass, design, form and structure, would materially harm the character of the settlement in accordance with Policy H11.
- Whether the proposed development would respect the setting of the adjacent listed building in accordance with Policy HE4.
- Whether the proposed development would be of a high quality design so it would not harm the character of the locality or would unacceptably harm the amenities of adjacent properties in terms of loss of privacy, daylight, sunlight, dominance or visual intrusion in accordance with Policies DC1 and DC9.
- Whether the proposed development would cause access issues or highways concerns in accordance with Policy DC5.
- Other issues

6.2 **Principle of development**

The principle of this site being developed for housing has been established under the previous planning approval of 4 dwellings. The general layout of the immediate surrounding area is larger detached dwellings of various ages and designs. Whilst the Parish Council have some concerns over the provision of affordable homes in this location Policy H12 can accommodate development of a varied scale and type given its classification as a 'larger village'. 2 dwellings in this location is in keeping in with the surrounding character and whilst it is regrettable in the reduction of units it would be in accordance with the principle and criteria of Policy H12.

6.3 In terms of the current proposal it is considered that whilst the numbers of dwellings has been reduced and are of a larger scale, their design, form, mass and layout would not materially harm the character of the surrounding settlement and that due to the visual containment of the site the local distinctiveness is maintained in accordance with Policy.

6.4 **Impact upon historic environment**

The demolition of the redundant agricultural buildings has improved the appearance of the historic building at the entrance to the site. It is considered that the proposed

design, scale and use of materials would have little harmful impact upon the historic setting of Roadside Farmhouse and for this reason is considered in accordance with Policy.

6.5 Design and Amenity

The proposed design would not appear out of keeping with the general character of the area utilising natural stone walling and brick quoins and window detailing. The timber weatherboarding to the outbuildings would be in keeping with the general farmyard setting to the rear of Roadside Farmhouse.

6.6 Given the varied mix of dwelling types and styles within the surrounding area the proposed materials are considered to be acceptable and the proposed design would not detract from the established character of the area.

6.7 The revised layout of the dwellings has resulted in two 'L' shaped buildings which do come nearer to the site boundary with Quince House, however the nearest building would relate to a garage building with no windows in its western elevation. Given its scale and size this relationship is considered to have little harmful impact upon adjacent amenity to the west of the site.

6.8 A neighbour to the south east of the site has some concerns over a side facing first floor bedroom window on plot 2 (W2.9) and the impact this would have on the amenity of the occupants of the new dwelling approved within the grounds, and currently under construction, at Plomers. Having checked the relationship between the new dwelling and proposed plot 2 it would be a bedroom to en-suite relationship therefore direct overlooking and the potential loss of privacy is considered to be minimal.

6.9 In addition there are some concerns over the ground levels and the built up nature of the site. Levels can be checked by the addition of a condition.

6.10 Access

Access to the site in relation to four dwellings is acceptable. The Highways Officer has no concerns with the current application as the amount of traffic movements would be reduced further by the reduction in the number of units. This is in accordance with Policy.

6.11 Other Issues

The Parish Council have some concerns over the possibility of flooding in this area. The site is not located within a zone at risk of flooding however the applicant has provided a SUDS compliant system in the rear gardens of both dwellings. The Drainage Officer has no concerns provided suitable conditions are attached to any permission. This is in accordance with Policy DC12.

6.12 The Countryside Officer has no objections to the scheme with regards to roosting bats or protected species on the site in accordance with Policy.

7.0 CONCLUSION

7.1 It is considered that, subject to the attached conditions, the reduction in the number of units from 4 terraced dwellings to 2 larger detached properties would have little harm upon the character and the village setting of Longcot. The proposed layout, scale, siting, design and use of materials would have little detrimental impact upon the historic setting of the adjacent listed building known as Roadside Farmhouse or adjacent neighbouring dwellings and there would be limited parking, highways, flooding or biodiversity issues in accordance with the relevant Development Plan Policies.

8.0 **RECOMMENDATION**

Planning Permission is granted subject to:

- 1 : Commencement 3 yrs - Full Planning Permission**
- 2 : Approved plans ***
- 3 : Sample materials required (all)**
- 4 : HY3 - Visibility Splays (Access) (Full)**
- 5 : LS1 - Landscaping Scheme (Submission) (Full)**
- 6 : LS2[1] - Landscaping Scheme (Implement) (Full)**
- 7 : MC9 - Building Details (Full)**
- 8 : MC22 - Contamination (Full)**
- 9 : MC24 - Drainage Details (Surface and Foul)(Full)**
- 10 : MC25 - Drainage Details (Surface Water)(Full)**
- 11 : RE2 - PD Restriction on Dwels. Exten/Outbld.(F**
- 12 : RE11 - Garage Accommodation (Full)**
- 13 : RE17 - Slab Levels (Dwellings) (Full)**
- 14 : HY6[1] - Access, Park. & Turn. in accord. Plan.**

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