

APPLICATION NO.	P13/V1765/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	13.8.2013
PARISH	DRAYTON
WARD MEMBER(S)	Richard Webber
APPLICANT	McMahon Builders
SITE	Land off Manor Close Drayton
PROPOSAL	Construction of a new detached dwelling
AMENDMENTS	None
GRID REFERENCE	447590/194332
OFFICER	Miss Sarah Green

1.0 INTRODUCTION

- 1.1 This application is referred to the Planning Committee because the Parish Council's view differs to your officers' view.
- 1.2 The application site was formerly part of the rear garden of No 3 Hilliat Fields. Outline planning permission was granted in March 2012 for a single dwelling on the site. Access, layout and scale were approved under this permission, with just appearance and landscaping to be approved under reserved matters.
- 1.3 On the adjacent site, formerly part of the rear garden of No 4 Hilliat Fields, a single dwelling was granted permission in August 2012 under reference P12/V0704 and this has been constructed.
- 1.4 An OS extract showing the site location is **attached** at Appendix 1.

2.0 PROPOSAL

- 2.1 This application seeks full planning permission for a single dwelling. The proposal is a revised scheme to the one which has been approved in outline. The revisions include using the area for the approved integral garage as living accommodation and adding a single garage to the side of the dwelling. The access to the plot would also be moved to the other side of the frontage. The proposed plans are **attached** at Appendix 2. A full copy of the application documents can be found on the council's website at www.whitehorsedc.gov.uk.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 County Archaeologist (OCC) No objections
- Highways Liaison Officer (Oxfordshire County Council) No objections, subject to conditions
- Drayton Parish Council Objection
- Expects contributions to both education and transport in accordance with the Drayton HPG
 - Drayton HPG expects new dwellings to achieve Code for Sustainable Homes 6. Roof design must be changed to accommodate PV or solar thermal collectors
 - Drayton HPG requires dwellings of more than 2

bedrooms to be subdivided or made easily subdivisible to have the potential to create self-contained accommodation to reduce both the probability of and levels of under occupation in the village.

Waste Team (VWHDC) No strong views

Neighbour comments (2)

- There are fruit trees to the rear of the site which I presume will be retained;
- A substantial tree has been removed which was conditioned to be protected in the previous application, this would have provided significant shielding for surrounding properties and lessen impact of overlooking;
- Worried about parking for residents of Manor Close

4.0 RELEVANT PLANNING HISTORY

4.1 [P12/V0009/O](#) - Approved (01/03/2012)

Outline application for the erection of 3-bed 2 storey dwelling with integral garage and off-street parking (resubmission).

[P11/V1412/O](#) - Withdrawn (05/08/2011)

Outline application for the erection 2 x 3 bedroom semi detached houses with integral garages, off street parking and access via Manor Close. (Land to the rear of 3 Hilliat Fields)

5.0 POLICY & GUIDANCE

5.1 Vale of White Horse Local Plan 2011 policies;

DC1 - Design

DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses

H11 - Development in the Larger Villages

National Planning Policy Framework

Residential Design Guide

6.0 PLANNING CONSIDERATIONS

6.1 The main planning considerations are the following:

6.2 Principle

Planning permission has already been granted for a single, 3 bedroom 2 storey dwelling on this site in line with policy H11. A copy of the approved plan for the outline consent is **attached** at Appendix 3. Therefore the principle of a dwelling on the site has already been accepted.

6.3 Design and scale

The scale of the approved dwelling was approved under the outline consent. Your officers have scaled the approved plans and the height, depth and width of the new proposed house would be virtually the same size as the approved one. The additional increase in built form would be the single garage to the size, which would increase the width of the house by 3.4m. The proposed dwelling would be 1.4m off both side

boundaries, which is similar to the new dwelling on the adjacent plot. The addition of the garage to the size of the house is not considered to result in an overdevelopment of the plot. Overall the design and scale of the house is generally considered acceptable.

6.4 Impact on neighbours

The proposed house would be in line with the newly constructed adjacent house. Given its separation from the surrounding properties, it would not be overbearing or oppressive on the amenity of neighbouring occupants.

6.5 The proposed dwelling would not have any side windows. It would therefore not result in any direct overlooking to the new dwelling constructed to the south or towards the gardens of No1 and No1a Hilliat Fields. The rear first floor windows would be 27m away from the rear elevation of No3 Hilliat Fields. The Design Guide advises that facing habitable rooms on upper floors should normally be at least 21 metres apart to provide privacy to occupants. The proposal would exceed this guidance. It is therefore considered the proposal would not result in harmful overlooking to the neighbours and therefore would not be detrimental to their amenity.

6.6 A neighbour has raised the issue that a tree which used to be in the garden has been removed, and that this would have provided significant shielding for existing properties. The outline approval had a condition that required this tree to be protected as part of the development as it was a fairly high quality tree and it would have been preferable to retain. However, as set out above, the dwelling would be acceptable distances away from neighbouring properties to not cause any harmful overlooking. As the tree has been removed, this condition is no longer necessary to be imposed on this application.

6.7 Highways and parking

The proposed access for the dwelling has been moved to the other side of the frontage compared with the approved scheme and at least 2 car spaces are retained off-street. The Highway officer has no objection to the proposal. He does comment that the access shown on the plan is 4.5m wide which is unlikely to be required for a single dwelling. A 3m wide access would be more appropriate. This can be addressed by requiring details of the access to be submitted by condition. It is also suggested that conditions requiring the parking and garage accommodation to be retained is reasonable. The proposal would therefore accord with Policy DC5.

6.8 Other issues

The parish council have made a number of comments that the proposed development should be in accordance with the Drayton Housing Policy Guidance (HPG), produced by the parish council, and the draft local plan.

6.9 The relevant development policies for this application to be assessed under are those within the Local Plan 2011, which has been saved, and policies within the NPPF. The new draft local plan to 2029 is still to be assessed by a Planning Inspector. It therefore has no weight in planning decisions at the current time. Drayton Parish Council has been successful in having a neighbourhood plan area designated, however as yet there is no neighbourhood plan which can be formally considered as part of the development plan. The HPG document, whilst maybe the aspirations of the parish, has no formal weight in planning decisions.

6.10 In response to the other comments made by the parish council, under the current local plan policies, contributions towards services are generally only sought on developments of 10 or more dwellings. There is no specific policy requiring a certain level of sustainability for new development in the local plan, however the NPPF does encourage developments to be more sustainable. Current building regulations are set

at a level equivalent to Level 4 of the Code for Sustainable Homes and this development would need to meet these.

- 6.11 It should also be acknowledged that the site already has permission for a dwelling which, subject to approving appearance and landscaping, could be implemented as an alternative to this proposal. No contributions or sustainability code were imposed on the approved scheme, for the same above reasons.
- 6.12 With regard to making developments sub-divisible, it is considered that this would not be appropriate here, as it would likely have implications for parking and impact on the surrounding neighbouring properties.

7.0 **CONCLUSION**

- 7.1 The application is recommended for approval. The proposal is considered to be an acceptable design and scale for the site and it would not be harmful to the amenity of surrounding occupiers.

8.0 **RECOMMENDATION**

Grant planning permission, subject to the following conditions;

1 : Commencement 3 yrs - Full Planning Permission

2 : Approved plans

3 : Samples of externally materials to be submitted for approval

4 : Details of surface and foul drainage to be submitted for approval.

5 : Details of access to be submitted for approval

6 : Parking and manoeuvring areas constructed as per plan and retained

7 : Garage accommodation to the retained and not adapted for other purposes

8 : Boundary details to be submitted for approval

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