

SUT/2124/1 – Mr & Mrs Buchanan

Erection of a detached dwelling with annexe and garage. New dual access to serve existing and proposed dwellings.

Beechfield House, Abingdon Road, Sutton Courtenay.

1.0 The Proposal

- 1.1 Permission is sought for the erection of one detached dwelling on land within the curtilage of Beechfield House, Sutton Courtenay. The house is to be located between Beechfield House and its neighbour, The Poplars. A copy of the plans are attached at **Appendix 1**.
- 1.2 Access to the site will be from a new joint access drive at the northern corner of the site.
- 1.3 The application is brought to Committee as a result of the objection received from Sutton Courtenay Parish Council.

2.0 Planning History

- 2.1 There is no planning history associated with this site.

3.0 Planning Policies

- 3.1 Policy H5 of the adopted local plan and Policy H10 of the Second Deposit Draft Local Plan allow for the provision of infilling and minor development on sites within the Sutton Courtenay village, unless the site contributes positively to the form or character of the village, involves the loss of local amenities or results in harm of the character of the area. Policies D1 and D2 of the adopted Local Plan seek to ensure a high standard in new development and this is reiterated by Policy DC1 of the Second Deposit Draft Local Plan.

4.0 Consultations

- 4.1 Sutton Courtenay Parish Council – objects – see **Appendix 2**.
- 4.2 Environment Agency – no objections subject to conditions.
- 4.3 Drainage Engineer – Flood Risk Assessment requirements should be conditions.
- 4.4 Thames Water – Comments awaited.
- 4.5 1 letter of objection summarised as follows:- new house will be very close to boundary, overlooking from first floor windows, new garage in front of established building line. Three storey dwelling not in keeping. Beechfield House is served by a septic tank which does not have the capacity to take an additional dwelling. House should be located to the north of existing house.

5.0 Officer Comments

- 5.1 Beechfield House is a mature substantial detached dwelling situated on the eastern side of Abingdon Road on the northern edge of the village of Sutton Courtenay. The existing house sits in a generous plot and permission is sought to erect a detached 5 bedroomed house between Beechfield House and its neighbour 'The Poplars'.
- 5.2 The site is very well screened from Abingdon Road and a high fence forms the southern boundary with 'The Poplars'.

- 5.3 The new house, which is to be constructed of brick under a tiled roof, is arranged over 3 floors with rooms in the roof space but it is to be the same height as Beechfield House. The new dwelling will be situated 3.5 metres from Beechfield House at its closest point and just over 8 metres from the adjoining property, The Poplars.
- 5.4 The property has been designed to ensure that there will be no overlooking of neighbouring properties. The three windows proposed at first floor level are all to non-habitable rooms. The two bathroom windows facing The Poplars will be obscure glazed with a small top hung vent.
- 5.5 The Parish Council has objected to the proposal on the grounds that the development looks 'squashed' and that the proposed three storey property is out of character with adjacent development. Officers acknowledge that the new house will be situated closer to Beechfield House than the existing loose-knit neighbouring development. However, this is a consequence of making more efficient use of the site for housing, and in this instance it is not considered to be so cramped or unsatisfactory as to warrant refusal of the application but Officers would recommend the removal of permitted development rights to safeguard the amenities of Beechfield House in particular. Similarly, the provision of rooms in the roof of the new dwelling is considered acceptable given the mix of house styles in the local area. The development of land to the north of Beechfield House would not be considered by Officers to comply with existing housing policies, whereas this plot between the existing house and 'The Poplars' is considered to be an infill plot within the existing built form of the village.
- 5.6 The comments of Thames Water are awaited in respect of drainage issues on the site.

6.0 **Recommendation**

6.1 *It is recommended that the application be permitted subject to the following conditions:*

1. *TL1 Time Limit - Full Application*
2. *RE3 Restriction on Extensions and Alterations to Dwelling*
3. *RE8 Submission of Drainage Details (Surface Water and Foul Sewage)*
4. *HY3 Access in accordance with Specified Plan*
5. *LS4 Implementation of Landscaping Scheme (incorporating existing tree(s)) – to be submitted*
6. *MC1 Submission of Materials (Details)*
7. *MC7 Submission of details of Windows/Doors, etc*
8. *The development should be constructed in accordance with the Flood Risk Assessment (FRA) reference 14376-01 dated August 2005, and prepared by Nick Jaritt of Entec.*
9. *Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.*
10. *Details of the proposed raised walkway for dry pedestrian access shall be submitted to, and approved in writing by the Local Planning Authority.*
11. *There shall be no raising of existing ground levels on the site..*
12. *MC10 Obscured Glazing (Vent)*

13. *No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.*
14. *The garage shall be constructed within the floor slab at existing ground level, and any arising from excavation removed from the floodplain: and with apertures in the side and rear walls from ground level up to the 50.01m flood water level to allow free entry and egress of flood water: and with gaps left under the main garage doors for the same purpose.*