

CHD/19225/1 – Mr and Mrs C Evans-Tipping

Erection of a detached dwelling. Land to the rear of Rose Cottage, Dog Lane, Childrey

1.0 The Proposal

- 1.1 This application seeks full planning permission for the erection of a single detached dwelling and detached double garage on land adjacent to Symonds Farmhouse, High Street, Childrey.
- 1.2 The site currently forms part of the curtilage to Symonds Farmhouse which fronts on to the High Street. The rear part of this curtilage has a separate access gate and track onto Dog Lane which would form the access to the proposed dwelling.
- 1.3 The proposed dwelling would take the form of a chalet bungalow with rooms within the roof space. The scheme includes a double garage with further a parking and turning area to the front surfaced in shingle.
- 1.4 The existing Farmhouse is Grade II Listed and the site is within the Childrey Conservation Area.
- 1.5 Extracts from the application drawings are at **Appendix 1**.
- 1.6 The application comes to Committee due to comments received from the Parish Council and at the request of the Committee Chair.

2.0 Planning History

- 2.1 Two previous applications for a single dwelling and garage have been submitted on the site but were both withdrawn. The first was submitted in March 2005 and was withdrawn in April 2005 due to Officers' concerns over the size of the proposal, and the impact on adjacent properties and the character of the area.
- 2.2 A subsequent application was submitted in July 2005 but was withdrawn in September 2005 as the changes did not fully address Officers' concerns.
- 2.3 Site layout plans of both of the above proposals are attached at **Appendix 2**.

3.0 Planning Policies

- 3.1 Policy H5 of the adopted Vale of White Horse Local Plan lists Childrey as a village capable of accommodating limited infill and minor development within the main built up area of the settlement providing the scale, density and layout are compatible with the form and character of the village, and it is not on a site which contributes positively to the character of the area.
- 3.2 Policy H10 of the Second Deposit Draft Local Plan refers to the same issues.
- 3.3 Policy HE1 of the adopted Local Plan refers to new development in Conservation Areas and states that new development should preserve or enhance the special character and appearance of the area having regard to the existing buildings, historic street pattern, settlement form, and open spaces.
- 3.4 Policy HE1 of the Second Deposit Draft Local Plan refers to development within, and affecting the setting of, Conservation Areas. Development proposals should preserve or enhance the established character of the area and will only be permitted on sites which do not make a positive contribution to the special interest of the area, and views within the area would not be damaged.
- 3.5 Policy HE15 of the adopted Local Plan states that development which does not preserve the setting of a Listed building will not be permitted.

- 3.6 Policy HE5 of the Second Deposit Draft Local Plan states that development within the setting of a Listed Building should respect the characteristics of the building in terms of siting, scale, design and materials.
- 3.7 Policies D1, D2 and D3 of the adopted Local Plan refer to the general design of development, the impact on neighbouring properties, and whether there is adequate access, parking and turning provision. The same issues are covered by Policies DC1, DC5 and DC9 of the emerging Local Plan.

4.0 **Consultations**

- 4.1 Childrey Parish Council have raised a number of concerns in relation to the size of the proposed dwelling. Their full comments are attached at **Appendix 3**.
- 4.2 The County Engineer has no objections subject to conditions relating to visibility, parking provision etc.
- 4.3 The Council's Arboricultural Officer has no objections but has requested that the surface treatment of the drive should not impact on the adjacent Sycamore trees.
- 4.4 The Conservation Officer has no objections to the new dwelling subject to agreeing details of the new boundary wall between the new and existing properties, materials samples, and details of the surface treatment of the drive and parking area.
- 4.5 7 letters of objection have been received from neighbouring properties raising the following concerns:
- Increase in traffic on Dog Lane which is already congested
 - The size and design of the dwelling is out of keeping with the area
 - The proposal will result in the loss of mature trees
 - The proposed access is unsafe
 - The proposed dwelling will overlook the neighbouring properties
 - The proposed dwelling would overshadow the neighbouring properties
 - The proposal will set a precedent for similar development in the area
 - The proposal does not preserve or enhance the character of the area or the setting of the listed building

5.0 **Officer Comments**

- 5.1 The main issues to consider in determining this application are: i) whether the principle of development on the site is acceptable; ii) whether the proposed development would preserve or enhance the character of the Conservation Area; iii) whether the setting of the Listed Building would be preserved; iv) whether the proposed dwelling would have a harmful impact on the amenities of neighbouring properties; v) whether the proposal would result in the loss of any significant trees on the site; and vi) whether the access to the site is acceptable in highway safety terms.
- 5.2 Policy H5 of the adopted Local Plan and H10 of the emerging Local Plan allow for residential development within the main built up area of the village and on sites which do not contribute positively to the character of the area. The site is currently part of the curtilage to Symonds Farmhouse and is contained by existing development and their curtilages. There are no major public views into the site although from the bottom of the proposed access track from Dog Lane, there are glimpses into the site through the surrounding vegetation. The site however does not form an important open space, and is well within the main built up area of the village.

In your Officers opinion, therefore, the principle of development on the site is acceptable under adopted Policy H5 and emerging Policy H10.

- 5.3 The site lies within the Conservation Area. Therefore the principle of development on the site also has to be assessed against adopted and emerging Policies HE1 which refer to development in Conservation Areas. As stated above, the site is well contained and obscured from any wider views in the area. Furthermore the proposed dwelling is low, extending to a maximum height of 6.5 metres. There are a range of property styles and sizes within this part of Childrey, therefore the proposed design would not appear out of keeping. With the use of good quality materials it is considered that the dwelling would not have a harmful impact on the character of the area and would therefore preserve the existing character.
- 5.4 As stated above, the proposed dwelling would be located within the current curtilage to Symonds Farmhouse which extends to the rear of the existing dwelling for some distance. The site would be subdivided with a 2.4m high wall between the two properties leaving a sufficient area of garden around the existing Listed Building to preserve its setting. The plan at Appendix 1 illustrates the size of both sites.
- 5.5 Concern has been expressed by a number of neighbouring properties over the impact of the proposed dwelling on the amenities of the surrounding units specifically in terms of overshadowing and loss of privacy. As stated above, the proposed dwelling has been reduced in both height and footprint from the previously submitted schemes. The proposed dwelling is single storey with rooms within the roof space. The proposed first floor windows are mainly roof lights which would be required by condition to be no lower than 1.7 metres above floor level to avoid any overlooking. There are two dormer windows which face north towards the boundary with Glebe House which is set within a large plot with the house itself 25 metres from the boundary with the application site. There is also one first floor window in the south facing gable. However, this would be 15 metres from the neighbouring boundary and 31 metres from the neighbouring house, Rose Cottage, and therefore would not result in any undue loss of privacy.
- 5.6 In terms of overshadowing concerns, the proposed dwelling is only 6.5 metres in height (2.5 metres to eaves) and is set some distance from the neighbouring boundaries. The closest property, Alexandra Cottage is located towards the rear of its curtilage with the main garden to the front. The majority of the proposed dwelling would be 11 metres from this boundary although the nearest corner extends to within 5 metres of the boundary (see the plan at **Appendix 1**). Alexandra Cottage has a rear extension which is not shown on the site plan, and which projects towards the rear boundary but at the furthest point from the proposed dwelling.
- 5.7 The proposed garage, which extends to 4.6 metres in height, would be located adjacent to the boundary with Rose Cottage but would still be 18 metres from the neighbouring dwelling and would not therefore result in loss of light.
- 5.8 The proposal includes the removal of some small trees within the site, none of which are of a significant size. The Council's Arboriculturalist has raised no objection, however he has raised concern over the proposed surface treatment of the access drive due to the potential impact on the adjacent mature Sycamore trees. Conditions are recommended requiring details of the surface treatment and the protection of the trees during construction.
- 5.9 In relation to the access this is proposed from Dog Lane along an existing track which currently forms a rear access to Symonds Farmhouse. The County Engineer has raised no objection to the use of this access subject to some improvements to visibility. It is also recommended that details of the proposed surface treatment be submitted for approval.

6.0 **Recommendation**

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

1. *TL1 Time Limit – Full Application*
2. *MC2 Submission of Material Samples (including boundary wall)*
3. *RE7 Submission of Boundary Details*
4. *RE8 Submission of Drainage Details (Foul and Surface)*
5. *LS4 Submission of Landscaping Scheme*
6. *LS11 Protection of Trees During Construction*
7. *Notwithstanding the approved plans, details of the proposed surface treatment of the access road and parking and turning area shall be submitted to, and approved in writing by, the District Planning Authority. The development shall only be carried out using the approved materials.*
8. *Prior to the commencement of the development hereby permitted, visibility splays shall be provided for the access measuring 2m by 14m, as shown in the submitted plan ref E067/2, and shall be so designed that there is no obstruction to vision above 0.9 metre in height relative to the centre line of the adjacent carriageway over the whole of each vision splay area. Such splays thereafter shall be permanently maintained free from obstruction to vision*
9. *HY22 Gates*
10. *HY29 No Surface Water Drainage to Highway*
11. *RE3 Restriction of Extensions and Alterations*
12. *MC12 Height of Sill of Roof light*