

<b>APPLICATION NO.</b>	<a href="#">P13/V1957/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	12.9.2013
<b>PARISH</b>	SUNNINGWELL
<b>WARD MEMBER(S)</b>	Elizabeth Miles Val Shaw
<b>APPLICANT</b>	Mr Richard Alden
<b>SITE</b>	Redesdale Lincombe Lane Boars Hill Oxford, OX1 5DY
<b>PROPOSAL</b>	Replacement of a 3 bedroom detached dwelling with separate garage, to a 4 bedroom detached dwelling with separate garage set within the existing gardens. Existing site access, boundary's and trees are maintained.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	449361/200876
<b>OFFICER</b>	Charlotte Brewerton

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## 1.0 INTRODUCTION

- 1.1 This application comes before planning committee as the Officer's recommendation for approval differs to that of Sunningwell Parish Council.
- 1.2 Redesdale is a detached dwelling situated within substantial grounds on the edge of Lincombe Lane in Boars Hill. The property is 1 and a half storeys tall and of no particular architectural merit. The ground levels of the site are undulating, sloping away from the property to the east. The site is fairly enclosed by boundary hedges which screen the majority of the existing dwelling from the street scene and surrounding countryside. A link detached garage is situated adjacent to the dwelling. A site plan can be seen **attached** at Appendix A.
- 1.3 The surrounding street is characterised by large dwellings situated within substantial plots all of varying designs and scale. The majority of dwellings are situated deep within their plot having little visual prominence within the street scene.
- 1.4 The application site affords views over the adjacent fields with an outlook down onto Sunningwell, surrounding open countryside and the Oxford Greenbelt.
- 1.5 Pre-application advice was sought prior to this application being submitted and as a result the scale and size of the proposed dwelling has been reduced.

## 2.0 PROPOSAL

- 2.1 This application seeks planning permission for a replacement dwelling upon the site as per the submitted plans **attached** at Appendix B.
- 2.2 The volume of the existing dwelling is 605.3m<sup>3</sup> and stands at approximately 7m to its ridge. The proposed dwelling, excluding outbuildings, would measure 786.3m<sup>3</sup> a total increase over the existing of 29.9% and would stand at 5m in height to its ridge from its lowest ground level.
- 2.3 Sustainable technologies are to be built in to the replacement dwelling including solar PV panelling, grey water recycling, rain water harvesting, geo thermal heating systems

and automated solar control devices.

**3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Highways Liaison Officer (Oxfordshire County Council)** – a replacement dwelling is proposed, retaining the existing access onto Lincombe Lane which is a private road. I have no concerns regarding this proposal, but recommend that the garage accommodation is retained and the access, parking and turning space are in accordance with the specified plan.

3.2 **Drainage Engineer (Vale of White Horse District Council)** - No objections subject to the following condition – Prior to the commencement of the development, a detailed drainage scheme (both surface water and sewage) of the development shall be submitted to, and approved in writing by the District Planning Authority. The approved scheme shall be implemented prior to the occupation of any dwelling to which the scheme relates.

3.3 **Sunningwell Parish Council** – Object to the application for the following reasons:  
Policy DC1 – the design and proposed materials of the new build are out of character with the surrounding including the village of Sunningwell which it overlooks.  
Policy DC9 – the building will dominate the hillside it sits on and be a visual intrusion. The new build will be a metre higher than the existing building and approximately two metres will protrude above the existing hedgerow.  
Policy GS3 - is this appropriate development within the Greenbelt?  
The hedge is said to be remaining at its present height of 12feet. This should be a condition of any planning consent.  
The Parish Council also ask that the idea of non-reflective glass and the colour of the building materials be considered. The new house should be on the same footprint as the original house but enlarged and by the use of excavating rather than raising the level.

3.4 **Neighbour (1)** – Object – We often walk on the surrounding field and believe the nature of the structure will be out of character and will dominate the landscape if the surrounding hedges are lower than the structure. Even if it becomes a condition that the hedging needs to be maintained at a certain height we feel that this will be difficult. Please do not approve this application.

**4.0 RELEVANT PLANNING HISTORY**

4.1 [P86/V1478](#) - Approved (16/10/1986)  
Erection of a covered way and double garage with workshop/potting shed.

**5.0 POLICY & GUIDANCE**

5.1 Vale of White Horse Local Plan 2011 policies;  
GS3 - Development in the Oxford Green Belt  
GS6 - Redevelopment of buildings outside settlements  
DC1 - Design  
DC5 - Access  
DC6 - Landscaping  
DC7 - Waste Collection and Recycling  
DC8 - The Provision of Infrastructure and Services  
DC9 - The Impact of Development on Neighbouring Uses  
DC14 - Flood Risk and Water Run-off

5.2 National Planning Policy Framework (NPPF)

6.0 **PLANNING CONSIDERATIONS**

6.1 Policy GS3 of the Local Plan permits limited extension, alteration or replacement dwellings within the greenbelt. This is provided that the new dwelling would not exceed 30% the original volume of a dwelling house that measures 121 square metres, as in this case.

6.2 Policy GS6 of the local plan, where the greenbelt sites are outside of the built up area of settlements, redevelopment of existing buildings will only be permitted provided that the buildings are of a permanent and substantial construction, on a one for one basis only, would not have a materially greater visual impact on the countryside than the existing building and is at least as sustainable as the current dwelling.

6.3 Policies DC1 and DC9 allow for development which is of a high quality and inclusive design such that the layout, scale, mass, detailing, materials used and its relationship to adjoining buildings and open space do not adversely affect the character of the locality and takes into account local distinctiveness and character either in a modern or traditional interpretation. Loss of light, privacy, visual intrusion and dominance will also be considered.

6.4 Policy DC6 seeks to enhance the visual amenities of the site through hard and soft landscaping.

6.5 **Principle of development**

The site is located within the Oxford Greenbelt and as such Officers are mindful of the need to protect its openness from inappropriate forms of development. The agent has provided volume calculations, which have been checked, and the proposed increase would be an enlargement of 29.9%. This is within the 30% allowance permitted under Policy GS3 of the development plan. Given the location of the site within an area outside of the built limits of main settlements, the existing dwelling is of a permanent construction and the proposal seeks the replacement of only one dwelling on this site. Therefore the principle of a replacement dwelling in this location is acceptable.

6.6 **Design and scale**

Policy DC1 states that local distinctiveness and character is taken into consideration either in a modern or traditional interpretation. The proposed dwelling is very modern in design with flat roof elements and straight line forms with large areas of glazing.

6.7 Given the varied nature of dwellings in this locality the property would not appear out of character as there is no set pattern to development. Given the undulating nature of the land and the contained nature of the site it is considered that there would be little visual intrusion of the modern dwelling within the surrounding locality for the dwelling to be refused based upon its design.

6.8 The Parish Council have commented on the use of materials and have advised that non-reflective glazing should be used. Given the low level location of the glazing and the height and screening of the hedge row to the south it is considered that there would be little visibility or glare from the glass within the wider area. Natural stone and render have also been proposed both of which are considered to be appropriate in this location, given what is upon the existing dwelling, and will weather down to assimilate into its surroundings in time. The proposed materials are therefore considered to not warrant refusal in this instance.

6.9 The proposed layout and form is similar to the existing dwelling in that the living arrangement would be set over a number of levels, utilising the undulating nature of the ground levels and digging down into the ground. The majority of the day to day living

rooms are situated at the rear facing south into the garden area with the provision of a roof terrace to enjoy the surrounding outside landscapes. It is considered that these areas face away from neighbouring properties and would have little impact in terms of overlooking or loss of privacy. The layout and form is appropriate.

- 6.10 The scale has been considered at pre-application stage. The proposed height of the dwelling would be visible over the existing hedge row to the west and to some extent from the south, by approximately 0.6m however the flat roof element would be 0.5m lower than the existing ridge line. I consider that its reduced height, although slightly more spread out across the large plot, would not be materially more harmful to the site or surrounding locality and is considered to be in accordance with Policy DC1 of the Local Plan.
- 6.11 **Impact upon surrounding character and locality**  
The Parish Council have commented that the proposed dwelling would be visible from Sunningwell, the village situated at the foot of the hill below the application site, and would be dominating and seen as a visual intrusion upon the surrounding landscape.
- 6.12 The retention of the hedge is particularly important as its removal would result in the dwelling being significantly more prominent within the surrounding area.
- 6.13 Having visited Sunningwell Village and viewed the application site from the village hall it is considered that the distance between the proposed dwelling and village below, approximately 280m, along with the retention of the hedge would reduce the impact of the development upon surrounding views. It is therefore considered reasonable in this instance to place a condition on any planning consent to ensure that the height of the hedge row to the south is maintained to ensure that there would be no change to the surrounding area and to screen the new dwelling from wider views. It would also ensure privacy to future occupants of the dwelling house.
- 6.14 The boundary along the east of the site is fairly open however given existing foliage and mature vegetation along with the location of the proposed dwelling it is considered that the proposed dwelling would be no more harmful upon the wider open countryside or surrounding greenbelt than the existing dwelling.
- 6.15 This considered, given the distance between the sites and surrounding vantage points and the reduction in height of the proposed dwelling whilst it may be just visible from village vantage points, the location, orientation, existing hedge screen and scale would all ensure that the replacement dwelling would not be significantly more harmful or more visually dominating than the existing dwelling within the wider surrounding area and is considered to be in accordance with Policy.
- 6.16 **Impact upon neighbouring amenity**  
The nearest neighbours are Homing, to the north, and Hurst, to the west. Given the size of these plots and the location and scale of the proposed dwelling Officers consider that there would be little harm from overlooking, loss of light or privacy to these dwellings.
- 6.17 The properties to the south in Sunningwell Village are a significant distance to ensure that there would be little harm in terms of overlooking, loss of privacy or light to properties at the foot of the hill. The retention of the hedge along the south would ensure that there is no change in the view from these properties. Considering that the actual height of the building would be reduced it is the Officers opinion that there would be no material difference in appearance or outlook from these properties.

**6.18 Other issues**

Given that the site is an existing residential unit refuse and waste collection is adequate at the site. Parking and turning are also of a suitable layout and there is sufficient parking that the condition requiring the garage accommodation is retained is not reasonable in this instance. The proposed dwelling would enhance sustainable technologies at the site. This is in accordance with the relevant policies in the Development Plan and NPPF.

**7.0 CONCLUSION**

7.1 For the reasons outlined in the Officers report it is considered that the proposed replacement dwelling would be of a suitable size within the green belt and its scale, size, layout, form, design and use of materials would not have a detrimental impact upon the site and surrounding locality, it would not be harmful to adjacent amenity or the wider landscape area in accordance with the relevant policies of the local plan.

**8.0 RECOMMENDATION**

**8.1 Planning permission to be granted subject to the following conditions:**

1. Approved plans
2. Retention of existing hedge
3. MC2 - materials (samples) (full)
4. MC24 - drainage details (surface and foul(full))
5. RE2 - pd restriction on dwels. exten/outbld.(f
6. RE18 - slab levels (single dwellings) (full)
7. TL - time limit - full application (full)
8. HY – access, park, turning

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