

APPLICATION NO.	P14/V0034/RM
APPLICATION TYPE	RESERVED MATTERS
REGISTERED	20.1.2014
PARISH	WEST HANNEY
WARD MEMBER	Matthew Barber
APPLICANT	Bellway Homes Limited
SITE	Land to the north of Rectory Farm Close, West Hanney, OX12 0LR
PROPOSAL	Erection of 13 dwellings along with ancillary parking and garages. Details of the appearance of the development, the landscaping of the site, the site layout and the scale of the development following P12/V2429/O (As amended by Site Plan Drawing 57526 Revision 1C, Plot 5 Elevations and Roof Plan Drawings 57526 Revision 14A, 15A and 16A, Plot 6 Elevation and Roof Plan Drawings 57526 Revisions 17A, 18A and 19A, Plots 9-11 Elevation and Roof Plan Drawings 57526: Revisions 27A, 28A and 29A, Plots 12-13 Elevation Drawings 57526 Revisions 30A and 31A, Street Elevation Drawing 57526 Revision 33A, Plots 4-7 Elevation Drawing 57526 35, Site Overlay Drawing 57526 Revision 1C and Hard Landscape Plan L-200-C accompanying agent's letter dated 14 March 2014)
AMENDMENTS	One – As above
GRID REFERENCE	440646/193222
OFFICER	Mr Peter Brampton

1.0 INTRODUCTION

- 1.1 This application relates to land to the northern edge of West Hanney currently used as paddock land contained by mature hedgerows and with an agricultural access from the end of Rectory Farm Close.
- 1.2 The site, which is largely level, is bounded to the south and east by existing residential development, to the west by a paddock associated with Draycott House, and to the north by open agricultural land. A public footpath runs along the edge of the northern boundary.
- 1.3 The application comes to committee as letters of objection have been received from 8 local residents.
- 1.4 A location plan is **attached** as Appendix 1

2.0 PROPOSAL

- 2.1 This application seeks approval of reserved matters pursuant to outline planning permission P12/V2429/O for the erection of 13 dwellings, with ancillary parking and garaging. The matters for consideration with this application are layout, scale, appearance and landscaping.
- 2.2 The proposed development is closely related to the indicative layout approved as part of the outline consent. This is of two-storey dwellings arranged around a central cul-de-sac. The access to the site is taken from the end of Rectory Farm Close. The layout retains a small area of open space within the centre of the site.

- 2.3 The indicative housing mix provided at outline stage incorporated 3 two bed houses, 2 three bed houses and 8 four bed houses. This reserved matters application alters this mix to propose 3 two bed houses, 2 three bed houses, 3 four bed houses and 5 five bed houses.
- 2.4 The two and three bed houses constitute 40% of the proposed units and will be affordable. They are located together in a single group in the southwestern corner of the development, as per the indicative layout.
- 2.5 During the processing of the application, an amendment to the application has been submitted. This has increased the spacing between properties along the northern boundary, reduced garage ridge heights for Plots 5 and 6, introduced permeable surfacing for all driveways and roads and altered the proposed planting scheme for the public open space.
- 2.6 Extracts from the applications plans, including the site layout, are **attached** as Appendix 2. All plans, and associated supporting documentation, can be viewed on the council's website.
- 3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**
- 3.1 **West Hanney Parish Council** – *“In principle, we have no objections to the planning permission; however we have some concerns that the planning application includes a different mix of housing compared with the outline planning permission.”*
- 3.2 **Neighbour Representations** – Ten letters of objection have been received to the application. The objections cover the following grounds:
- Inappropriate changes to previously approved housing mix
 - Larger houses create larger visual impact than approved
 - Larger houses will create more disruption from traffic movements than approved
 - Reduction in boundary landscaping
 - Concerns over adequacy of tree protection zones
 - Lack of permeable surfacing outside Plots 9-13
 - Overlooking from Plot 1 of the rear of 6 Rectory Farm Close
 - Overlooking and disturbance from Plot 13 affecting the amenity of the occupants of 5 Rectory Farm Close.
 - Overlooking and loss of light to rear of Rectory Orchard (comment on amended plans)
- 3.3 The following issues have also been raised by local residents, but were either dealt with at the outline stage or are not material to the determination of this reserved matters application:
- No Construction Traffic Management Plan has been provided
 - No information has been provided on the foul drainage strategy and sewer capacity
 - Vehicular access should be taken from a new roundabout to the north, not through Rectory Farm Close
 - The proposal could enable further development beyond, exacerbating the negative impacts on West Hanney.
- 3.4 **Oxfordshire County Council Highways** – No objections subject to conditions relating to access, parking and turning, new estate roads specification and the retention of garage accommodation for the parking of vehicles.

- 3.5 **Housing Development Team** – No objections following receipt of amended plans and further discussions with the applicant and registered providers
- 3.6 **Countryside Officer** – *“The outline consent included in condition 6 a requirement to complete reptile surveys (which were recommended by the applicants’ ecologist). The surveys have now been completed and they did not reveal the presence of any common reptile species on the site but did find a small population of common toads. The report makes recommendation designed to avoid harm to this species which if followed should avoid any significant disturbance to the species locally”.*
- 3.7 **Landscape Architect** – No objections following receipt of amended plans
- 3.8 **Drainage Engineer** – Highlighted initial submission incorporated non-permeable surfaces contrary to the Flood Risk Assessment recommendations submitted in support of the outline application.
- 3.9 **Forestry Officer** – No objections subject to recommendations of arboricultural method statement being implemented during construction
- 3.10 **Crime Prevention Design Adviser** – General comments about Secured By Design provided
- 4.0 **RELEVANT PLANNING HISTORY**
- 4.1 [P12/V2429/O](#) - Approved (17/10/2013)
Outline application for the erection of 13 dwellings (with access from Rectory Farm Close) along with ancillary parking and garages.
- 5.0 **POLICY & GUIDANCE**
- 5.1 Vale of White Horse Local Plan 2011 policies;
- GS1 - Developments in Existing Settlements
 - GS2 - Development in the Countryside
 - DC1 - Design
 - DC5 - Access
 - DC6 - Landscaping
 - DC9 - The Impact of Development on Neighbouring Uses
 - H17 - Affordable Housing
 - NE9 - The Lowland Vale
- 5.2 **Supplementary Planning Guidance (SPG)**
Residential Design Guide – December 2009
Open space, Sport and Recreation Future Provision – July 2008
Affordable Housing – July 2006
- 5.3 **National Planning Policy Framework (NPPF)** – March 2012
- 6.0 **PLANNING CONSIDERATIONS**
Layout and scale
- 6.1 As per the indicative plan submitted with the outline application, the proposed layout reflects a courtyard arrangement with houses arranged around and overlooking the communal public open space. From the outline stage, the public open space has increased in size with easier access from all units. Given the size and shape of the site and the number of dwellings proposed, this is an acceptable approach.

- 6.2 The layout is mindful of the sites position on the edge of the village, particularly given the open countryside that wraps around the western and northern boundaries. There is a good gap between the houses and these boundaries of the site. By respecting the site boundaries in this way, there is ample space for retaining existing planting and planting new trees.
- 6.3 The layout ensures there will be 21 metres back to back between the new houses and the existing houses along Rectory Farm Close and Winter Lane. This is consistent with the council's residential design guide in terms of preserving neighbouring amenity.
- 6.4 This creates a reasonably compact layout that relates well to the lower-density edge of village housing around it. The plots on the eastern side (Plots 1-3) are similar in density and scale to the houses along Winter Lane. The larger units are designed to exploit the views into the adjoining countryside and provide a lower density form on the edge of the development. This is a sensible approach, showing sensitivity to the edge of village location.
- 6.5 Generally, the council expects affordable housing to be evenly spread ("pepper potted") across the development. In this instance, the five affordable units are situated together in a single group. With a development of this size, to split the five units into multiple clusters would be very unlikely to be acceptable to registered providers. The applicants have provided information showing only limited interest in the affordable units from such providers. This appears to be due to the relatively small number of units on offer. To split these units up would likely dissuade registered providers further, as it would become less efficient to manage the site. The council's housing officer has accepted a single group is acceptable in this particular instance.
- 6.6 In terms of the size of the affordable units these have reduced to the minimum sizes accepted by this council. The Section 106 signed between the district council and the applicant stipulates only the minimum sizes. On this basis, there are no grounds to insist on larger affordable units.
- 6.7 The council expects affordable housing to be "tenure blind", so that is visually indistinguishable from the market housing. In this particular instance, the outline consent confirmed that the affordable units will be the smaller two and three bed units on the site. Thus, by their very nature, these units will be distinguishable from the market houses. However, they will be built in the same materials and to the same standards as the market housing. The driveways and hardstanding for these units will be the same as the market units. All of the affordable dwellings have independent outside access to their back gardens.
- 6.8 The housing officer had initial concerns over the fact the bin store and foul pumping station are positioned in front of the affordable units. However, the bin store will only be needed on collection day, whilst the pumping station is positioned where it will be most effective operationally. Thus, these are not major concerns that have been overcome by the applicant's clarification on these points.
- 6.9 Consequently, the main difference between the affordable units and the market houses is the presence of a communal car park in front of Plots 9-11. This is somewhat regrettable, but is a consequence of the smaller units required. It is also a by-product of the proposed layout, maintaining a healthy buffer to the western boundary behind the affordable units. No registered provider who has shown an interest in the site has indicated the parking court to be a concern. On balance, the presence of this parking court in front of the terrace of three smaller units would not represent a reason for refusing planning permission.

- 6.10 Between the outline consent and this reserved matters application, the built mass of the plots along the northern boundary has increased. This has primarily occurred due to the provision of first floor accommodation over the garaging. The amended plans increase the spacing between Plots 4-7 to even out the built mass of this part of the development. Given the strong boundary treatment proposed along the northern boundary, this arrangement is considered acceptable.
- 6.11 Overall, the layout and scale of the development is considered acceptable. A pre-commencement condition requiring the prior agreement to slab and ridge levels is necessary to ensure the visual impact of the development is as approved.

Appearance

- 6.12 All the houses are of a traditional two-storey design, with ridge heights no more than 8.5 metres, which is acceptable. All the houses have pitched roofs, with gable and bay projections, tiled porches, chimneys and similar design features adding interest. Overall, the impression is of a high quality development. A small palette of materials is proposed, taking their lead from new homes at the nearby North Green development. Walls will be dark red/orange facing brick, with brick/stone detailing, under orange/red plain clay tiles. Some of the garages incorporate weatherboarding to give the impression of ancillary barn-like outbuildings.
- 6.13 Conditions relating to materials are recommended at Section 8 to secure the quality of the development. Overall, the palette of materials and design of the scheme is acceptable, representing a high quality solution for this edge of settlement location.

Landscaping and boundary treatments

- 6.14 As outlined above, the layout of this development allows for the retention of all existing trees and planting identified as being beneficial to the character of the area and the appearance of the scheme. There is also ample space for additional planting, particularly along the northern and western boundary. This has been agreed with the landscape officer, following the submission of amended plans that propose a post and rail fence along the northern, western and eastern boundaries of the site, to define the public and private space. The northern boundary will be enhanced as a result of this proposal, to the benefit of this edge of the village.
- 6.15 The amended plans also add two oak trees to the public open space, which will add interest to the scheme. This has also been agreed with the landscape officer.
- 6.16 As requested by the owners of 5 and 6 Rectory Farm Close, a six-foot fence has been added to the southern boundary of the site, assisting the privacy between the new units and these two existing neighbours.
- 6.17 Finally, the amended ensures that all driveways are treated with the same block paving ensuring a consistent approach to the site. Overall, the landscaping and boundary treatments are acceptable.

Impact on residential amenity

- 6.18 As outlined in previous sections, the proposed layout ensures adequate back to back distances between new and existing houses, ensuring no significant overlooking or loss of light to any existing neighbour. The amended proposal incorporates new fencing between the site and the two most affected neighbours, Nos. 5 and 6 Rectory Farm Close. To prevent overlooking of these neighbours, the first floor windows in the southern side elevations of Plots 1 and 13 will be obscure glazed and fixed shut by condition. With this condition in place, the proposed scheme will not cause any

material harm to neighbouring amenity

Access and Highway Safety

- 6.19 Full consent was secured at outline stage for the access. The proposed road layout within the site is acceptable in terms of highway safety. There is sufficient off street parking to meet the needs of each dwelling within the site along with turning areas and county highways consider the respective levels of on site parking to be satisfactory.
- 6.20 Some neighbours have raised objection to the increased size of some of the houses, providing extra bedrooms. However, the Highways Authority has confirmed that traffic movements are estimated on the number of units, not the total number of bedrooms. Thus, there are no particular concerns on this point. It is important to reiterate that issues of traffic generation, congestion and access through Rectory Farm Close were considered and found acceptable as part of the outline application. There are no grounds to revisit these points with this reserved matters application.

Surface and foul water

- 6.21 The application has been amended to ensure that all driveways and access roads are in permeable surfacing to ensure consistency with the flood risk assessment submitted in support of the outline application. The council's drainage engineer has no other concerns with the scheme.
- 6.22 Residents made objections to the outline application relating to the lack of capacity in the sewer serving Rectory Farm Close to accommodate existing flow, let alone the increase proposed here. The applicants recognise this, and now propose a new sewer linking with Winter Lane to the east. This will require a pumping station located alongside the public open space. This circumnavigates this concern and final details will be secured in response to a pre-commencement condition on the outline planning permission.

Other issues

- 6.23 The market housing mix has changed from the outline consent. However, it is important to note that the council's Housing Needs Assessment refers to "4+ bedroom" houses. In this regard, the mix has not changed significantly. Crucially, the affordable housing mix has not changed and is consistent with council policy. The conversion of 5 four-bed dwellings to five-bed units is not a material concern.
- 6.24 The council's forestry officer has confirmed no objections to the scheme subject to the proposed tree protection measures being implemented as per the arboricultural report accompanying the application.

7.0 CONCLUSION

- 7.1 This reserved matters proposes an appropriate layout, appearance, scale and landscaping solution to the site. The amended plans have overcome concerns about the bulk of development along the northern boundary, the planting scheme within the site and the impact of the proposal on neighbouring properties. The proposal complies with local and national policies and should be approved, subject to the recommended conditions.

8.0 RECOMMENDATION

- 8.1 **Grant Reserved Matters Approval subject to:**

- 1. Commencement within 1 year of outline consent dated 17/10/13**
- 2. Approved plans**
- 3. Slab and ridge heights to be agreed**

4. Samples of all external materials to be agreed
5. Panel of walling materials to be provided on site and agreed
6. Parking & Turning as approved
7. New Estate Roads to County Council specification
8. Garage Accommodation to be retained
9. No Drainage to Highway
10. Refuse storage as approved
11. Code Level 4 to be achieved
12. Tree Protection as approved
13. Obscure glazing – first floor southern windows on Plots 1 to 13
14. Commencement after all outline consent conditions agreed

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