

APPLICATION NO.	P14/V1184/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	10.6.2014
PARISH	WOOTTON
WARD MEMBER(S)	Val Shaw Elizabeth Miles
APPLICANT	Mr C Tucker
SITE	46 Cumnor Road Boars Hill In the parish of Wootton, OX1 5JP
PROPOSAL	Demolition of house and single garage and replacement with two new houses/garaging. (as amended by drawing no CT/PL01 received 31 July 2014.)
AMENDMENTS	As above
GRID REFERENCE	447404/201324
OFFICER	Sarah Green

SUMMARY

- The application is to demolish the existing chalet bungalow and erect two houses, each of two storeys, on the plot, with associated parking.
- The application is referred to committee due to the number of neighbour objections
- The main issues are:
 - impact on character of area
 - impact on neighbour amenity
 - impact on highway
 - impact on a tree protected by a tree preservation order

The application is recommended for approval

1.0 INTRODUCTION

1.1 The site is a chalet bungalow set within a relatively large plot which is accessed via a private drive. The plot is surrounded by neighbouring residential plots and, immediately to the east, the edge of the green belt – the site itself is not in the green belt. A tree in the neighbouring garden to the north-west has a tree preservation order (TPO). A location plan is **attached** at Appendix 1.

2.0 PROPOSAL

2.1 The application seeks permission to demolish the existing dwelling and erect two dwellings. The dwellings would be orientated towards the north-west, similar to the adjacent dwelling No 42. Each would be similar in design and have roughly equal sized plots. They would be two storey, four-bedroom properties, with a single storey element to the rear. One would have an attached garage and the other would have a detached garage to the front. A copy of the application plans are **attached** at Appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 **Forestry Team (Vale of White Horse)** - No strong views subject to tree protection condition.

Drainage Engineer (Vale of White Horse District Council) - No strong views

Highways Liaison Officer (Oxfordshire County Council) - No objection subject to conditions

Countryside Officer(South Oxfordshire & Vale of White Horse) - No strong views
Wootton Parish Council - No objections. Neighbours have expressed concerns about the height of the proposed development and the resulting overlooking and to the additional use of the access road.

Neighbours - Four letters of objection on the following grounds:-

- Buildings too large on enclosed site, insufficient space for parking or turning of cars
- Increase traffic generated on gravel lane, additional noise and disruption, access/obstruction problems
- Loss of habitat and trees
- Area is predominantly bungalows, out of character for area
- Neighbouring properties currently experience open aspect and privacy due to low roof lines.
- Will overlook gardens and directly into number of properties at the rear.
- Will set a precedent for future planning applications

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P11/V0622](#) - Approved (27/06/2011)

Demolition of existing porch and sun room. Erection of ground floor and first floor extensions. (Amendment to planning permission WTT/8472/6))

[P10/V2359](#) - Approved (10/02/2011)

Demolition of existing porch and sun room. Erection of ground floor and first floor extensions.

[P06/V0360](#) - Approved (27/04/2006)

Demolition of existing dwelling. Erection of two detached dwellings.

[P00/V0699](#) - Approved (27/06/2000)

Erection of side extension.

[P94/V1182](#) - Approved (03/03/1994)

Ground floor extensions to dining room.

[P91/V1021](#) - Approved (21/11/1991)

Single storey rear extension to provide bedroom and utility/wc. Erection of porch to side.

[P85/V1044/O](#) - Refused (27/01/1986)

Erection of a dwelling and garage with access onto existing drive. (Site area approx 0.40 acres).

[P85/V1043/O](#) - Refused (23/08/1985)

Erection of a single dwelling and garage. (Site area approx 0.13 acre).

5.0 **POLICY & GUIDANCE**

5.1 Adopted 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 (2012)
National Planning Practice Guidance (2014)
Residential Design Guide (Adopted 2009)

6.0 **PLANNING CONSIDERATIONS**

6.1 The main considerations are:-

- The principle of the proposal
- The design and scale of the development
- The impact on neighbours' amenities
- Access and parking
- The impact on the TPO'd tree

6.2 Principle

The site is within the boundary of Wootton village. It is surrounded by the neighbouring properties. New development on the site would therefore be acceptable in principle, subject to the considerations below.

6.3 Design and scale

The surrounding development is a mixture in terms of design and style. To the south, the properties are bungalows or chalet bungalows. Applelawn House and The Firs are two storeys, while the adjacent dwelling, no. 42, is a chalet bungalow.

6.4 The existing dwelling on the site is a chalet bungalow. Planning permission was granted in 2010 and 2011 for the extension of the chalet bungalow to form a two storey house. The permission expired in June 2014, however it was considered under the current local plan policies. In 2006 planning permission was granted for two houses on the site, which were almost identical to the current application. In that application, the houses were not staggered and did not have the rear single storey extension.

6.5 Overall, given the above, officers consider that the increase in height of development on the site to two storeys would therefore not appear out of keeping with surrounding development. The properties are intended to be orientated to the north west and, whilst slightly staggered in layout, will follow a similar building line to no. 42. The properties would have sufficient space to the front and to the rear such that they would not appear cramped on their plots. The proposal would accord with policy DC1 of the adopted local plan and to the principles contained in the adopted residential design guide.

6.6 Impact upon amenities

The side of the two storey element on plot 2 will be 6.8m from the side elevation of no. 42. There are no first floor side windows in no. 42 and none for proposed in this side of plot 2. The development will therefore not result in overlooking towards this neighbour, and given the distance to this neighbour it would not feel overbearing on this property.

6.7 The majority of the objections arise from the neighbouring properties along the rear boundary, and the issue of overlooking. The rear of the properties would be staggered, such that the rear first floor windows to plot 2 would be 15.9m away from the rear boundary, and those of plot 1 would be 20.5m away. To the properties themselves, the distances would be around 40m. The adopted residential design guide sets out that to avoid overlooking, there should normally be at least 21 metres between facing habitable rooms on upper floors. As this standard is comfortably exceeded it would be difficult to justify that the development would result in a harmful level of overlooking towards these neighbouring properties. Currently on the boundary there is also mature vegetation. Although this vegetation does not have specific protection a condition to ensure appropriate landscaping to the boundaries is included.

6.8 The front of the properties would be between 13-18m away from the boundaries with no. 46a and Applelawn House to the north and north-west. This is considered sufficient and would not result in a harmful level of overlooking. The proposal is therefore considered to comply with policy DC9 of the local plan.

6.9 Access and parking

The proposal will use the existing access to the property and the shared private driveway. The county highways officer has commented that the vision splays on the driveway have not been shown on the plan, that a passing place should be required along the driveway, and that the driveway should be surfaced. Given the proposal results in a net gain of only one dwelling, and the driveway will only serve a total of three dwellings, officers consider it would not be reasonable to request a passing place, nor that the entire driveway be hard surfaced. Details of the vision splays can be agreed by condition. Amended plans for the garage have been submitted to increase its size to the required six metres by six metres. There will be sufficient parking and turning space for the development. Overall it is not considered that the additional impact upon the highway will cause significant harm and the proposal accords with policy DC5.

6.10 Tree

Within the neighbouring garden of Applelawn but close to the site boundary is a TPO'd tree. Currently the existing car port of the dwelling sits alongside it and would be within the root protection area (RPA) of the tree. The demolition will require the tree to be protected in accordance with a scheme to be submitted. The new dwellings will be outside the RPA. The new garage will be on the same place as the existing garage, so any impact upon the roots will be minimal. A foundation design for the garage can be agreed as part of the tree protection condition.

7.0 **CONCLUSION**

7.1 The application is recommended for approval as the development would comply with the relevant development plan policies. It is considered that it would not be out of character with the area, would not be harmful to the amenity of surrounding occupiers, and would not compromise highway safety.

8.0 **RECOMMENDATION**

To grant Planning Permission subject to the following conditions:

- 1) Commencement 3 yrs - Full Planning Permission**
- 2) Approved plans**
- 3) Samples of materials**
- 4) Parking and turning in accordance with plan**
- 5) Details of visibility splays to be submitted**
- 6) Landscaping scheme to be submitted**
- 7) Landscaping scheme to be implemented**
- 8) Tree protection details to be submitted**
- 9) Drainage details to be submitted**
- 10) Garage accommodation to be retained and not adapted**

Author / Officer: Sarah Green – Senior Planning Officer
Contact number: 01491 823273
Email address: sarah.green@southandvale.gov.uk