

APPLICATION NO.	P14/V1626/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	14.7.2014
PARISH	EAST HENDRED
WARD MEMBER(S)	Bill Jones Michael Murray
APPLICANT	Mr R Geach
SITE	Land to rear of Lynwood Reading Road East Hendred Wantage, OX12 8JD
PROPOSAL	Demolition of existing outbuilding. Erection of four detached dwellings. (Additional documentation received 19th September submitted by applicant/agent) (Amended documentation received 3 October)
AMENDMENTS	Reduction in ridge heights, alteration of positioning of dwelling on plot 4 further from east boundary; additional drainage and highways information.
GRID REFERENCE	446009/189360
OFFICER	Holly Bates

SUMMARY

- The application is to erect four detached dwellings on land to the rear of Lynwood.
- The application is referred to committee due to an objection from the parish council and due to the number of objections from neighbouring residents.
- The main issues are:
 - impact on the character of the area;
 - impact on neighbour amenity;
 - impact on the highway
- The application is recommended for approval.

1.0 INTRODUCTION

- 1.1 The application site, approximately 0.25 hectares in size, is located to the north of the Reading Road, behind Lynwood and 1 & 2 Portway Villas. It is a roughly rectangular plot of land currently used as garden land ancillary to Lynwood. The site is located within the Lowland Vale local landscape designation. To the north of the site is currently open agricultural land and to the east is an agricultural track which also serves as vehicular access to Portway Cottages and Lynwood. The site plan is **attached** at appendix 1.
- 1.2 The site directly to the west has planning permission, granted on appeal, for 21 dwellings to be erected, and is currently under construction. While this application site would be accessed through the approved development, it is an independent site separate from the consented scheme and is under different ownership.
- 1.3 The application comes to committee as East Hendred Parish Council objects to the proposal, and due to the number of objections received from neighbouring properties.

2.0 **PROPOSAL**

- 2.1 The application seeks planning permission for the erection of four detached four bedroom dwellings, with associated access, parking and landscaping. Vehicular access to the dwellings would be provided as a continuation of the access as approved under the adjacent development, but the section within this application site would be retained as private and would not be adopted, although it would be constructed to adoptable standards. Each dwelling would incorporate an attached double garage with two additional parking spaces in front.
- 2.2 The proposed dwellings are all two storey in a traditional design with steeply pitched roofs and features found locally including dormers, render, and timber boarding. The footprints of the dwellings would range from 158 m² and 191 m², and the maximum ridge heights of the dwellings would be 9.2m. The application plans are **attached** at appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 **East Hendred Parish Council** – Object. The parish council response is **attached** at appendix 3.

Highways Liaison Officer (Oxfordshire County Council) – No objections, subject to conditions on the basis of the amended/additional information supplied.

Drainage Engineer (Vale of White Horse District Council) – No objections, subject to conditions on the basis of the amended/additional information supplied.

Thames Water Development Control – No objections.

Landscape Architect - Vale of White Horse DC – No strong views; comments provided in relation to buffer on northern boundary and western boundary.

Countryside Access – No objections.

Waste Team – No strong views, comments regarding bin size, location and collection.

Neighbour Object (7) – Seven representations from five different properties have been received in relation to the original plans as submitted, objecting to the application for the following reasons:

- Unsustainable development;
- Harmful impact on character of area; creeping of urbanisation further north and away from historic village centre to the south;
- Lack of access to services and facilities;
- Insufficient parking provision;
- Increase in vehicle movements; detrimental to highway safety;
- Pedestrian crossing is inadequate;
- Presence of bats, owls kestrels;
- Flood risk;
- Dominance;
- Loss of light and overshadowing of amenity areas;
- Privacy would be compromised;
- Loss of outlook across fields;
- Additional noise impact;
- Disruption from construction traffic along the access track to the east.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P14/V1027/DIS](#) - Approved (01/08/2014)

Without planning permission the use of Land from agricultural use to residential garden (associated with or incidental to the use of the adjacent dwelling Lynwood).

Discharge of condition on application ref. APP/V3120/C/13/2206992 - P13/V2245/DA

[P14/V0785/NM](#) - Approved (06/05/2014)

Non-material amendment to application P12/V1878/FUL (allowed on Appeal under ref: APP/V3120/A/13/2195492)

[P13/V2245/DA](#) - Other Outcome (26/02/2014) - Approved on appeal (26/02/2014)

Without planning permission the use of Land from agricultural use to residential garden (associated with or incidental to the use of the adjacent dwelling Lynwood).

[P13/V2244/DA](#) - Other Outcome (26/02/2014) - Approved on appeal (26/02/2014)

Without planning permission the erection of a barn, the erection of a wooden shed and the construction of a gravel driveway.

[P12/V1539/COU](#) - Refused (07/01/2013)

Retrospective change of use of land from agricultural to private recreational use and retention of ancillary machinery/storage building.

[P12/V1878/FUL](#) - Refused (10/12/2012) - Approved on appeal (27/12/2013)

Proposed residential development of 21 new houses (13 open market and 8 affordable).

[P11/V2885](#) - Other Outcome (06/02/2012)

Retrospective application for replacement gravel driveway/access.

[P10/V1903/AG](#) - Other Outcome (28/10/2010)

Erection of an agricultural storage shed.

5.0 **POLICY & GUIDANCE**

5.1 **Vale of White Horse Local Plan 2011 policies;**

DC1 - Design

DC13 - Flood Risk and Water Run-off

DC14 - Flood Risk and Water Run-off

DC5 - Access

DC6 - Landscaping

DC9 - The Impact of Development on Neighbouring Uses

H11 - Development in the Larger Villages

NE9 - The Lowland Vale

5.2 **National Planning Policy Framework 2012**

The NPPF introduced the presumption in favour of sustainable development.

Sustainable development comprises three inter-related dimensions, economic, social and environmental.

5.3 **National Planning Practice Guidance 2014**

5.4 **Residential Design Guide 2009**

6.0 PLANNING CONSIDERATIONS

6.1 The main issues in determining this application are considered to be: i) the principle of additional residential development in this location ii) the impact of the proposal on the character of the area; iii) the impact of the proposal on the amenity of neighbouring properties and vi) parking and highway safety issues.

6.2 Principle

The site is located to the north of the A417 Reading Road to the rear of a small group of existing sporadic dwellings which front the road. The main village centre of East Hendred is located to the south of the main road. However, in allowing the 21 dwellings directly adjacent to this application site, the inspector determined that the location would be “closely related to the village”, with “the village and its facilities within a reasonable walking distance”. He also noted that East Hendred is one of the larger villages in the district with a reasonable range of services and facilities, and that buses running along the A417 allow connection to Didcot Parkway. The approval of the 21 new homes directly to the west of the site has also altered the character of the immediate area and has extended the built form of the village. The application site, while in different ownership, would be seen as a continuation of this appeal site and would therefore have a reasonable connectivity to the village. Consequently, it is considered to be a sustainable location in terms of the economic and social aspects for the development proposed. The environmental aspects of the proposal need to be examined, including the impact on the area, the impact on neighbours, highway safety, drainage and waste.

6.3 Character and visual amenity

As set out above, the application site would be seen largely as a continuation of the development to the west of the site. The vehicular access would be through this development, and the proposed four dwellings would form an end of cul-de-sac arrangement. Importantly, the application site would incorporate a significant six-metre wide landscape buffer along the northern boundary to the existing agricultural fields. As with the adjacent development, this significant buffer would provide a strong edge to the site creating a clear separation between the developed land and the remaining agricultural land beyond. Views across the lowland Vale would be mainly limited to those from some points along the A417 but the application site is located behind existing residential development fronting the highway which will largely screen these views. The proposed dwellings would be seen within the context of this existing residential development, not encroaching any further north than the approved development to the west.

6.4 The proposed dwellings have been designed to be in keeping with the approved dwellings to the west, again so that they may be seen as a continuation of this development. The proposed dwellings are all no higher than two storey and the application plans have been amended during the process to ensure that the ridge heights are no higher than the existing properties surrounding the site. The proposed dwellings have been designed to reflect other dwellings within the vicinity, incorporating design features and materials such as dormer windows, hipped roofs, timber boarding and render. Therefore, the proposal is not considered to have a harmful impact on the character or visual amenity of the locality.

6.5 Neighbour amenity

Concerns have been raised by neighbouring properties over the impact of the proposed development on residential amenity. The dwellings immediately to the south of the site are 1 and 2 Portway Villas and Lynwood. All of the proposed dwellings, including any upper floor habitable room windows, would be located more than 21 metres away from

these existing dwellings to the south, complying with the advice contained within the council's residential design guide. The distances between the dwellings are considered to be sufficient so as to ensure no harmful overlooking, dominance or over-shadowing occurs.

- 6.6 The dwellings to the south-east of the site are a terraced row of properties, 1-4 Portway Cottages. The end dwelling, no.1, would be located about 16m away from the single storey front garage of the proposed dwelling on plot 4, and 24m from the two storey element. This existing row of cottages incorporates additional areas of amenity space further to the north which would be located alongside the side elevation to the proposed dwelling on plot 4. All of the windows within the east elevation of the proposed dwelling on plot 4 would serve non-habitable rooms; one upper floor en-suite window, one ground floor cloakroom window, one ground floor utility room window and one garage window. It is considered reasonable and necessary to condition the upper floor en-suite window to be obscure glazed and top hung opening only. The areas of additional amenity space for 1-4 Portway Cottages also do not provide the primary amenity areas for these dwellings, which are retained to the areas directly to the rear elevations of the properties which incorporate patios and garden furniture. The plans have also been amended during the process of the application to move the proposed dwelling on plot 4 away from the eastern boundary, further away from the neighbouring dwellings, which would allow further boundary treatments such as hedging to be incorporated along this boundary. Consequently, it is not considered that the proposal would have a harmful impact on the properties or primary amenity areas to 1-4 Portway Cottages in terms of overlooking, dominance or overshadowing. Other concerns in relation to the impact of private rural views are not a material planning consideration.

6.7 **Highway Safety**

The county engineer, on receipt of additional information, has raised no objections to the proposal subject to conditions. The new dwellings would be served by the access as approved for the adjacent development. The approved appeal application also included provision of bus stops in both directions and a pedestrian refuge to allow easier and safer access to the village's services and facilities, which this scheme would also be able to benefit from. The level of parking provision for the application is considered to be acceptable, with each four bed property providing four off-street parking spaces. It is considered reasonable and necessary to condition the proposed garages to be retained for parking purposes only to ensure that this level of parking provision is retained. The existing access to Lynwood, taken from the track to the east of the site is to be stopped up; and a condition requiring this is considered to be necessary to ensure this is undertaken. Vehicular access to Lynwood would also be through the development to the west, and the proposal would provide a garage and parking space in front for Lynwood, which is also to be conditioned to be retained as such. The existing track to the east of the site has poor visibility and is not considered to be suitable for construction traffic, both for highway safety reasons and neighbour amenity reasons given its close proximity to Portway Cottages. As such, a condition requiring that construction traffic use the development entrance to the west is considered reasonable and necessary.

6.8 **Other considerations**

The council's drainage engineer raises no objections to the proposal subject to a condition requiring further details of surface water drainage. The drainage engineer requested evidence that the foul drainage from the site was permitted to be able to be drained to third party land (Pye Homes site to the west); this was provided and as such overcame the initial objection in relation to this issue. Thames Water also raises no objections to the proposal. The site is not located within an ecologically sensitive area and the submitted surveys found no evidence of the presences of badgers, bats,

nesting birds, dormice, great crested newts or reptiles. The council's waste team has provided comments on the size and collection requirements; and the proposed location of the hard-standing for bin storage on collection days is considered to be in a suitable location should the refuse vehicle either come onto the application site (and would be able to turn around), or stop outside the site as it would be within 25m distance.

7.0 CONCLUSION

7.1 The application is considered to amount to sustainable development in terms of its economic, social and environmental aspects. The principle of the proposed development is considered acceptable, it will not harm the visual amenity of the area or the amenities of neighbouring properties, and there is adequate parking provision on the site. The proposal, therefore, complies with the provisions of the development plan, in particular policies DC1, DC5, DC6, DC9, DC13, DC14, H11 and NE6. The development is also considered to comply with the provisions of the National Planning Policy Framework.

8.0 RECOMMENDATION

That planning permission is granted subject to the following conditions:

- 1 : Commencement 3 years – full planning permission**
- 2 : List of approved plans**
- 3 : Submission of material details**
- 4 : Submission of surface water drainage details**
- 5 : Submission of boundary details**
- 6 : Landscaping Scheme - submission of details**
- 7 : Landscaping Scheme - implementation**
- 8 : Submission of slab level details**
- 9 : Submission of details of a rubble strip or boundary markers at entrance to site**
- 10 : Submission of details of closure of existing access**
- 11 : Car parking provision in line with approved plan**
- 12 : Construction traffic to only use development access to west**
- 13 : Garage accommodation to be retained**
- 14 : Upper floor east facing window in plot 4 to be obscure glazed and top hung opening only.**

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