

APPLICATION NO.	P14/V2441/O
APPLICATION TYPE	FULL APPLICATION
REGISTERED	27.10.14
PARISH	Fernham
WARD MEMBER(S)	Yvonne Constance
APPLICANT	Mrs Belcher and Mr Mildenhall
SITE	Land adjacent to 4 Elmside, Fernham, Faringdon SN7 7PA
PROPOSAL	Construction of a two storey dwelling attached to no. 4 Elmside, Fernham. Provision of parking spaces
AMENDMENTS	Amended layout plan received 22/12/2014
GRID REFERENCE	429274/192023
OFFICER	Miss S Green

SUMMARY

- This outline application is for a new attached dwelling to the side of no.4 Elmside, in Chapel Lane, Fernham. Approval for access, layout and landscaping are sought.
 - The application is referred to committee due to objections from Fernham Parish Meeting and from local residents.
 - The main issues are i) the impact on the character of area and ii) the implications for traffic and parking,
 - The application is recommended for approval.
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1.0 INTRODUCTION

1.1 The site is located within the built up area of Fernham. No.4 Elmside is a semi-detached house and is part of a row of four dwellings on the north side of Chapel Lane. The other three dwellings have all been extended to the side and rear. The existing property has a garage building in the rear garden which is accessed via the public right of way adjacent to the west boundary of the site.

1.2 The application is referred to committee due to objections from Fernham Parish Meeting and from local residents.

2.0 PROPOSAL

2.1 This application seeks outline planning permission for the erection of an attached dwelling to the side of no.4 Elmside. Approval is being sought at this stage for access, landscaping and layout. Appearance and scale will be reserved matters. The dwelling will be attached to no.4 Elmside and will have three bedrooms. Four car parking spaces in total are to be provided on the frontage for both the new and existing dwelling. A copy of the plans are **attached** at Appendix 1.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 **Thames Water** – No objection

Countryside Access (OCC) – Public footpath adjacent to western boundary must not be reduced in width at any time and advises an informative is added for the applicant.

County Highways Officer – Original Plans - Holding objection. Vehicle speeds are likely to be low and existing dwellings are able to access/egress and be serviced. Revised plans required for parking to demonstrate practical access/egress. Vision splays required, boundary hedging likely need to be removed. Parking must be SUDS compliant.

Amended Plans – comments on amended plans will be reported to the meeting.

Fernham Parish Meeting – Objection

“Overdevelopment and not in keeping with adjacent dwellings. Potential increase in traffic in a congested narrow lane. Development of the existing property in a similar manner to numbers 2 and 3 would be a more appropriate development and feedback from affected villagers suggests this would be supported locally. What is not supported is an additional dwelling.”

Neighbours

Original plans – Eight letters of objection were submitted for the following reasons:-

Application inadequate, no information upon which a reasonable assessment can be made; plans vague

Making it a terrace would devalue no.3 Elmside

Loss of light to rear of no.3 and a damp and unhealthy environment to the patio area

The new terrace would detract from character of Chapel Lane

Not in keeping with properties on same side of road

Would only accept extending the property not adding an additional one

Road already has a high volume of traffic

Increase the housing/population density

Potentially obscuring the view

It is a generic application not suited to the village

Not a consistent approach to development in Chapel Lane

Out of character of the area

Amended plans – One further letter of objection has been submitted stating the following:-

Still not in keeping. Happy to accept extension but not an additional property. Parking is already at a premium on the road.

4.0 **RELEVANT PLANNING HISTORY**

4.1 None

5.0 **POLICY & GUIDANCE**

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

DC1 - Design

DC5 - Access

DC6 - Landscaping

DC9 - The Impact of Development on Neighbouring Uses

H13 - Development elsewhere

As the local planning authority does not currently have a five-year supply of housing land the housing supply policies of the adopted local plan, including policy H13, have little weight. Proposals have to be assessed in light of the presumption in favour of sustainable development contained in the NPPF.

Draft Vale of White Horse Local Plan 2031 Part 1 policies;

CP3 – Settlement Hierarchy

CP4 – Meeting our housing need

CP20 – Spatial Strategy for Western Vale Sub-area

CP37 – Design and local distinctiveness

The emerging local plan has not yet been formally examined. Its policies should therefore be given limited weight in accordance with paragraph 218 of the NPPF.

National Planning Policy Framework (March 2012)

Planning Practice Guidance (March 2014)

Residential Design Guide (SPD adopted 2009)

6.0 PLANNING CONSIDERATIONS

6.1 The main planning considerations are –

- i) The principle of the proposal
- ii) The impact of the proposal on the area
- iii) The highway safety implications
- iv) The impact on neighbours

6.2 Principle

Under the current local plan Fernham would fall under policy H13 for housing provision. This policy supports applications for new houses that are infill proposals with no more than one or two small new dwellings within the existing built up area of a settlement. Therefore the principle of development is acceptable under this policy. However as the policy is not fully consistent with the NPPF, due to the lack of a five year housing supply, full weight cannot be given to it.

6.3 The NPPF requires that all new development is sustainable development. Under the policies of the emerging local plan Fernham is not identified as a settlement where new housing will be supported. The most recent assessment of settlement hierarchy gives Fernham six points in terms of its economic and social sustainability, whereas seven points is the minimum for a settlement to be classed as a “smaller settlement”. The village has a church, a pub, a mobile library, daily bus service, an employment site within 5km, and a recreation area.

6.4 A further material consideration in this regard is a recent appeal decision for two dwellings in Silver Street, Fernham. In his decision the Inspector concluded that Fernham was not ‘particularly unsustainable’. He allowed the appeal.

6.5 Para 55 of the NPPF sets out that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example where there are groups of smaller settlements, development in one village may support services in a village nearby. The appeal inspector referred to this paragraph, and considered that new development in Fernham would support services in nearby Longcot village, which provides a greater range of services and facilities.

6.6 Taking the above into account, officers consider that the principle of a new dwelling would be acceptable in this location.

6.7 Design and Scale

Policy DC1 of the adopted local plan requires that development is of a high quality design and that the layout, scale and mass do not adversely affect those attributes that make a positive contribution to the character of the area.

6.8 The application is in outline but approval is sought for layout. The plans show the dwelling would be attached to no.4 Elmside. Details of appearance and scale are not sought at this stage. However, provided the dwelling was designed to be in keeping with the existing dwelling, officers consider it would be acceptable. As the other dwellings to the east have all been extended to the side it is not considered that the proposal to extend the dwelling to the side would appear out of keeping with the character or appearance of the existing built form. The exact design would be approved under the reserved matters application which will be subject to full consultation again.

6.9 Officers consider the size of the plot can accommodate the proposal comfortably. The proposed parking arrangements would result in the loss of the existing hedge at the front of the site, which does currently provide a more verdant character. However the adjacent property has a large parking area across its frontage, and similar parking is seen on the frontage of the houses opposite. Officers therefore consider that would be difficult to argue successfully that the proposed frontage parking is out of character with the area or causes harm to its visual amenity. The plans show that the new boundaries will be post and rail to the front and that beech hedges will be planted to provide some replacement greenery in the front. These details can be ensured by condition.

6.10 Highways

The application plans have been amended to address the concerns of the county highways officer. A three-bedroom dwelling in this location requires two spaces in accordance with the council parking standards. A total of four spaces is required for the proposed and existing dwellings. The amended orientation of the spaces, so that they are directly accessed from the lane, ensures they can be practically accessed and egressed. The proposed hedges will be set back from the lane to allow for vision splays. A drainage condition will ensure that the parking is appropriately drained. The concerns of the county highways officer have therefore been addressed.

6.11 Impact on neighbours

The proposal would result in the existing side windows of the house being blocked. These are either secondary windows or windows to non-primary living accommodation. The existing property would retain a relatively good sized garden with rear access. The plan indicates that the footprint of the proposed dwelling would extend past the main rear elevation of no.4 by 3.6m. The detail of this will be part of any reserved matters application. At this stage officers are content that a dwelling on this footprint is capable of being built without harm to the amenity of the occupiers of No 4.

6.12 The side of the proposed dwelling would be 5.4m from the boundary with no3 Elmside. An objection states that the proposed dwelling will result in loss of light to the rear of this dwelling. Given the distance, and that the proposal would not conflict with a 40-degree line drawn from the neighbour's windows (section 3.8 of the adopted residential design guide) officers are satisfied that the proposal would not result in harm to the amenity of this neighbouring property.

6.13 The side elevation of the dwelling would be around 25m from the rear elevations of nos. 5 – 8 Elmside to the west. This is considered to be more than sufficient distance for the proposal not to result in over-dominance of these properties.

6.14 Other

There is no objection from the county rights of way officer with regards to the public footpath adjacent to the west boundary of the site. He has recommended an informative is added to any planning permission to remind the applicants that no obstruction of this path should occur during the construction of the development.

6.15 Many of the comments have referred to the lack of detail in the application. At this stage consideration is only given to the principle, the access and parking, the layout on the site and the landscaping. If outline planning permission is granted, details of the design and appearance of the dwelling will be sought under reserved matters application.

6.16 Members will be aware that matters of property valuation and loss of view are not material planning considerations.

7.0 **CONCLUSION**

7.1 In light of the recent appeal decision at Silver Street in the village the proposal is considered to amount to sustainable development in terms of the economic and social dimensions. Officers consider the principle of a dwelling on the plot is acceptable and that it can be accommodated without harm to the amenity of neighbouring properties or the character of the area. The concerns of the highway officer have also been addressed. The application therefore also accords with the environmental aspect of sustainable development and is recommended for approval.

8.0 **RECOMMENDATION**

To grant outline planning permission, subject to the following conditions:

- 1. Time limit – outline permission.**
- 2. Reserved matters submission.**
- 3. List of approved plans.**
- 4. Parking and access in accordance with approved plans.**
- 5. Full landscaping and boundary details to be submitted for approval.**
- 6. Implementation of approved landscaping.**
- 7. Foul and surface drainage scheme to be submitted for approval.**

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