

<b>APPLICATION NO.</b>	<a href="#">P15/V0541/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	12.3.2015
<b>PARISH</b>	KINGSTON BAGPUIZE
<b>WARD MEMBER(S)</b>	Eric Batts
<b>APPLICANT</b>	Mr Barry Nash
<b>SITE</b>	1 Redwood Close, Southmoor, OX13 5DH
<b>PROPOSAL</b>	Demolition of existing double garage. Erection of a single storey dwelling.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	440213/198354
<b>OFFICER</b>	Hanna Zembrzycka-Kisiel

## SUMMARY

The application is referred to Planning Committee as Kingston Bagpuize Parish Council object to the proposal.

The application seeks planning permission to demolish a double garage and erect a detached single storey dwelling.

The application is recommended for approval because it is considered that a single dwelling could be erected on this site without causing harm to the character of the area, landscape value of the North Vale Corallian Ridge or the amenities of neighbouring properties. It can be accessed safely and is in a sustainable. As such, the proposal complies with the provisions of the Development Plan and the NPPF.

### 1.0 INTRODUCTION

1.1 The application site is located on a relatively large, corner plot within the main built up area of Kingston Bagpuize. The application plot measures 32.0 metres in length and approximately 18.0 metres in width. Vehicular access is obtained from Redwood Close, located to the north. A flat roof garage is attached to the east elevation of No.1 Redwood Close. A site location plan is **attached** at Appendix 1.

1.2 The application site is located within the North Corallian Ridge, a local landscape designation.

### 2.0 PROPOSAL

2.1 This is a proposal to remove a double garage and erect a detached single storey dwelling on broadly the same footprint. The new dwelling would be of a chalet style design with a front and rear facing gable. Materials are to include red brick and render, concrete clay tiles and white painted UPVC windows. A copy of the application plans is **attached** at appendix 2.

### 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1

Kingston Bagpuize With Southmoor Parish Council	<ul style="list-style-type: none"> <li>• Objects. The grounds for objections are</li> <li>• Overdevelopment of the site;</li> <li>• Adverse impact on the character</li> </ul>
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	<p>of the street;</p> <ul style="list-style-type: none"> <li>• Harmful impact to the visibility which will be restricted when turning out of Redwood Close;</li> </ul>
<p>Neighbour Representations</p> <p>No.2 Redwood Close</p> <p>No.21 Redwood Close</p>	<p>Two letters with comments have been received. These may be summarised as follows:</p> <ul style="list-style-type: none"> <li>• Raises concerns in relation to drainage;</li> <li>• “I live opposite No.1 Redwood Close and have no objections to the proposed dwelling as the present building and fencing are a real eye sore.”</li> </ul>
<p>Highways Liaison Officer (Oxfordshire County Council)</p>	<ul style="list-style-type: none"> <li>• No objections, subject to conditions</li> </ul>
<p>Thames Water Development Control</p>	<ul style="list-style-type: none"> <li>• No objections, with regard to sewerage or water infrastructure capacity, and has provided wording for informatives relating to surface water drainage, public sewers and water pressure.</li> </ul>

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P61/V0147/O](#) - Other Outcome (13/03/2013)

Outline application for development at Draycott Wood. 46 Laurel Drive, Southmoor, Abingdon, Oxon.

[P84/V1204](#) - Approved (21/05/1984)

Repositioning of boundary fence. 1 Redwood Close, Southmoor.

[P70/V0276](#) - Approved (18/08/1970)

Substitution. 65 Blandy Avenue, Southmoor

5.0 **POLICY & GUIDANCE**

5.1 National Planning Policy Framework and Planning Practice Guidance.

5.2 Vale of White Horse Local Plan 2011 policies;

DC1 - Design

DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses

GS1 – Development in existing settlements

H11 - Development in the Larger Villages  
NE7 – The North Vale Corallian Ridge

5.3 Draft Vale of White Horse Local Plan 2031, Part 1 Core Policies;

- 1 – Presumption in favour of sustainable development
- 3 – Settlement Hierarchy
- 37 – Design and local distinctiveness
- 44 - Landscape

The draft Local Plan Part 1 is not currently adopted policy and this emerging policy and its supporting text has limited weight as per paragraph 216 of the NPPF. Greater regard therefore is to be given to the NPPF in line with paragraph 14 and where relevant, the saved policies (listed above) within the existing Local Plan.

5.4 Supplementary Planning Documents and Guidance – Design Guide 2015.

6.0 **PLANNING CONSIDERATIONS**

6.1 Principle of development

The general locational strategy of the both the adopted Local Plan 2011 and the emerging Local Plan 2031 is to concentrate development within the five main settlements and allow small scale development within the built up areas of villages, provided important areas of open land and their rural character are protected. In terms of a hierarchy for allocating development this strategy is consistent with the NPPF, as is the intention to protect the character of villages.

6.2 Kingston Bagpuize with Southmoor is categorised as one of Vale's larger villages, and as such policy H11 of the adopted local plan would apply. This permits new housing development provided it would not harm the form, structure or character of the settlement.

6.3 However, both the adopted and emerging local plan hold very limited material planning weight in light of the lack of a 5 year housing supply. Consequently the proposed works should therefore be assessed under the NPPF where there is a clear presumption in favour of sustainable development. Sustainable development is seen as the golden thread running through the decision making process. Having a deliverable 5 year housing supply is considered sustainable under the three strands. Therefore, with the lack of a 5 year housing supply, the proposed works are acceptable in principle. Unless any adverse impacts can be identified that would significantly and demonstrably outweigh the benefits of meeting this objective.

6.4 Sustainable development

Consideration must be given as to whether this proposal accords with the definition of sustainable development, which comprises three strands being social, economic and environmental. The NPPF makes it clear that these are mutually dependent and gains should be sought in all three areas simultaneously.

6.5 Social and Economic

The application site, forms part of the village which has a wide range of services, including a primary school, local shop, Public House, Church, Village Hall, open recreation park and sports recreation area, and bus services. As such the proposal is considered to be in a sustainable location in social and economic terms. House building also brings social and economic benefits in terms of job creation and support for local services.

6.6 Environmental role

In terms of the environmental strand the proposed dwelling will be viewed within the context of the existing dwellings in the vicinity. Given the existing housing in close proximity it is not considered that the proposed dwelling would appear out of place or compromise the visual amenity of the area. Whilst the site is within the North Vale Corallian Ridge a local landscape designation, the proposal will not impact upon any views across the open landscape, given surrounding development.

6.7 Design

The design of the proposed dwelling is considered as appropriate and will not harm the character of the surroundings. The existing dwellings within the street are chalet bungalows. The new dwelling would be of a chalet style design with a front and rear facing gable. The ridge level of the new dwelling measuring 4.5 metres, will not be higher than the ridge levels of the neighbouring properties. Materials are to include red brick and render, concrete clay tiles and white UPVC windows. It is not considered the proposed dwelling would appear out of place within the street scene.

6.8 The size and proportions of the proposal are subservient to the scale of the dwellings within the close proximity. The proportion of the plot size to the proposed single dwelling is similar to the existing proportions within Redwood Close. Therefore the officers are of an opinion that the proposed new dwelling responds to the established character of the street scene and reflects the existing built form. It is not considered that the proposed dwelling would be an overdevelopment of the site as it follows the patterns already established within the area in terms of the proportions between the plot sizes and the existing dwellings placed on them.

6.9 Highway considerations

Paragraph 32 of the NPPF advises that development should only be refused on transport grounds where the impact on the highway network is “severe”. The vehicle movements associated with this development (which only consists of one single dwelling) are considered to be negligible. The existing access is suitable for the new dwelling.

6.10 The proposed new dwelling will provide two bedrooms. The Oxfordshire County Council Highways Officer has been consulted on the proposal and rises no objection, subject to conditions. It has been requested that details of the proposed vehicular access shall be submitted and approved prior to commencement of development. It is not considered that the proposed development would restrict the visibility when turning out of Redwood Close. There is an existing fence on the east boundary of the site, which will not be altered.

6.11 The proposed new dwelling will utilize the existing hard-standing as the off-street parking provision for the new house which in the officers opinion is considered adequate. In order to ensure this is provided and maintained it is considered reasonable and necessary to condition it.

6.12 Impact on neighbours

Given the position and orientation of the proposed development, it is not considered in the officer’s opinion that the proposal will have an adverse impact on the residential amenities of neighbouring properties in terms of sunlight, daylight, dominance and overlooking.

6.13 Drainage

Concern has been raised by an immediate neighbour relating to drainage. In order to ensure that the proposed drainage connection would not have an adverse impact on the surroundings, an appropriate condition will be imposed to require full details of foul and surface water drainage to be submitted and approved by the local planning authority, prior to development commencing.

**7.0 CONCLUSION**

7.1 The proposed development will not harm the visual amenity of the area, the character of the North Vale Corallian Ridge, or the amenities of neighbouring properties. It can be accessed safely, and is in a sustainable location. As such, the proposal complies with the provisions of the Development Plan in particular with policies DC1, DC5, DC9, H11, GS1 and NE7 of the adopted Vale of White Horse Local Plan. The development is also considered to comply with the provisions of the National Planning Policy Framework.

**8.0 RECOMMENDATION**

8.1 **To grant planning permission subject to the following conditions:**

1. **Time limit - full application.**
2. **Approved plans.**
3. **Materials in accordance with application (full).**
4. **Access (details not shown) (full).**
5. **Car parking details to be submitted.**
6. **Drainage details (surface and foul) (full).**

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