

<b>APPLICATION NO.</b>	<a href="#">P15/V1498/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	22.6.2015
<b>PARISH</b>	HARWELL
<b>WARD MEMBER(S)</b>	Janet Shelley Reg Waite
<b>APPLICANT</b>	Corcoran Homes Ltd
<b>SITE</b>	Elfin, Grove Road, Harwell, OX11 0EE
<b>PROPOSAL</b>	Erection of a detached two bedroom dwelling, with cycle and bin stores.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	449050/189465
<b>OFFICER</b>	Kayleigh Mansfield

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### **SUMMARY**

The application is referred to Planning Committee as Harwell Parish Council object to the proposal

The application seeks full planning permission to erect a two bedroom dwelling, with cycle and bin stores, fronting Grove Road.

The application is recommended for approval as the design proposed could be erected on the site without causing harm to the character of the area, landscape or the amenities of neighbouring dwellings. It can be accessed safely and is in a sustainable location. As such, the proposal complies with the provisions of the Development Plan and the NPPF.

### **1.0 INTRODUCTION**

1.1 This application relates to a corner plot called Elfin, located where Grove Road meets The Croft. The site is approx. 0.1 acres in size and is located towards the eastern end of the village. Vehicular access is obtained from The Croft, located at the rear (north) of the property and provides two parking spaces. Pedestrian and disabled access is provided via The Croft and also a shared access is provided from Grove Road. A site location plan is **attached** as Appendix 1.

1.2 The site falls within the Lowland Vale landscape area as defined in the local plan proposal map.

1.3 The application site itself is largely level. The site is bounded to the north, east and west but existing residential development, and by Grove Road to the south.

1.4 The development of this property, does not compromise the host dwelling, which is still able to maintain parking for 2-3 vehicles and a 120 sqm rear private amenity space.

### **2.0 PROPOSAL**

2.1 The application seeks full planning permission for the erection of a two bed dwelling, built in a chalet bungalow (1.5 storey) design. The proposed dwelling will be located between existing property, The Elfin to the west and Meum et Tuum to the east. The site is approx. 0.1 acres, sited in the Harwell. Access is to be provided to the north of the site via The Croft. The roof has a steep pitch, but is modest in height, and will be

approx. 6.8 metres. The two bedrooms proposed for the property will be within the roof element of the dwelling. Materials proposed are of a traditional design, making use of plain clay tiles for the roof, and a mix of larch boarding set over brick facings for the walls (including a brick plinth string course) A copy of the application plans are **attached** as Appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Harwell Parish Council	<b>OBJECTION -</b> <ul style="list-style-type: none"> <li>• Design is out of character with the rest of The Croft.</li> <li>• No onsite turning, so vehicles have to reverse into the Croft, close to the Grove Road junction.</li> </ul>
Kamarlu Neighbour x1	<b>OBJECTION -</b> <ul style="list-style-type: none"> <li>• Out of character for the location</li> <li>• Open plan frontage being lost</li> <li>• Plot too small</li> <li>• Too close to pedestrian walkway</li> <li>• The Elfin will have a reduced garden area and parking provision</li> <li>• New dwelling located too close to the existing dwelling.</li> <li>• New dwelling will have too small a garden.</li> </ul>
Meum et Tuum Neighbour x1	<b>OBJECTION -</b> <ul style="list-style-type: none"> <li>• Out of character for the location</li> <li>• Materials not akin to The Croft or Grove Road</li> <li>• Plot is too small for the area</li> <li>• Overlooking</li> </ul>
Previous owner of the property.	<b>OBJECTION -</b> <ul style="list-style-type: none"> <li>• A covenant in place forbidding any building on said land to maintain open frontages. (Title Register ON319681) (Land registry BK54421)</li> </ul>
Drainage Engineer	<b>NO OBJECTION</b> – Subject to conditions: <ul style="list-style-type: none"> <li>• Prior to the commencement of the development, a fully detailed sustainable foul and surface water drainage scheme for the development shall be submitted to, and approved by the LPA.</li> </ul>
Highways Liaison Officer (Oxfordshire County Council)	<b>NO OBJECTIONS.</b>
Thames Water Development Control	<b>NO OBJECTION</b> – Informative provided regarding: <ul style="list-style-type: none"> <li>• Surface Water Drainage</li> <li>• Water pressure</li> </ul>

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P15/V0263/HH](#) - Approved (07/04/2015)  
 Removal of existing single storey side and rear extensions and construction of new single storey side and rear extensions

5.0 **POLICY & GUIDANCE**

5.1 **Vale of White Horse Local Plan 2011 policies;**  
 The development plan for this area comprises the adopted Vale of White Horse local plan 2011. The following local plan policies relevant to this application were ‘saved’ by direction on 1 July 2009.

DC1 - Design  
 DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses  
H11 - Sub-division of dwellings in built up area  
NE9 - The Lowland Vale

**5.2 Neighbourhood Plan**

Harwell does not have a designation for a neighbourhood plan.

**5.3 Emerging Local Plan 2031 – Part 1**

The draft local plan part 1 is not currently adopted policy. Paragraph 216 of the NPPF allows for weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of the relevant emerging policies with the NPPF. At present it is officers' opinion that the emerging Local Plan housing policies carry limited weight for decision making. The relevant policies are as follows:-

CP3 – Settlement Hierarchy  
CP4 – Meeting our housing needs  
CP15 – Spatial Strategy for South East Vale Sub-Area  
CP33 – Promoting sustainable transport and accessibility  
CP37 – Design and local distinctiveness  
CP42 – Flood Risk  
CP44 – Landscape

**5.4 Supplementary Planning Guidance**

- Design Guide – March 2015
- Parking Standards SPG

**5.5 National Planning Policy Framework (NPPF) – March 2012**

**5.6 Planning Practice Guidance 2014 (PPG)**

**5.7 Other Relevant Legislation**

- Planning (Listed Buildings and Conservation Areas Act) 1990
- Community & Infrastructure Levy Legislation
- Human Rights Act 1998
- Equality Act 2010
- Section 17 of the Crime and Disorder Act 1998
- Natural Environment and Rural Communities (NERC) Act 2006
- The Conservation of Habitats and Species Regulations 2010
- Localism Act (including New Homes Bonus)

**5.8 Human Rights Act**

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

**5.9 Equalities**

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

**6.0 PLANNING CONSIDERATIONS**

The relevant planning considerations in the determination of this application are:

1. Principle of the development
2. Design and layout

3. Residential amenity
4. Highway Safety and parking
5. Flood Risk and Surface/Foul Drainage

6.1 Principle of Development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. The development plan currently comprises the saved policies of Vale of White Horse Local Plan 2011. Paragraph 215 of the NPPF provides that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

6.2 Other material planning considerations include national planning guidance within the NPPF and PPG and the emerging Vale of White Horse Local Plan: Part 1-Strategic Sites and Policies and its supporting evidence base.

6.3 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.

6.4 Harwell 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.

6.5 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 set out in the NPPF, social, economic and environmental. 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.

6.6 Social and Economic

The application site, forms part of the village which has a range of services, including a village store and hall, school, public house and a bus service. 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. Furthermore the NPPF seeks to develop a mix of housing to meet the needs of different groups in the community, such as single dwellers and older residents.

Environmental Role

6.7 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 the 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 Lowland Vale a local landscape designation, given the built up context of the site it is not considered that the proposal would impact upon any views across open landscapes as it would be set against existing development.

Design and Layout

- 6.8 Policies DC1 and H10 require that development should be a scale, layout and design that would not materially harm the form, structure or character of the settlement.
- 6.9 The proposal for the new dwelling is considered appropriate and will not harm the character of the area. It will be positioned along the same line as the other properties fronting Grove Road, relating principally to Grove Road and not The Croft. Therefore the new dwelling will be viewed within the street scene of Grove Road. The design is broadly traditional and would not be overbearing in terms of scale and mass.

Highway Considerations

- 6.10 Policy DC5 requires safe access for developments and that the road network can accommodate the traffic arising from the development safely. Paragraph 32 of the NPPF states: “Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.”

Highways officers initially objected to the proposal for the following:

“Car parking spaces are required to be 2.5x5.0m minimum in size where unobstructed and 6m will be necessary behind any space to enable turning to egress in a forward gear. Similarly the proposed car parking provision from the proposed new access from The Croft again does not show a parking layout or pedestrian awareness vision splays either side in accordance with standards.” However revised plans were submitted as provided in **Appendix 1** and the Highways officer subsequently removed his holding objection. The parking provision is now considered acceptable.

Impact on neighbours

- 6.11 Policy DC9 seeks to prevent development that would result in a loss of privacy, daylight or sunlight for neighbouring properties or that would cause dominance or visual intrusion for neighbouring properties and the wider environment. Design principles DG63-64 of the Design Guide pertain to amenity, privacy and overlooking.
- 6.12 The proposed dwelling will be positioned in line and will not project forwards or behind, there are therefore no concerns with regard to loss of daylight/sunlight. There are no habitable room windows in the facing flank wall in Elfin that would look towards the new building and likewise, there are no proposed habitable room windows facing towards Elfin from the side of the house. The relationship between the two properties is therefore considered acceptable. The primary outlook of the fenestration in the new dwelling is to the side, towards the public realm.
- 6.13 Comments have been received from the neighbour to the east (Meum et Tuum) regarding privacy concerns. The new dwelling will have two ground floor windows facing east which serve the living area and family area. The only ground floor west facing windows of Meum et Tuum are for a ground floor ensuite – which has obscure glazed windows. The west facing window on the first floor serves a bedroom, however any views into the window are considered to be negligible with respect to loss of privacy given the distance involved and location the other side of the road.

Drainage

- 6.14 The NPPF provides that development should not increase flood risk elsewhere and should be appropriately flood resilient and resistant (paragraph 103).

6.15 Concerns have been raised by a 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 sustainable foul and surface water drainage to be submitted and approved in writing by the local planning authority, prior to development commencing.

#### 7.0 **CONCLUSION**

7.1 The proposed development will not harm to the visual amenity of the area, the character of the Lowland Vale, 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 and NE9 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.

7.2 Overall, and in view of the emphasis in the NPPF, the development is considered to amount to sustainable development. Consequently, the application is recommended for approval subject to conditions.

#### 8.0 **RECOMMENDATION**

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

- 1. Commencement three years.**
- 2. Application in accordance with approved plans.**
- 3. Submission of drainage details (surface and foul).**
- 4. Submission of details of access, parking and turning in accordance with plan.**
- 5. Submission of landscaping scheme (submission).**
- 6. Submission of landscaping scheme (implement).**
- 7. Submission of materials (details).**
- 8. Submission of slab levels (dwellings).**

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