

APPLICATION NO.	<u>P16/V0448/O</u>
APPLICATION TYPE	OUTLINE
REGISTERED	1.3.2016
PARISH	HARWELL
WARD MEMBER(S)	Janet Shelley Reg Waite
APPLICANT	Mr & Mrs Newman & Heason
SITE	Trescove Didcot Road Harwell Didcot, OX11 0DP
PROPOSAL	Outline application for a 4 bedroom house with detached double garage.(Land to the rear of Trescove and Greystones).
AMENDMENTS	None
GRID REFERENCE	449746/189255
OFFICER	Kayleigh Mansfield

SUMMARY

- The application is referred to planning committee at the discretion of the Head of Planning in consultation with the Planning Committee Chairman.
- The application is for outline permission for a new dwelling, within an area that has a lawful residential use.
- As all matters are reserved, the material planning issue to be considered is the principle of a new dwelling in this location.
- The application is recommended for approval because the development is considered to be in a sustainable location and will not cause significant harm to the form or the village or the character and appearance of the area.

1.0 INTRODUCTION

- 1.1 The application site is lies between Didcot Road (to the north) and The Driftway (to the south). The southern boundary is formed by allotments, with residential development to the north-east and north-west. A location plan is **attached** at Appendix 1.
- 1.2 80 Dwellings have been approved to the south-west of the site, beyond The Driftway by planning permission: P14/V1663/FUL. A further 60 dwellings are proposed to the north of the site and of Didcot Road (P16/V0533/O); however this is yet to be determined.
- 1.3 The site is located within the Lowland Vale landscape designation. However there are no other planning restrictions or constraints applicable to this application site.

2.0 **PROPOSAL**

2.1 The application seeks outline planning permission to erect a new dwelling on the site which currently forms part of the rear gardens to Trescowe and Greystones, dwellings fronting Didcot Road to the north. All matters are reserved. A proposed block plan is **attached** at Appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

Harwell Parish Council	No objection.
Neighbour (1) Object	Object <ul style="list-style-type: none"> • Too many traffic movements created; • No right of way across The Driftway.
Countryside Access	No strong views, subject to conditions relating to temporary obstructions, route alterations and construction vehicle access on the public right of way.
Highways Liaison Officer –	Holding objection <ul style="list-style-type: none"> • Need to demonstrate right of access onto the public bridleway; • Condition required regarding turning and access
Drainage Engineer	No strong views – subject to condition <ul style="list-style-type: none"> • Sustainable drainage scheme
Neighbour (1) No Strong Views	No objection in principle; want planners to consider possibility of overlooking from windows.

4.0 **RELEVANT PLANNING HISTORY**

4.1 P14/V2136/PEM - Other Outcome (13/11/2014) LETTER ONLY

To build a two storey, 4 bedroom detached family home with detached double garage.

P10/V0558/DIS - Approved (06/05/2010)

Request for compliance with conditions for Application No: HAR/18035/1, Conditions 2, 5 and 6.

P09/V0777 - Approved (05/06/2009)

Raising gable roof to front of property and converting roofspace within to new bedroom.

P07/V0931 - Approved (26/07/2007)

Demolition of existing dwelling and metal out building. Erection of a new replacement dwelling and garage.

P03/V0663/O - Refused (23/05/2003)

Erection of a bungalow.

5.0 POLICY & GUIDANCE

5.1 Vale of White Horse District Council Local Plan 2011

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.

Policy No.	Policy Title
GS1	Developments in Existing Settlements
DC1	Design
DC5	Access
DC6	Landscaping
DC7	Waste Collection and Recycling
DC9	The Impact of Development on Neighbouring Uses
DC13	Flood Risk and Water Run-off
DC14	Flood Risk and Water Run-off
NE9	Lowland Vale

5.2 Emerging Local Plan 2031 – Part 1

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. The relevant policies of the emerging local plan are as follows:-

Policy No.	Policy Title
Core Policy 1	Presumption in favour of sustainable development
Core Policy 2	Co-operation on unmet housing need for Oxfordshire
Core Policy 3	Settlement hierarchy
Core Policy 4	Meeting our housing needs
Core Policy 22	Housing mix
Core Policy 23	Housing density
Core Policy 37	Design and local distinctiveness
Core Policy 42	Flood risk
Core Policy 43	Natural resources
Core Policy 44	Landscape

5.3 Supplementary Planning Guidance

- Design Guide – March 2015

5.4 National Planning Policy Framework (NPPF) – March 2012

5.5 **National Planning Practice Guidance 2014 (NPPG)**

5.6 **Neighbourhood Plan**

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.

Harwell have not applied for a neighbourhood plan designation.

5.7 **Environmental Impact**

This proposal does not exceed 150 dwellings, the site area is under 5ha and is not within a 'sensitive area' as defined by the EIA regulations. Consequently the proposal is beneath the thresholds set in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as amended and this proposal is not EIA development and there is no requirement under the Regulations to provide a screening opinion.

5.8 **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)

5.9 **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.

5.10 **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**

6.1 The only relevant planning consideration in the determination of this application is the principle of a new dwelling in this location. Details of access, layout, scale, appearance and landscaping will be assessed and determined latterly as reserved matters.

6.2 **Principle of development**

The general locational strategy of 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.

6.3 Harwell is categorised as one of Vale’s larger villages, and as such policy H11 of the adopted local plan would apply. This permits small scale new housing developments provided it would not harm the form, structure or character of the settlement.

6.4 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 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.

6.5 **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.

6.6 **Social and Economic**

The application site, forms part of the village which has a range of services, including a village store and hall, primary and pre-school, recreation and sports field and public house and 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, support for local services and will ultimately provide a sustainable location for future generations.

6.7 **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 to the north and west, and the approved major developments to the east and south west, it is not considered 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, it is visually well contained and does not constitute an important and prominent open space which contributes to the character of the area. There will not be a harmful impact upon any views across open landscapes, from public vantage points or from the street scene.

6.8 **Other Considerations**

Drainage

The drainage engineer has been consulted as part of this application and provides no objection to a new dwelling on the site, subject to a sustainable drainage scheme condition.

6.9 **Countryside Access and Highways**

The countryside access officer was consulted as part of this application and provides no objection subject to conditions. Concerns have been raised by the highways officer regarding the private right of access into the application site via The Driftway, however this is not a material planning consideration. This access already serves a garage to the rear of the property Greystones, neighbouring dwelling Sunnydown and the allotments to the east. The highways officer has requested a condition requiring details of the turning space to be submitted, which is included at section 8.1.

- 6.10 Furthermore the application is in outline only with details of access yet to be considered and determined. Therefore officers are unable to justify refusal of the application on these ground. Highways have requested further details, however should the application be approved, the final details of the scheme will be submitted as reserved matters.
- 6.11 Neighbour Amenity
Although floor plans and elevations have not been submitted, officers are able to make a general assessment as to whether the development could impact the amenities of neighbours. Officers consider that the main dwelling that could be impacted by the proposal is Sunnydown, located to the west of the site. Sunnydown is a larger dwelling and in principle it appears there will be limited conflict between dwellings. In addition, the dwelling on the site would be able to be designed to ensure that no harmful overlooking of any neighbouring properties occurs. A full assessment of this will be made at any future reserved matters stage once further details of design and layout are provided.
- 6.12 Officers have however been able to determine that the ability for the development to develop further under permitted development rights would have a harmful impact on the neighbours and character of the area, given the relatively small size of the plot. Therefore a permitted development restriction condition is recommended.

7.0 CONCLUSION

- 7.1 This application has been assessed against the National Planning Policy Framework (NPPF), relevant saved policies in the local plan and all other material planning considerations. While the council lacks a five year supply of housing land paragraph 14 of the NPPF states that sustainable development should be permitted unless the adverse effects significantly and demonstrably outweigh the benefits
- 7.2 The proposal would provide one additional dwelling in a sustainable location. Overall, and in view of the emphasis in the NPPF, the development is considered to amount to sustainable development, and no adverse impacts have been identified that would significantly and demonstrably outweigh the benefits. Consequently, the application is recommended for approval subject to conditions.

8.0 RECOMMENDATION

- 8.1 **It is recommended that planning permission is granted subject to the following conditions:**
- 8.2 **1 : Development shall not commence until details of the reserved matters are**

- approved
- 2 : Development to accord with approved plans**
 - 3 : Details of sustainable drainage scheme to be submitted**
 - 4 : No development until details of turning area submitted and approved**
 - 5 : No temporary obstruction to the PRoW**
 - 6 : No route alterations to the PRoW**
 - 7 : No construction vehicle access without prior approval from the countryside
Access team**
 - 8 : Permitted development restrictions to include extensions and outbuildings.**

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