

APPLICATION NO.	P16/V2166/FUL
SITE ADDRESS	34 North Hinksey Lane, Oxford, OX2 0LY
PARISH	NORTH HINKSEY
PROPOSAL	Residential development (demolish existing house and erect three dwellings with access from North Hinksey Lane, parking, garages and other works) (As updated by additional information on levels dated 7 October 2016 and additional highway information dated 8 November 2016)
WARD MEMBERS	Debby Hallett Emily Smith
APPLICANT OFFICER	Saxonville Ltd Cathie Scotting

RECOMMENDATION

It is recommended that planning permission is granted subject to the following conditions:

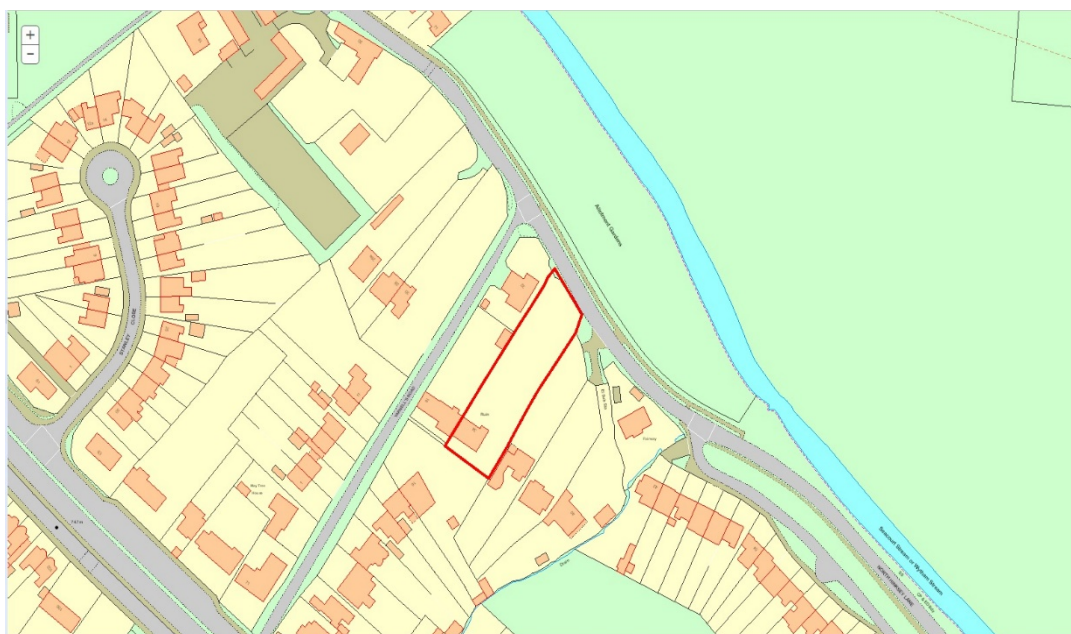
- 1. Commencement three years – full planning permission.**
- 2. Approved plans.**
- 3. Retaining structure details.**
- 4. Levels.**
- 5. Access in accordance with approved plan.**
- 6. Access, car parking and turning.**
- 7. Landscaping scheme.**
- 8. Tree protection.**
- 9. Materials (samples).**
- 10. Drainage details (surface and foul).**
- 11. Construction of method statement.**
- 12. Permitted development restriction on extensions/outbuildings.**
- 13. Cycling and refuse collection.**

1. PROPOSAL

- 1.1** A site location plan is included below. The site is within North Hinksey, a village on the edge of Oxford. The site is a residential plot, comprising a detached dwellinghouse which has been partially demolished. The existing site has a notable change in levels rising by approximately 5.5m from the North Hinksey Lane frontage to the rear

of the site. There is also a change in levels across the site from south east to north west although less marked at around 0.5m. Within the site are a few trees particularly along the boundary with No 36 North Hinksey Lane. A close boarded fence lies along the boundary with No 32 North Hinksey Lane and 18 Yarnells Road. The rear boundary with No. 16 Yarnells Road has a close boarded fence and there are coniferous trees within the garden of No. 16 although this boundary is now fairly open.

- 1.2 A block plan showing the layout is **attached** at Appendix 1 and the elevations of the dwellings are **attached** at Appendix 2. The development comprises three detached 4 bedroom dwellings with pitched roofs. The proposed access is situated between No.32 North Hinksey Lane (a pitched roof bungalow) and Plot 1 (a two storey dwellinghouse). The access continues to the centre of the site to serve Plots 2 and 3 incorporating 3 storey dwellings which will be situated between No.s 36 North Hinksey Lane and No.18 Yarnells Road, both two storey dwellinghouses. Significant excavation works are proposed to bring the slab levels of the new dwellings below ground and ensure the ridges of the dwellings are no higher than 1 metre above the ridge of No 18. Yarnells Road and just above (12cm) the height of No. 36 North Hinksey lane.
- 1.3 The parking area to serve the dwellings forms a central courtyard including two double car ports and 4 other car parking spaces. There is also a single car parking space to the front of Plot 1. Each dwelling has access to 3 spaces and cycle parking is provided for all. A bin storage area lies at the front of the plot alongside the access.



34 North Hinksey Lane, North Hinksey, OX2 0LY

2 SUMMARY OF CONSULTATIONS AND REPRESENTATIONS ON CURRENT SUBMISSION

- 2.1 A summary of the responses received to the current proposal is below. A full copy of all the comments made can be seen online at www.whitehorsedc.gov.uk
- 2.2 Additional plans have been submitted to give more information on levels and retaining structures, and highway details.

Parish Council	No Objections
North Hinksey Parish Council	<ul style="list-style-type: none"> • Approved
Ward Member	Councillor Hallett Raises concerns about lack of light for new residents, amount of parking and possible sub division in to more dwellings.
Local residents	<p>Three letters from neighbours have been received. Their comments may be summarised as follows:</p> <ul style="list-style-type: none"> • Vastly improved scheme with one dwelling at front and gabled roofs, more amenity space • Concern about bulk and mass of plots 2 and 3 • Amount of traffic for soil removal • Position of windows facing No.32 NHL • Lack of light for new properties • Concern that dwellings would be used for multi occupancy • Security gate should not be on plans
Oxfordshire County Council	Highways Raised an initial concern on the grounds of visibility splays. Following further information no objection is raised.
Forestry officer	<p>No objection</p> <p>The quality of the trees within the site is not especially good and their replacement within a landscape scheme offering long term quality and visual enhancement is beneficial. Retaining the trees in the short term is welcomed.</p> <p>Conditions required for tree retention and landscape plan</p>
Landscape officer	<p>No objection</p> <p>The proposed development is more in keeping with</p>

	<p>the scale and mass of the adjacent properties than previous application. Space has be retained along North Hinksey Lane to allow for replacement vegetation.</p> <p>Condition is required for hard and soft landscaping.</p>
Countryside officer	<p>No objection</p> <p>Condition required in respect of wildlife survey / mitigation</p>
Urban design officer	<p>No objection</p> <p>Support the application subject to clarification about the levels, garden size and further information about boundary treatments, hard and soft landscaping and external materials</p>
SGN Plant Protection Team	<p>Informative requested as gas mains lies nearby.</p>

3 RELEVANT PLANNING HISTORY

- 3.1 P13/V2428/FUL - Refused (30/03/2016) - Demolition of existing dwelling. Erection of seven dwellings comprising 2 x 3 bed dwellings (2 storey) and 5 x 2 bed flats (within 3 storey building). New access from North Hinksey Lane, 14 car parking spaces, cycle parking spaces, refuse storage and landscaping (As amended by letter dated 17 November 2015 and accompanying plans - amendment to 26 August 2015 submission).
- 3.2 This previous application was refused on the grounds of design and overdevelopment, failing to integrate into its surroundings resulting in significant and demonstrable harm to the local distinctiveness and character of the area and diminished amenity to the adjoining neighbouring properties and lack of amenity afforded to new residents.
- 3.3 Other relevant planning history in the area to note is:
P13/V2441/O 16 Yarnells Road - bungalow within garden area – not built.
P14/V2186/FUL 30 Yarnells Road – principle established for two extra dwellings, subsequently amended - buildings under construction.

4 ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

- 4.1 The site area is less than 5ha, the development is fewer than 150 dwellings and the site is not in a 'sensitive area'. The proposal is not therefore EIA development.

5 MAIN ISSUES

Current Housing Policy

- 5.1 North Hinksey is a smaller village as defined in the Vale Local Plan 2011. Policy GS1 permits small scale development within the built up areas of smaller villages provided that important areas of open land and their rural character are protected. Under the emerging new Local Plan, North Hinksey is within the Abingdon and Oxford Fringe sub area and remains a Smaller Village. In the Smaller Villages, limited infill development may be appropriate within the existing built areas of these settlements or if it is allocated within an adopted Neighbourhood Development Plan or future parts of the Local Plan 2031. Proposals for development will be supported where they are in keeping with local character and are proportionate in scale and meet local housing needs.
- 5.2 There is a net gain of two dwellings and Policy CP24 on affordable housing does not apply. The proposed mix for this minor development is acceptable.

Design and Layout

- 5.3 This part of North Hinksey is dominated by linear inter war residential development on the western side of North Hinksey Lane and the land opposite is allotments and open Green Belt further east. The area can be described as urban fringe or semi-rural. In recent years there has been a small amount of sub-division and infill development but in the main, the dwellings are typically low density and in spacious plots with generous planting and amenity space. The road frontage of North Hinksey is generally open and wide verges are a characteristic of the village although there are examples of frontage development.
- 5.4 The proposed layout reflects the character of surrounding dwellings in that No.32 North Hinksey Lane lies to the front of the plot and Nos. 36 North Hinksey Lane and No.18 Yarnells Road lie in the rear of the plot. Recent development has been constructed at 30 Yarnells Road which also reflects this type of layout. The design of the dwellings with pitched roofs, also reflects the surrounding character unlike the earlier application for flats and houses incorporating flat roofs.
- 5.5 The footprint of the three dwellings is notably reduced from the previous scheme. The footprint of the previous scheme was 344 sq m plus a parking area of 311 sq m. The current scheme is 295 sq m footprint plus the glazed ground floor roofs and a parking area of 255 sq m. This allows for an increased amount of land to be laid out for landscaping, important to the verdant character of the area. Moreover the reduced mass at first floor level due to the pitched roofs significantly reduces the bulk and mass of the built

form. The proposed layout and design is acceptable. Conditions in respect of building materials will be required.

Residential Amenity

- 5.6 The amenity of existing residents and new occupants needs to be considered. Firstly the amenity of existing residents is discussed.
- 5.7 No. 18 Yarnells Road and has been extended at ground floor to the boundary with the application site, however the nearest habitable room window is at the front 2m from the side boundary. The facing side elevation of the Plot 2 would be 1m from the boundary. Plot 2 would project further forward from No.18 Yarnells Road overall by 4.8m although this is stepped both in footprint and height so that the projecting element reduces in height the closer it comes towards No.18 Yarnells Road. It is my view that the proposed building although obliquely visible from No. 18's ground floor living room window, will not breach a 45 degree angle and will not have a material impact in terms of shadow or loss of light. There is also a bedroom window at first floor on the nearside. Similarly the dwelling will be obliquely visible but not cause material harm. There is a double length window centrally placed on the side elevation of Plot 2 facing towards No. 18 Yarnells Road. This double length window will serve a stairwell and will not give rise to any undue overlooking to No.18 Yarnells Road. There will be a very small amount of increased shade in the morning to the front of No.18 due to the forward projection of the dwellinghouses. The area immediately to the front is hard surfaced and the main garden area lies further forward. This should not be unduly affected by shade.
- 5.8 The side elevation of Plot 1 would be situated 6m from the boundary with No. 32 North Hinksey lane and a further 2.8m from the side elevation. This is considered a sufficient gap not to be overbearing to the neighbouring property's conservatory lounge which lies to on the nearside to the development. No 32 North Hinksey Lane has two secondary windows in the side elevation facing towards Plot 1. An existing close boarded fence lies on the boundary which will remain and new planting is proposed alongside the fence adjoining the access road. Plot 1 has a ground floor side window to a sitting room and a roof window in the first floor serving an en suite bathroom facing towards No. 32 North Hinksey Lane. Due to the levels difference (proposed) the proposed ground floor window will be lower than the windows in the facing elevation of No.32 and between will be a 1.8m high close boarded fence. I do not consider there will be any undue overlooking either into the adjoining property or into the garden area.
- 5.9 No. 36 North Hinksey lane is set back in their plot alongside on the same building lines as Plots 2 and 3. No. 36 is situated 0.8m from the boundary and Plot 3 would be 1.5m from the boundary. The facing side elevation of No 36 is exposed to the application site although there are no

facing windows. The only factor to consider is the impact of Plot 3 upon a sun terrace at first floor to the rear of No. 36. The proposed dwelling will project closer to No.36 than the existing (part demolished) house and whilst being more prominent it will not increase the shade being north west of No.36. The proposed side windows facing No. 36 are the same (handed) as Plot 2 serving stairwell windows. There would be no undue overlooking from these windows.

- 5.10 No 16 Yarnells Road lies to the rear and south east of the application site. The existing property sits 19m away from the rear boundary, however within the garden of No. 16 on the nearside to the application site there is extant permission for a bungalow. The bungalow (not built) would be situated 4.9 m from the rear boundary and 11m from the rear elevation of Plot 3 the rear elevation of which faces No.16 Yarnells Road. There will be two bedroom windows at first floor which will look towards the part of the garden area of the proposed bungalow. However this relationship already exists (from the existing dwellinghouse) and there is considered to be sufficient distance and planting along the boundary not give rise to any harm.
- 5.11 The only other concern for amenity is the increased traffic arising from vehicles to the central parking courtyard. As this car park will only serve 3 dwellings as opposed to the 7 (in the previous application) it is not considered that this would give rise to any material harm to amenity to No.18 Yarnells Road and No.32 North Hinksey Lane, in particular.
- 5.12 The garden area of the proposed properties is acceptable. There is private garden area to each property which meets the design guide standards for 4 bedroom properties (minimum 100 sq m). Plots 2 and 3 have basement kitchen / living areas with a window facing a well patio area to the front of the dwellings. There is also light to the basement from the rear in the form of rooflights which due to the level difference will be projecting through the ground at the rear. It is considered there will be good amenity for all the new properties.
- 5.13 Concerns have been raised about sub division which could be extra pressure on parking and residential amenity. The sub division of any dwelling into more dwellings would require a separate planning application.

Landscape and Visual Impact

- 5.14 The site is not within a designated landscape area. The landscape and visual impacts have been discussed above and the proposed development is in keeping with the character of the area. There are no objections from forestry or landscape however conditions in respect of tree protection and landscaping are required.

Flood Risk and Drainage

- 5.15 No responses have been received from consultees. Conditions will be required in respect of foul and surface drainage details.

Traffic, Parking and Highway Safety

- 5.16 The highway engineer has required that vehicular visibility splays are shown and a pedestrian refuge for residents waiting to cross the road. The additional plans show these details. Each dwelling has three car parking spaces which should ensure there is sufficient parking for the new residents and visitors such that there will be not be pressure to park on North Hinksey Lane.

Biodiversity

- 5.17 A condition is required to cover wildlife surveys and mitigation.

Financial Contribution Requests

- 5.18 This application for 3 dwellings (2 net) does not require financial provisions towards infrastructure (Ref Policy DC8 of the Adopted Local Plan).

6 CONCLUSION

- 6.1 The application proposes the demolition of the existing dwellinghouse and the erection of three detached dwellings within North Hinksey village. This scheme represents a revised proposal to a previous application which was refused earlier this year. This scheme respects the form of surrounding development both in terms of layout and design. There are no objections to the scheme and the development, subject to conditions, will be in keeping with the character and design of the area.

The following planning policies have been taken into account:

NATIONAL PLANNING POLICY FRAMEWORK

VALE OF WHITE HORSE LOCAL PLAN 2011 – GS1, GS3 (Part), DC1, DC3, DC5, DC6, DC7, DC8, DC9, DC12, H15, H16, NE5

DRAFT VALE OF WHITE HORSE LOCAL PLAN 2031: PART 1 – CP1, CP2, CP3, CP4, CP7, CP8, CP15, CP22, CP23, CP24, CP33, CP35, CP36, CP37, CP38, CP39, CP42, CP43, CP44, CP45, CP46

NEIGHBOURHOOD PLAN

North Hinksey Neighbourhood Plan: The neighbourhood plan designation area was made 20 December 2014 and incorporates the whole parish of North Hinksey. To date a neighbourhood plan has not been submitted to the Council Consequently no weight can be given to any policies that may be emerging in the draft neighbourhood plan.

VALE OF WHITE HORSE DESIGN GUIDE 2015

Case Officer – Cathie Scotting

Email – cathie.scotting@southandvale.gov.uk

Tel – (01235) 422600