

<b>APPLICATION NO.</b>	<a href="#">P17/V0134/RM</a>
<b>SITE</b>	The Bungalow, Townsend Grove, Wantage, OX12 0AZ
<b>PARISH</b>	GROVE
<b>PROPOSAL</b>	Reserved matters application following outline planning permission P16/V0527/O (which permitted 14 flats, access only approved) for appearance, landscaping, layout and scale (as amended by revised building design and layout plans received 21 April 2017, further revised by amended landscape details received 26 May 2017, and further amended by revised elevations and floor plans to reduce height of two storey wing received 30 May 2017)
<b>WARD MEMBER(S)</b>	Ben Mabbett Chris McCarthy
<b>APPLICANT OFFICER</b>	D Pink Investments Ltd. Lisa Kamali

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## **RECOMMENDATION**

That reserved matters consent is granted subject to the following conditions:

### Standard Conditions

1. Approved plans.

### Prior to commencement

2. Details of hard and soft landscaping and boundary treatment to be submitted.
3. Arboricultural method statement including tree protection plan to be submitted.
4. External materials details.

### Prior to occupation

5. Existing vehicular access to be stopped up.
6. Parking in front of bin store to be prevented – details to be submitted.

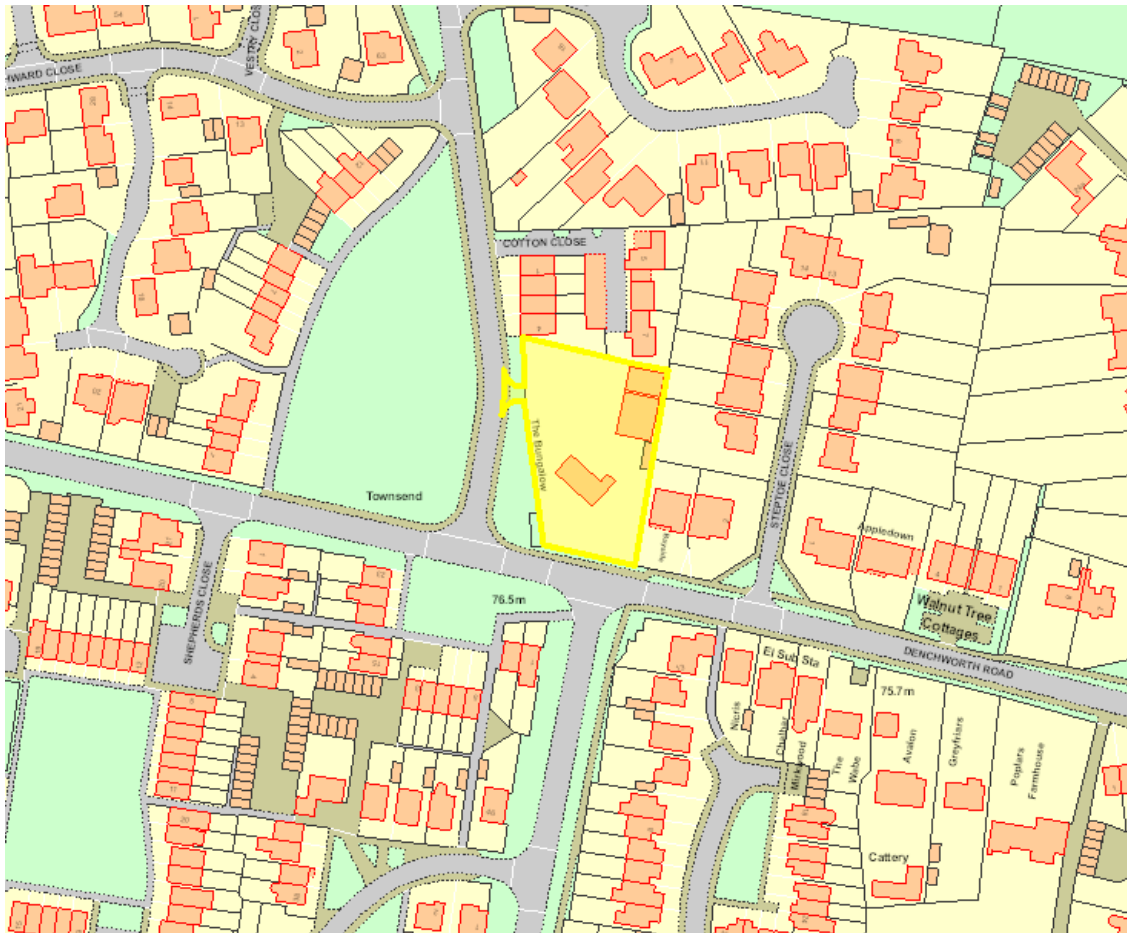
### Compliance

7. Parking and manoeuvring areas retained in accordance with approved plan.
8. Vision splays retained in accordance with approved plan.

## 9. Landscaping to be implemented and maintained for five years.

### 1.0 INTRODUCTION AND PROPOSAL

- 1.1 The site, known as Breakspear's Yard, is comprised of a large corner plot fronting Newlands Road and Denchworth Road in Grove. The existing site access to the site is from Denchworth Road. A site location plan is included below:



- 1.2 The site has been previously used for residential and business use and contains a bungalow to the south and a brick built structure to the north.
- 1.3 Surrounding development is residential and generally characterised by two storey dwellings, mainly constructed of brick, which are generally about 7 to 8.5 metres in height, however to the immediate east of the site there is a modern two and a half storey dwelling with a light render finish.
- 1.4 This reserved matters application for scale, appearance, layout and landscaping follows outline approval where the principle of developing the site to accommodate 14 flats was approved, along with the proposed access from Denchworth Road.
- 1.5 The application has been amended to accommodate a large oak tree, situated on the Denchworth Road (western) boundary of the site that is now the subject of a tree preservation order (TPO).
- 1.6 The application was further amended to reduce the height of the two storey wing

fronting Newlands Road was reduced to the same height as was shown on the indicative elevation for the outline scheme.

- 1.7 A minor change to the proposed landscaping has also been made to ensure existing boundary planting is retained where possible, along with retention of a surface water drain.
- 1.8 The application (as amended) proposes a part two, part three storey building with a separate single storey bin and cycle store to the north of the site, which will accommodate 14 No. two bedroom flats, one bedroom more than that shown illustratively at outline stage.
- 1.9 The three storey element of the development, with a maximum height at the ridgeline of approximately 12.25 metres, is located along the Denchworth Road (western) frontage and the building steps down to two storeys (approximately 8.75 metre ridgeline) on the Newlands Drive (southern) frontage.
- 1.10 An up to date site layout plan (198-P1 Rev B) is included below. Extracts of the plans are attached at **Appendix 1**, and two views of the development are included at **Appendix 2**.



## 2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

2.1 Since the application was submitted, there have been three amendments to the application. These are summarised as:-

- 21 April 2017: Plans amended to accommodate a mature oak tree on the western boundary, as that tree is now the subject of a tree protection order (TPO). Amendment included rotating building slightly to the east and repositioning building bulk from the north to the south of the site. Due to the

need to raise finished floor levels to accommodate the roots of the TPO tree, the overall height of the three storey part of the development was increased by 0.29 of a metre, and the height of the two storey wing by 0.58 of a metre. Full re-consultation undertaken on this significant amendment.

- 26 May 2017: Revised site layout plan provided with amended labelling indicating existing boundary planting fronting Denchworth Road and Newlands Road to be retained, managed and supplemented with new native planting (as opposed to removed). Re-consultation was not considered necessary for this minor amendment to the proposed landscaping.
- 30 May 2017: Plans further amended to reduce the height of the two storey wing fronting Newlands Road by 0.62 of a metre to the same height as was shown on the indicative southern elevation for the outline scheme (approximately 8.75 metres at the ridgeline), to better relate to the scale of the property to the east ('Newlands'), and those beyond it. Re-consultation was not considered necessary as this amendment reduced the height of the building in one location, with no other changes.

2.2 Below is a summary of the most up to date responses received to this application including those regarding the amended plans received 21 April 2017. A full copy of all the comments made can be viewed online at [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk)

Grove Parish Council	<p>Object</p> <p><i>"The committee object to the plans for the following reasons: The style of the building, and 3 storey layout of the corner section in not in keeping with the surrounding area. There is insufficient parking (14 spaces + 7 for visitors)."</i></p>
Neighbours	<p>Objections have been received from four neighbours. Their reasons for objecting are set out below:-</p> <ul style="list-style-type: none"> <li>• The size of the development is excessive. Three storeys is not in keeping with any other housing in the local area, and would detrimentally impact on the streetscape.</li> <li>• Design is not in keeping with properties in the immediate area.</li> <li>• Insufficient parking for residents and visitors. One parking space per unit is not sufficient.</li> <li>• Parking along Denchworth Road is already an issue and this will just exacerbate the problem.</li> <li>• The addition of extra traffic exiting directly into the junction is dangerous.</li> <li>• The view that we currently have of the open green space opposite will be obscured.</li> <li>• The height and size of the development will overshadow the properties in Cotton Close.</li> <li>• The bin store is situated very close to number 4 and 7 Cotton Close and will cause smells and vermin.</li> <li>• The application materially differs from the outline consent. The scale, mass, bulk and visual appearance of the proposal are all materially greater than that permitted by the outline planning consent.</li> </ul>

	<ul style="list-style-type: none"> <li>• The proposal would move the development outside of its originally consented foot print.</li> <li>• Building is materially closer to the existing dwellings at the site's eastern boundary than the consented scheme and would have a significant detrimental effect upon those dwellings to the east of the site.</li> <li>• Car parking is now more concentrated along the eastern boundary and will be more intrusive to the existing dwellings and their gardens.</li> <li>• The proposed west elevation of the block would move materially closer to Bayside (to the immediate east of the site) than the consented scheme - approximately 1m.</li> <li>• The proposal seeks to increase the ridge height at the boundary with Bayside by nearly 1m and will be significantly higher than the outline consent.</li> <li>• Overall effect of this proposal is highly detrimental to Bayside in comparison with the consented scheme.</li> <li>• The proposal contained within the consented scheme was generally appropriate and sympathetic to the streetscape and existing neighbouring development.</li> <li>• There is a perfectly reasonable development put forward in the consented outline scheme and the developer could build it.</li> </ul>
<p>Forestry Officer</p>	<p>No objection</p> <ul style="list-style-type: none"> <li>• Satisfied that the scheme as amended will ensure that the mature Oak to the front of the site can be successfully retained.</li> <li>• The Arboricultural Report prepared by Sylva Consulting (ref 17035 and dated March 2017) that enables an accurate assessment of the condition of the tree and the likely impacts of the proposed development on it.</li> <li>• Satisfied that, with appropriate tree protection measures and planning condition, the long term retention of the tree can be safeguarded. In order to ensure that the implementation of the works do not adversely affect the integrity of the tree, an arboricultural method statement, including tree protection plan, should be required and controlled by condition.</li> <li>• Note the comments of the landscape officer and endorse her view of the management potential of the hedge that bounds the western part of the site. If it could be retained, albeit with a reduction management regime that provides a framework for future growth, it would make an immediate contribution to the setting of the new building.</li> </ul> <p><u>Condition</u></p>

	<ul style="list-style-type: none"> <li>• Arboricultural method statement, including tree protection plan, should be required and controlled by condition.</li> </ul>
Landscape Officer	<p>No objection</p> <ul style="list-style-type: none"> <li>• The outline application showed the existing boundary vegetation being retained and supplemented.</li> <li>• The revised application better addresses the existing tree and does provide space to allow the establishment or retention of vegetation along the sites boundaries.</li> <li>• Still have concerns about the removal of all the sites boundary vegetation and the proposed culverting the existing ditch. The current character of the area is the green boundary vegetation and trees, the resultant design would change the local character.</li> <li>• The existing vegetation on the sites western boundary could be retained with the vegetation reduced in height to create a hedgerow to match the existing hedge along the southern site boundary.</li> <li>• With regards to the rear parking the design needs to create a defined space for the residents to enjoy.</li> <li>• Currently the layout shows large areas of grass which would be difficult to maintain such as along the sites northern boundary and does not provide amenity to the area.</li> <li>• Details of the proposed planting and surfacing can be conditioned, with an improved planting scheme which reflects the residential nature of the site. Planting such as climbers could be used to soften the car park boundaries.</li> </ul> <p><u>Condition</u></p> <ul style="list-style-type: none"> <li>• Landscaping details to be submitted.</li> </ul>
Waste team	<p>No objection but suggested parking should be restricted in the area in front of the door to the bin store.</p>
Oxfordshire County Council One Voice	<p>Transport/Highways</p> <p>No objection</p> <ul style="list-style-type: none"> <li>• Recommended that one car parking space be allocated to each residential unit.</li> </ul> <p><u>Conditions</u></p> <ul style="list-style-type: none"> <li>• New vehicular access</li> <li>• Close existing access</li> <li>• Vision splay protection</li> <li>• Parking and manoeuvring areas retained</li> <li>• Cycle parking facilities</li> <li>• Construction Traffic Management Plan</li> </ul>

### 3.0 **RELEVANT PLANNING HISTORY**

#### 3.1 [P16/V0527/O](#) - Approved (10/06/2016)

Demolition of existing bungalow and industrial workshops/storage sheds. Erection of 14no flats, car parking, landscape and works there to.

#### 3.2 [P15/V2288/PEJ](#) - Other Outcome (27/11/2015)

Demolition of existing bungalow and industrial workshops/storage barns. Erection of 14 no. flats, car parking, landscape and associated works.

### 4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 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.

### 5.0 **PLANNING CONSIDERATIONS**

#### **Principle of the development**

5.1 The development benefits from outline permission (access only), and therefore the principle of 14 flats on this previously developed site is acceptable in principle. Illustrative plans and elevations were provided at outline stage but these were not approved as part of the outline consent.

5.2 It was deemed at outline stage that no planning obligations should be sought from the development. There is no opportunity to revisit this issue at this reserved matters stage.

5.3 The proposed vehicular access from Denchworth Road (just to the south of the existing access) was approved at outline stage and remains the same in this application.

#### **Design – appearance, layout and scale**

5.4 The NPPF provides that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment (Paragraph 60). It gives considerable weight to good design and acknowledges it is a key component to sustainable development.

5.5 Core Policy 37 expects all developments to be of a high design standard. The Council's Design Guide aims to raise the standard of design across the district and sets out detailed design guidance for developments such as this.

5.6 Objectors consider that the scale, mass, and bulk of the building would have a detrimental impact on neighbours and on the character of the streetscape. Objectors believe that because the building is taller than that shown in illustrative form at outline stage, the proposal should not be given consent.

5.7 The layout, scale and bulk of the development was initially comparable to that shown in illustrative form at outline stage, however the plans were amended to accommodate a mature oak tree on the western boundary, as that tree is now the subject of a tree protection order (TPO). The amendment included rotating the building slightly to the east and repositioning building bulk from the north to the south of the site. Due to the need to raise finished floor levels to accommodate the roots of the TPO tree, the overall height of the three storey part of the development was increased by 0.29 of a metre, and the height of the two storey wing by 0.58 of a metre.

- 5.8 The plans were then further amended at the request of officers to reduce the height of the two storey wing fronting Newlands Road by 0.62 of a metre be to the same height as was shown on the indicative southern elevation for the outline scheme (approximately 8.75 metres at the ridgeline), to better relate to the scale of the property to the east ('Newlands'), and those beyond it.
- 5.9 Re-consultation was not considered necessary as this second amendment, which reduced the height of the building in one location, with no other changes. However this amendment would appear to address some of the issues raised by the neighbour to the immediate east at 'Bayside', who raised concern regarding the increase the ridge height at the boundary with their property.
- 5.10 It is noted that the proposed plans at this reserved matters stage do not have to be the same as those shown illustratively at outline stage, and the purpose of this application is to assess the scale, layout and appearance of the scheme. As outlined above, the proposals have evolved due to an oak tree on the western boundary becoming the subject of a TPO, which reflects a new site constraint to development. Because of the tree, it is now not possible to implement the proposal shown at outline stage in any event.
- 5.11 The proposed building is larger in its height and bulk than surrounding development, where ridge heights generally fall between 7 and 8.5 metres. The ridge of the two storey wing of the building at approximately 8.75 metres is 0.84 of a metre higher than the ridge of its closest neighbour at Bayside to the east of the site. However the eaves height is more or less in line with the eaves of Bayside and the properties beyond that, such that the step down in roof height is not excessive and would not be detrimental to the character of the street scene. It is also noted that the ridge height of this part of the building is now the same height as the indicative elevation shown on the outline scheme.
- 5.12 The three storey part of the development fronting Denchworth Road is about 12.25 metres high at the ridgeline, substantially higher than the neighbours to the north, whose ridge lines are around 8 – 8.5 metres, however the separation between the building and the neighbours is some 20 metres, providing a visual 'break' as opposed to an immediate step up in height.
- 5.13 The visual impact of the additional height of the building is reduced through the use of a pitched roof to reflect that of surrounding development. Officers also note that corner sites do present an opportunity to provide 'marker' buildings with increased height, and that the physical form of a block of flats will often be quite different to that of a single dwelling. Given all of these factors, it is considered that the increase in height can be accommodated on this corner site without unduly harming the street scene.
- 5.14 The design of the building is modern, and utilises features such as projections and corner windows, however as mentioned above, rooflines are pitched taking cues from the style of development in the area. Officers have discussed the proposal with the council's design officer, who has indicated that subject to better variation in external materials (which can be secured through condition), the design and appearance of the building is acceptable.
- 5.15 The proposed building is considered to have a reasonably positive relationship with the street, as there are three pedestrian entrances to the development and ground floor units present ample glazing to the street to allow for a good degree of passive overlooking of the public realm. This will also give the development a suburban feel in



context with the character of the area.

- 5.16 External materials are indicated as brick, however no specific details have been provided. Officers are not convinced the entire building should be finished in brick, and that the building would benefit from more variety, as was also raised by the Council's design officer. It is also noted that the neighbour to the east has indicated concern regarding the change from render to brick on the southeast wing of the building. A condition for external materials is therefore recommended.
- 5.17 Overall, the appearance, layout and scale of the proposed building is acceptable on balance. Whilst the development is larger and bulkier than its neighbours, it is not considered that the development would be unduly over dominant in the street scene given this is a large corner site which can accommodate a larger building than neighbouring plots.
- 5.18 **Residential Amenity - neighbours**  
Saved 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. Protecting amenity is a core principle of the NPPF. Design principles DG63-64 of the Design Guide pertain to amenity, privacy and overlooking.
- 5.19 Four neighbours have objected strongly to the application. Objectors consider that the overall scale and bulk of the building is excessive, and that the increase in height and amendments to the layout when compared with that shown illustratively at outline stage will result in unacceptable over dominance, loss of light, shadowing and overlooking.
- 5.20 The views from the neighbouring properties over the site will change as a result of the proposal to replace the existing single storey bungalow and outbuilding with a block of flats, however it is noted that views are not protected by the planning system.
- 5.21 Loss of outlook is not considered to be an issue in this case, as the proposed building is set back from neighbouring buildings, and habitable windows in these buildings are either not orientated towards the subject site, or located significantly further than 21 metres away.
- 5.22 The Council's Design Guide recommends a distance of 21 metres minimum should be provided between facing habitable rooms to maintain privacy. The development has been designed to avoid any direct overlooking of habitable rooms windows and the 21 metre guidance is comfortably met with respect to all neighbours.
- 5.23 There will be some shadowing to the front garden of the immediate neighbour to the east ('Bayside') during the afternoons, and the end of the southeast wing of the building will be a dominant feature when viewed from the front of that neighbour's property, which does cause officers concern. However, this wing is in much the same position as was shown at outline stage, and furthermore the height of this wing has been reduced to 8.75 metres, in line with that shown illustratively at outline stage.
- 5.24 The development will result in some overlooking of the rear gardens of the adjoining sites, particularly those to the east of the site. However, the distances from windows to the closest part of neighbours' gardens are in excess of 15 metres, and given this it is not considered the development will result in demonstrable harm to the amenities of the neighbours' rear gardens. New planting can help to reduce the impact of new buildings, and this planting will be secured through the imposition of a landscaping condition to ensure particularly that the space along the eastern boundary will be planted with

suitable screening.

- 5.25 Neighbours have raised concerns regarding noise and fumes from the proposed car parking area, particularly along the eastern boundary of the site. Whilst it is appreciated that there will be some additional impact compared with the present situation, it is not considered that the harm associated with the use of the parking spaces for residential purposes would be so great to warrant a refusal of the scheme.
- 5.26 Overall, whilst it is accepted there will be some overlooking to neighbouring gardens and that the building will appear a dominant feature and will shadow the front garden of the property to the east of the site, the proposed development would not have an unduly harmful impact on the residential amenity of adjacent properties and the application is generally in accordance with saved policy DC9 and the NPPF.

#### **Residential amenity – future occupiers**

- 5.27 This application seeks 28 bedrooms in total on this site, one more than that shown illustratively at outline, equating to a requirement of 420m<sup>2</sup> of private amenity space according to the Council's Design Guide which recommends 15 sq.m per bedroom. It was identified at outline stage that there was a deficit in achieving this quantum of amenity space, with a total of 392 sq.m being achieved.
- 5.28 The current proposal provides balconies to two of the flats, as was shown illustratively at outline stage, and the overall quantum of amenity space around the building is much the same as that shown at outline stage. The shortfall in amenity space, and particularly in private amenity space does cause concern, however this was accepted at outline stage and furthermore there is a useable area at the front of the site, and the public space across the road is in very close proximity.
- 5.29 The proposed flats range in size from about 64 – 94 sq.m, which is adequate, and in some cases very generous. All the flats are dual or tripe aspect which will ensure they receive good levels of light and like for like uses are generally stacked above and/or beside each other which should remove potential noise issues within the development.

#### **Impacts on trees**

- 5.30 The application has been amended to retain an oak tree on the western boundary which is the subject of a TPO. The Council's Forestry officer has responded to make the following key points:
- The proposed loss of a birch tree to the south of the site can successfully be mitigated with replacement planting
  - Satisfied that the mature Oak to the front (west) of the site can be successfully accommodated within the scheme.
  - The Arboricultural Report prepared by Sylva Consulting (ref 17035 and dated March 2017) that enables an accurate assessment of the condition of the tree and the likely impacts of the proposed development on it.
  - With appropriate tree protection measures and planning condition, the long term retention of the tree can be safeguarded.
- 5.31 The Forestry Officer considered that the existing hedge/vegetation that bounds the site should ideally be managed and retained as opposed to removed and this is discussed in more detail below.
- 5.32 The Forestry Officer has recommended a condition for an arboricultural method statement, including a tree protection plan to be submitted and approved prior to the commencement of the development, including demolition, which is considered reasonable and necessary. The agent has queried whether demolition works can

commence prior to this condition being agreed and officers have confirmed it cannot. Subject to this condition the impacts on trees and in particular the TPO tree are acceptable.

### **Landscaping**

5.33 Saved policy DC6 requires that hard and soft landscaping proposals are provided to protect and enhance the visual amenities of the site. The landscaping proposals are straightforward, including soft landscaping and trees/other planting around the building, and hard landscaping to parking and manoeuvring areas. Existing hedges were originally shown to be removed and this is discussed in more detail below.

5.34 The Council's landscape officer has assessed the application, and raised the following issues:-

- The outline application showed the existing boundary vegetation being retained and supplemented, however that vegetation is now proposed to be removed.
- The application as amended better addresses the existing TPO tree and does provide space to allow the establishment or retention of vegetation along the sites boundaries.
- Still have concerns about the removal of all the sites boundary vegetation and the proposed culverting the existing ditch. The current character of the area is the green boundary vegetation and trees, the resultant design would change the local character.
- The existing vegetation on the sites western boundary could be retained with the vegetation reduced in height to create a hedgerow to match the existing hedge along the southern site boundary.
- With regards to the rear parking the design needs to create a defined space for the residents to enjoy.
- Currently the layout shows large areas of grass which would be difficult to maintain such as along the sites northern boundary and does not provide amenity to the area.

5.35 The landscape officer recommended that details of the proposed planting and surfacing are conditioned, with an improved planting scheme which reflects the residential nature of the site. Officers consider that this condition is reasonable and necessary to ensure the development will enhance the visual amenities of the site.

5.36 Officers consider that the existing boundary vegetation and the ditch should be retained. The applicant responded to this by providing an amended site layout plan (198-P1 Rev B) which now shows boundary planting to be retained, managed and supplemented with new native planting, which is an acceptable response which addresses previous concerns. It was not considered necessary to re-consult on this revised plan which only shows a minor change to labelling.

5.37 Overall the landscaping proposed is acceptable and in accordance with the expectations of saved policy DC6 and Core Policy 44, subject to further detail and some small changes, both of which can be secured through the recommended landscaping condition.

### **Traffic, parking and highway safety**

5.38 The NPPF (Paragraph 32) requires plans and decisions to take account of opportunities for sustainable transport, safe access for all and potential improvements to mitigate development impacts. Paragraph 32 goes on to state: "*Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.*"

- 5.39 Objectors consider the development does not provide for adequate on-site parking, and they have also raised concerns regarding traffic safety implications.
- 5.40 The proposed access to the development from Denchworth Road was approved at outline stage. The County Council did not object at that stage and did not consider that there would be unduly adverse traffic safety issues.
- 5.41 The County Council has no objections and has recommended conditions for a Construction Traffic Management Plan, Cycle parking facilities and for the new access, which are already attached to the outline consent. They have also recommended conditions relating to closure of the existing access, protection of the proposed visibility splay, and retention of the proposed parking and manoeuvring areas, which are all considered reasonable and necessary in the interests of highway safety.
- 5.42 With respect to parking provision, it is noted that 21 on-site parking spaces are provided in this reserved matters application as were shown illustratively at outline stage, and the County Council has recommended that one parking space is allocated to each unit, so the parking provision is already significantly in excess of County Council requirements. Car parking provision is therefore satisfactory and does not need to be increased.

#### **Waste**

- 5.43 The Council's waste team raised some concern that vehicles may double park in the parking space next to the bin store, restricting access to it. A condition is recommended to secure arrangements for deterring double parking in front of the bin store.
- 5.44 It is noted that objectors have raised concern about smells and vermin from the bin store that could affect them, however as the bins are to be stored in a purpose built solid structure, within the site and not alongside any of the neighbours' boundaries, this is unlikely to be a problem.

#### **Housing Mix and Affordable Housing**

- 5.45 Core Policy 23 requires the housing mix to accord with SHMA requirements, however the outline consent permitted 13 x two bed units and 1 x one bed unit, 27 bedrooms total. This reserved matters application proposes 14 x two bedroom units, and 28 bedrooms total, which is in general accordance with the outline consent. Officers do not consider it would be reasonable to insist on a SHMA compliant mix at this reserved matters stage.
- 5.46 Core Policy 24 requires 35% of the total number of dwellings on the site to be provided as affordable housing. Core Policy 24 would require affordable housing to be secured, as the development results in a net gain of over 11 dwellings, however at the time that outline consent was granted there was no affordable housing requirement. It is therefore not reasonable to require affordable housing at this reserved matters stage.

#### **Other matters**

- 5.47 Flood risk and drainage issues were assessed at outline stage, where the drainage officer and OCC had no objections subject to a full details of the Sustainable Urban Drainage system to be used. A condition attached to the outline consent covers this.
- 5.48 Land contamination is also addressed through a condition attached to the outline consent.
- 5.49 It is noted that the council's countryside officer had no objection at outline stage.

6.0 **CONCLUSION**

- 6.1 The principle of this development was established at outline stage along with access from Denchworth Road.
- 6.2 The layout of the proposed development has been amended in response to there being a protected tree along the western boundary of the site, and retention of that tree is now possible subject to a condition. The layout is considered acceptable given there is a protected tree to consider, and provides for adequate parking, manoeuvring and landscaped areas.
- 6.3 The proposed building is taller and bulkier than its neighbours, however the development is not excessively over dominant or out of character in the street scene, and the additional height and bulk is acceptable given this is a large corner site. The southwest wing of the building has been reduced in height to accord with the illustrative outline proposals and to better relate to the neighbours to the east of the site. The proposed building is modern in appearance but does take cues from the surrounding area through the use of similarly pitched roofs to reflect that of existing development.
- 6.4 The development will result in some change to the character of the site and surrounding area, and some impacts to neighbours, including dominance and shadowing to the front garden of the house to the east of the site and some overlooking to gardens of neighbouring properties, however these impacts are not unduly harmful when balanced against the overall benefits of the development in terms of providing additional housing on a previously developed site.
- 6.5 In summary, whilst there will be some impacts to neighbours, these impacts are not unreasonable, and officers are mindful of the outline permission which established the principle of 14 flats on the site. The NPPF places significant weight on boosting the supply of housing, and these benefits are considered to outweigh the harm in this case. It is considered that the proposal is acceptable on balance and therefore it is recommended that reserved matters consent is granted subject to conditions.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1 policies:

- CP01 - Presumption in Favour of Sustainable Development
- CP03 - Settlement Hierarchy
- CP04 - Meeting Our Housing Needs
- CP07 - Providing Supporting Infrastructure and Services
- CP20 - Spatial Strategy for Western Vale Sub Area
- CP22 - Housing Mix
- CP23 - Housing Density
- CP24 - Affordable Housing
- CP33 - Promoting Sustainable Transport and Accessibility
- CP35 - Promoting Public Transport, Cycling and Walking
- CP37 - Design and Local Distinctiveness
- CP38 - Design Strategies for Strategic and Major Development Sites
- CP42 - Flood Risk
- CP44 - Landscape
- CP46 – Green Infrastructure
- CP46 – Conservation and Improvement of Biodiversity

Vale of White Horse Local Plan 2011 policies:

DC3 – Design Against Crime

DC5 - Access

DC6 - Landscaping

DC7 - Waste Collection and Recycling

DC9 - The Impact of Development on Neighbouring Uses

DC20 - External Lighting

National Planning Policy Framework, 2012

Planning Practice Guidance, 2014

Design Guide (SPD adopted March 2015)

Equalities Act, 2010

The proposal has been assessed against the public sector equality duty in section 149 of the Equalities Act. It is considered that no recognised group will be disadvantaged by the proposal.

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