

**CHI/16448/3 – Mr and Mrs Gallington
Demolition of existing dwelling and erection of four dwellings and garages.
Downlands, South Row, Chilton, OX11 0RT**

1.0 The Proposal

- 1.1 This application seeks full planning permission for the demolition of an existing dwelling and the erection of 4 detached dwellings in its place with associated parking and turning on land at Downlands, South Row, Chilton.
- 1.2 The site has outline planning permission for 4 detached dwellings which was granted on appeal in August 2007.
- 1.3 The site is currently occupied by a detached dormer bungalow on a large plot which is accessed by a driveway from South Row, which also serves 7 other properties.
- 1.4 The proposed dwellings are bungalows with rooms within the roof space and attached garages.
- 1.5 The site is located within the North Wessex Downs AONB.
- 1.6 Extracts from the application plans are attached at **Appendix 1**.
- 1.7 The application comes to Committee as the Parish Council objects.

2.0 Planning History

- 2.1 Outline planning permission for 4 dwellings on the site was refused in October 2006 (ref: CHI/16448/1). This scheme was allowed on appeal and a copy of the decision and illustrative layout plan are attached at **Appendix 2**. The outline permission includes access, with all other matters reserved.

3.0 Planning Policies

- 3.1 Policy GS1 of the adopted Vale of White Horse Local Plan sets out the general strategy for development in the District which allows for small scale development within the built up areas of villages providing their rural character is protected.
- 3.2 Policy H12 of the adopted Local Plan lists Chilton as one of the smaller villages in the District in recognition of the fact that it has a lower order of services and facilities and therefore a greater dependence on the private car. New development is limited to no more than 4 small dwellings within the built up area of the settlement providing the scale, layout, mass and design do not materially harm the form, structure or character of the settlement (criteria set out in paras i) and ii) of Policy H11).
- 3.3 Policy NE6 refers to development in the AONB and states that development will only be permitted if the natural beauty of the landscape is conserved or enhanced.
- 3.4 Policies DC1, DC5 and DC9 of the adopted Local Plan refer to the design of new development, parking and access considerations, and impact on neighbouring properties.

4.0 Consultations

- 4.1 Chilton Parish Council objects to application. Their full comments are attached at **Appendix 3**.
- 4.2 The County Engineer's comments have not been received but will be reported orally at the Meeting. The proposed works to the access are the same as those permitted on the appeal scheme.
- 4.3 4 letters of concern and objection have been received from neighbours raising the following:
- The proposed dwellings will overlook and overshadow neighbouring properties.
 - The Planning Inspector's decision referred to living accommodation at ground floor only and this proposal has first floor accommodation.
 - The site is outside the built up area of the village and the proposal is for 4 large dwellings.
 - The improvements proposed to the access lane will impact on neighbouring properties and would involve land outside the applicants' ownership.
 - The proposal would set a precedent for future development in the vicinity.
 - There is insufficient space within the site for parking and turning.
 - The proposed development will put a strain on existing infrastructure.

5.0 **Officer Comments**

- 5.1 The main issues to consider in determining this application are; i) the principle of residential development on this site; ii) the design of the proposal and impact on the character of the area and the AONB; iii) the impact on the residential amenity of neighbouring properties; and iv) access, parking and turning considerations.
- 5.2 Outline planning permission was granted on appeal in August 2007 for 4 detached dwellings on this site with access from South Row via the existing lane. The principle of residential development on this site has therefore been established.
- 5.3 The appeal scheme included an illustrative layout showing 4 single storey bungalows on the site. The Inspector attached a condition to restrict accommodation to the ground floor of the properties only, to minimise the impact on the landscape and to comply with Policy H12 which restricts development in Chilton to 4 small dwellings.
- 5.4 Officers acknowledge that this current proposal, whilst following the illustrative layout previously submitted, has accommodation within the roof space with the addition of dormer windows and roof lights. However, the eaves and ridge heights of the proposed dwellings have been kept to the height of a bungalow at 2.5m and 6.8m respectively. Any reduction in the ridge height would result in a shallower pitch which in your Officers opinion would compromise the design and result in a development which would be out of keeping with the general character of the area.
- 5.5 The size of the proposed dwellings is still modest with only 2 bedrooms within the roof space, and two small bedrooms on the ground floor together with the rest of the living accommodation. Concern has been expressed over the fact that these are 4 bedroom properties and therefore fall outside the Council's definition of small dwellings (3 bedrooms). However the room sizes are modest with the smallest bedroom measuring only 3.4m by 2.2m and the rest of the living accommodation limited to a kitchen/diner and lounge. The overall floor space of each of the proposed dwellings

measures approximately 139sqm (1500sqft) which is not considered to be large. Your Officers therefore consider that the proposal is consistent with the spirit of Policy H12 and that refusal on these grounds would not be justified.

- 5.6 As stated above, the height of the dwellings has been kept low and therefore the impact on the wider landscape and the AONB would be minimal. The applicants have had discussions with the Council's arboriculturalist regarding proposed screening along the western boundary as suggested by the appeal Inspector. The advice was that the existing mature hedgerow along this boundary with the open countryside would provide more than adequate screening if left to grow.
- 5.7 Despite having dormer windows at first floor level, the distance of the proposed dwellings from neighbouring gardens is sufficient to ensure that there would be no harmful impact in terms of overshadowing or overlooking.
- 5.8 Although the comments from the County Engineer have not yet been received, the proposed access to the site is the same as that approved by the appeal Inspector. The scheme includes some improvements to the lane and some residents have raised concern that these are reliant on the use of third party land. Whilst disputes relating to land ownership are not planning considerations, a condition is recommended preventing any works on site until the access improvements have been carried out, as suggested by the appeal Inspector. This will ensure that the development does not progress until the land ownership issues have been clarified.

6.0 **Recommendation**

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

1. *TL1 – Time Limit*
2. *MC2 – Submission of Materials (Samples)*
3. *RE2 – Restriction on Extensions and Alterations to Dwellings*
4. *RE7 – Submission of Boundary Details*
5. *RE8 – Submission of Drainage Details (foul and surface water)*
6. *LS4 – Submission of Landscaping Scheme (incorporating existing trees).*
7. *Prior to the commencement of the development hereby approved, full details of the surface material to be used on the access, parking and turning area shall be submitted to, and approved in writing by the District Planning Authority. The development shall only be carried out in accordance with the approved details.*
8. *No development relating to the erection of the approved dwellings shall take place until all of the works shown on Drawing CV260326/102/P2 have been implemented in accordance with the details shown on that drawing, and arrangements have been put in place to ensure that the visibility splays shown on that drawing at the junction of the access drive and South Row are kept free of obstructions over 1.05m above the level of the adjoining highway, and nothing over that height shall*

be permitted to remain, be placed, built, planted or grown on the land so designated.

9. *HY15 – Turning Space (details to be submitted)*