

APPLICATION NO.	P13/V0457/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	6 March 2013
PARISH	CUMNOR
WARD MEMBER(S)	Dudley Hoddinott Judy Roberts John Woodford Eric Batts Debby Hallett
APPLICANT	Rivar Ltd
SITE	21 & 23 Eynsham Road Botley Oxford OX2 9BS
PROPOSAL	Demolition of existing dwelling and garage and erection of nine dwellings
AMENDMENTS	16 April 2013 – amendments to landscaping plan
GRID REFERENCE	448088/205900
OFFICER	Stuart Walker

1.0 INTRODUCTION

- 1.1 This is a proposal to demolish the existing dwelling at 21 Eynsham Road and to redevelop the site, including part of the rear garden of no. 23, with nine new dwellings. It is a revised proposal to an outline application permitted in April 2012.
- 1.2 The application comes to committee because a number of letters of objection have been received.

2.0 PROPOSAL

- 2.1 The application site is located on the south side of Eynsham Road, close to the junction with Rose Gardens. It is surrounded by a mixture of single storey and two storey dwellings. The site is approximately 100m long and 21m wide at the front (widening to 41m at the rear), and it rises gently from Eynsham Road by about 3m over the length of the site.
- 2.2 The proposal involves the demolition of no. 21 Eynsham Road and the erection of nine dwellings comprising seven three bedroom units of 1.5 and 2 storeys, one two bedroom and one four bedroom dwelling both of 1.5 storeys (with rooms in the roof space). Plot 9 is located towards the front of the site and, in essence, replaces the existing dwelling. Plots 7 and 8 are sited in line with the dwellings in Rose Gardens. The remaining dwellings are sited on the southern part of the site, arranged in three pairs of semi-detached units.
- 2.3 The proposal follows the previously approved layout, but with changes to the footprint of plot 9 to remove the forward projection. The new dwellings are of a traditional architectural approach that reflects local vernacular building styles. A copy of the plans showing the location of the proposal and its design is **attached** at appendix 1. A copy of the earlier approved layout is **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Cumnor Parish Council: no objection, subject to a slab level condition to address potential impact on 15A Rose Gardens. The parish council fully supports the conditions requested by the drainage engineer and requests that hard surfaces are permeable.

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The parish council also raises loss of privacy and parking as issues which need to be taken into account.

- 3.2 County Highways: no objection, subject to condition.
- 3.3 Drainage Engineer: no objection, subject to conditions.
- 3.4 Thames Water Development Control: no objection.
- 3.5 Landscape Architect: no objection.
- 3.6 Forestry Team: no objection, subject to tree protection condition.
- 3.7 Architects Panel: Approve – the outline permission approved the density and principle, and the amendments to plot 9 are acceptable.
- 3.8 Waste Management: no objections.
- 3.9 Nine letters of objection have been received from neighbours raising the following concerns:
 - Overdevelopment
 - Out of character
 - Massing, bulk and scale
 - Density
 - Traffic generation / highway safety
 - Loss of outlook / privacy
 - Noise disturbance / light pollution
 - Loss of trees
 - Drainage, hydrology and flood risk
 - Inadequate parking provision
 - Inadequate landscaping / amenity space
- 4.0 **RELEVANT PLANNING HISTORY**
- 4.1 [P13/V0224/D](#) - Approved (01/03/2013)
Demolition of existing dwelling (no. 21) and garage.
- 4.2 [P11/V1873/O](#) - Approved (18/04/2012)
Outline application for demolition of existing detached dwelling and garage. Erection of 8 semi detached dwellings of 1.5 and 2 storeys and 1 detached dwelling of 1.5 storeys with new access and associated parking.
- 4.3 [P09/V2458](#) - Approved (12/02/2010)
Proposed single storey rear extension.
- 4.4 [P07/V1927/O](#) - Refused (10/03/2008)
Demolition of existing dwelling and garage. Erection of 8 semi detached dwellings of 1.5 and 2 storey and 1 detached dwelling of 1.5 storeys with new access and associated parking.
- 4.5 [P02/V1237](#) - Approved (10/09/2002)
Erection of a two storey side extension to form granny annexe.
- 4.6 [P88/V2013/O](#) - Refused (18/04/1988)
Erection of four dwellings.

5.0 **POLICY & GUIDANCE**

5.1 Vale of White Horse Local Plan 2011 policies:

- H10 - Development in the five main settlements
- DC1 - Design
- DC5 - Access
- DC6 - Landscaping
- DC8 - Provision of infrastructure and services
- DC9 - Impact of development on neighbouring uses

5.2 *Residential Design Guide (adopted in December 2009)*

Section 4.2 states that the key factor in the sub-division of plots to provide one or more additional dwellings is that the site's context should dictate the approach for designing and laying out the new buildings. New buildings need to fit comfortably within the street, and there should be a positive relationship between the built form and the street.

5.3 *National Planning Policy Framework*

The National Planning Policy Framework confirms there is a presumption in favour of sustainable development and within the overarching roles that the planning system ought to play are a set of 12 core planning principles, the following of which are directly relevant to this application:

- i. Be genuinely plan led
- ii. Not simply be about scrutiny, but be a creative exercise in finding ways to enhance and improve the places in which people live their lives
- iii. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings
- iv. Take account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside and supporting thriving communities within it
- v. Support the transition to a low carbon future, taking account of flood risk and encourage the reuse of existing resources
- vi. Contribute to conserving and enhancing the natural environment and
- vii. Take account of and support local strategies to improve health, wealth, and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

5.4 In delivering sustainable development, the framework sets out a variety of detailed guidance and the following sections are directly relevant to this application:

- i. Delivering a wide choice of high quality homes – housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered to be up-to-date if a five year supply of deliverable sites cannot be demonstrated. However, local planning authorities should also consider the case to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.
- ii. Requiring good design – achieving high quality and inclusive design to contribute positively to making places better for people by concentrating on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally and permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions and

- iii. Meeting the challenge of climate change and flooding – managing risks through suitable adaptation measures to ensure flood risk is not increased elsewhere.

6.0 **PLANNING CONSIDERATIONS**

6.1 *Character*

This site is located within the Botley / Cumnor Hill area, an area that can accommodate new housing development provided the layout, mass and design of the proposal would not harm the area's character (policy H10).

- 6.2 The development in the form proposed is not considered to be harmful to the character of the locality. The layout and scale are essentially as previously permitted, with the exception of the proposed changes to plot 9. The layout with the proposed amendments to plot 9 fits with the urban grain of the area, and at a density of 33 dwellings per hectare the scheme is not considered to be an overdevelopment of the site. The heights of the proposed dwellings are considered acceptable as other 1.5 and 2 storey dwellings exist in the vicinity. The proposed dwellings to the rear are also considered to be appropriate, and they have been designed to work well with the site's varying levels. Sufficient amenity space is provided for each dwelling and the proposed landscaping scheme (as amended) is acceptable.

6.3 *Amenity*

It is considered that no undue harm would be caused to those properties adjoining the site in terms of light, outlook and privacy. The proposed dwellings have been carefully sited and designed to respect the amenity and privacy of adjacent dwellings. Any light pollution, noise and general disturbance arising from this development would not be so significant to warrant refusal on amenity grounds.

6.4 *Highways*

Adequate visibility can be achieved at the access point to ensure highway and pedestrian safety. Parking and turning arrangements within the site as shown on the layout plan are also acceptable. Any additional traffic resulting from this development would not be so significant to warrant refusal on highway safety grounds. Consequently, the County Engineer has no objections to the proposal.

6.5 *Drainage*

The applicants have provided sufficient information on foul and surface water drainage to demonstrate an acceptable means of sewage disposal and sustainable surface water disposal from the site and, as a result, the council's drainage engineer raises no objection subject to a condition requiring the submission of further technical details.

6.6 *Other material considerations*

Financial contributions to offset the development's impact on social infrastructure were agreed as part of the outline permission and were subject to a S106 agreement. The applicant has agreed to amend the agreement should planning permission be granted.

7.0 **CONCLUSION**

- 7.1 The proposal to demolish the existing dwelling and erect nine dwellings is considered to be acceptable. It will not detract from the character of the area, and will not harm residential amenity, flood risk, or highway safety. The proposal, therefore, complies with relevant development plan policies.

8.0 **RECOMMENDATION**

- 8.1 **It is recommended that the decision to grant planning permission is delegated to the head of planning in consultation with the chairman and vice chairman of the**

planning committee subject to the completion of a legal agreement to secure financial contributions to offset the impact of the development on social and physical infrastructure and subject to the following conditions:

- 1 : TL1 - Time limit**
- 2 : Approved plans**
- 3 : MC3 - Materials in accordance with application**
- 4 : HY6 - Access, parking & turning in accordance with specified plan**
- 5 : MC24 - Drainage details (surface and foul)**
- 6 : MC29 - Sustainable drainage scheme**
- 7 : RE7 – Boundary details in accordance with specified plan**
- 8 : RE17 - Slab levels (dwellings)**
- 10 : Landscaping in accordance with specified plan**
- 11 : Tree protection measures**

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