

East Area Planning Committee

2nd November 2016

Application Number: 16/00068/FUL

Decision Due by: 15th March 2016

Proposal: Erection of car port adjacent to existing dwelling and erection of garage to western boundary. Installation of new driveway gate and installation of pedestrian gate to western boundary. Insertion of 1no. window.

Site Address: Grove House 44 Iffley Turn. **Appendix 1.**

Ward: Rose Hill And Iffley Ward

Agent: Ms Marion Brereton

Applicant: Mrs Rosie Penna

Application Called in – by Cllr Turner following call-in from Cllr Benjamin in relation to applications 15/03725/FUL and 15/03726/LBD.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area
- 4 Use of garages
- 5 Railings
- 6 SUDS
- 7 Landscape plan required
- 8 Landscape carry out by completion
- 9 Landscape hard surface design - tree roots
- 10 Landscape underground services - tree roots
- 11 Tree Protection Plan (TPP) 2
- 12 Arboricultural Method Statement (AMS) 2
- 13 Trees - foundation details

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Development to Relate to its Context
- CP10** - Siting Development to Meet Functional Needs
- CP11** - Landscape Design
- HE3** - Listed Buildings and Their Setting
- HE7** - Conservation Areas
- NE15** - Loss of Trees and Hedgerows
- NE16** - Protected Trees

Core Strategy

- CS11_** - Flooding
- CS12_** - Biodiversity
- CS18_** - Urban design, town character, historic environment

Sites and Housing Plan

- HP9_** - Design, Character and Context
- HP14_** - Privacy and Daylight
- MP1** - Model Policy

Other Material Considerations:

National Planning Policy Framework

This application is in or affecting the Iffley Village Conservation Area. The development is affecting a Grade II Listed Building.

Planning Practice Guidance

Relevant Site History:

16/00069/LBC - Internal alterations to Grove house to create an en-suite and a bedroom and to install a new window. Pending Consideration.

16/01894/FUL - Demolition of Rotunda building. Erection of two storey 2-bed dwelling (Use Class C3). Pending Consideration.

16/01895/LBD - Demolition of Rotunda building connected to house. Replacement with two bedroom dwelling with basement and associated works to link main dwelling. Pending Consideration.

Representations Received:

9no. objection comments received – comments relate to concern about the overall amount of development being proposed on the site include demolition of the rotunda, obstruction of views of the rotunda, height of the proposed garage, impact on the Conservation Area, lack of dimensions on the plans, loss of greenery/trees, the use of brick is more permanent than timber and noise and light pollution.

Statutory and Non-Statutory Consultees:

Highways – no objection.

Oxfordshire Architectural & Historical Society – no comments received.

Oxford Civic Society – no comments received.

Friends of Iffley Village – application lacks information about impact on neighbours and wildlife, impact of lighting, the first floor is unnecessary, concern the building will be converted in the future to a house, no objection to the additional window in the house, lack of detail of the fences adjacent to the proposed gates and the single car garage is screened by garages on Church Way, however the lights should face SW to minimise impact on neighbours and wildlife.

Issues:

Design/Impact on the Setting of a Grade II Listed Building

Residential Amenity

Impact on the Iffley Village Conservation Area

Arboriculture

Highways/Parking

Flooding

Officers Assessment:

Site and proposal:

1. Grove House (44 Iffley Turn) is a Grade II Listed Regency villa in the Iffley Village Conservation Area. The property sits in large grounds, has been substantially extended to the rear and contains a self-contained cottage and a rotunda building which has also previously been granted planning permission to be converted to an independent dwelling. This application relates to the erection of a car port adjacent to existing dwelling and erection of garage to western boundary, installation of new driveway gate and a pedestrian gate to western boundary and insertion of 1no. window to the main dwelling.
2. There are currently two applications still under consideration for the demolition and replacement of the rotunda. These applications currently have objections from Historic England and discussions are taking place regarding these.

Design/Impact on the Listed Building and Conservation Area:

3. Whilst the proposed garage structure is a large building, there have been lengthy negotiations on the design of the structure due to its scale and prominence. It is now considered that the proposed structure reads as a typical Georgian style coach house which you would expect to find within the grounds of the Grade II Regency villa and given the size of the plot, its scale is considered appropriate. Further details are given below on how the woodland setting of Grove House will not be harmed and further tree planting is requested by condition. A condition is also recommended that samples of the materials to be used in the development are submitted to and approved in writing by the local planning authority to ensure that they are of a suitable material and quality to preserve the character and appearance of the conservation area and setting of the listed building. An objection has been received stating that views of the rotunda will be lost and obstructed by the two storey garage, however the dense planting on the site already obscures views of the rotunda which this application will seek to retain.
4. The proposed single garage is located in a discrete location to the rear of the dwelling and is well screened by trees on the southern boundary of the site and garages on the adjoining land accessed from Church Way.
5. The gates across the access driveway to the dwelling are also considered to be a sympathetic design and in keeping with the Regency villa. The location allows for the original gates to the dwelling to be retained and remain unaltered and left open whilst the secondary gates can be kept shut for security and allowed somebody to pull safely off the road whilst they open. A condition is recommended that further details of the gates and railings are submitted to and approved in writing by the Local Planning Authority.
6. The proposed window in the main house will match the existing ones, being double-hung sliding sashes with the same arrangement of glass panes. The proposed window will be located on a discrete elevation and provide improved natural lighting to the currently dark room within and is therefore considered acceptable.
7. The proposal is therefore considered to comply with policies CP1, CP6, CP8, HE3 and HE7 of the Oxford Local Plan, CS18 of the Core Strategy and HP9 of the Sites and Housing Plan.

Residential Amenity:

8. The proposed structures and window to the main dwelling are located a reasonable distance from neighbouring properties and are therefore not considered to have a detrimental impact on the amenity of neighbouring properties in terms of overbearing impact, loss of light or loss of privacy. In order for the proposed garage structures to remain as incidental buildings to the main house a condition is recommended that the buildings shall not

be used as primary living accommodation and must remain incidental to the enjoyment of the dwelling house. This will limit the activity taking place in these buildings limiting potential light and noise pollution to neighbouring occupiers. Conversion to a self-contained unit of accommodation would require planning permission in its own right.

9. The proposal is therefore considered to comply with policies CP10 of the Oxford Local Plan and HP14 of the Sites and Housing Plan.

Arboriculture:

10. Collectively, the trees at Grove House make a valuable contribution to the appearance and character of this part of the Iffley Conservation Area and are also important to the setting of the listed building. Some have added amenity and landscape significance as individuals or as groups of trees because they feature in public views from surrounding streets, or because they perform a screening function in views from neighbouring properties and provide a green enclosure around and between properties.
11. The garage along the western boundary requires removal of several existing trees (1 ash and four plum; T921, T1552, T1550, T1542). However these are relatively small, low quality and value trees, and the impact of their loss can be mitigated by new planting. A landscape plan is recommended by condition to request this planting. This will also support the wildlife on the site.
12. A greater concern is that the garage encroaches within the notional Root Protection Areas (RPAs) of 2 retained oak trees (G2a and G2b) and an ash (T1547). An updated Arboricultural Impact Assessment (AIA) was submitted to take account of the root distribution of each of these trees. The AIA advises that the garage will be constructed using piles and suspended floor beams in order to avoid excessive excavations within the Root Protection Areas of the retained trees. For this technical solution to work in arboricultural terms there will need to be a ventilated, irrigated void beneath the floor of the garage. It is not clear from the submitted drawings that this is the case and therefore a condition recommends that the foundation details are submitted to ensure that this will be the case. The proposals also encroach within the RPA of retained ash tree T1922. However, the degree of encroachment will be very small and the viability of the tree is not likely to be affected.
13. The proposed car port is in close proximity to the trees along the southern boundary of the site, but given the pre-existing site conditions officers are satisfied that these trees should not be harmed if the special precautions which are detailed in the submitted Arboricultural Method Statement are put in place and reasonable care is taken to protect the trees during construction phase.
14. Care will be needed in the design of new hard surfaces, including the new access drive which passes across the RPAs of the London plane trees T1516, and the location of underground drainage and services to ensure that retained

trees are not damaged. Details of these hard surfaces are requested by condition.

15. Care would need to be taken to protect retained trees during the construction phase. The submitted Arboricultural Method Statement contains an appropriate Tree Protection Plan and a condition is recommended that the development is carried out in accordance with this.
16. The proposal is therefore considered to comply with policies CP11, NE15 and NE16 of the Oxford Local Plan.

Highways/Parking:

17. The proposal will not result in any changes to the public highway (the existing access to Iffley Turn will remain in the same position). Therefore, the proposals will not have a significant highway / transport impacts. Given this, the county council does not object to the planning application and the proposal is considered to comply with policy CP1 of the Oxford Local Plan in terms of highways safety.

Flooding:

18. The developments increase the size of the hard areas on the site. They must therefore be drained using Sustainable Drainage measures, including porous pavements to decrease the run off to public surface water sewers and thus reduce flooding. Soakage test should be carried out to prove the effectiveness of soakaways or filter trenches. Where this is not feasible surface water should be attenuated on site and discharged at a controlled discharge rate no greater than prior to development. It is recommended that this is requested by condition to avoid increasing surface water run-off and volumes to prevent an increase in flood risk in accordance with policies CS11 of the Oxford Core Strategy 2011-2026.

Other matters:

19. There is not requirement for dimensions to be displayed on planning drawings. The drawings meet validation requirements and are therefore considered sufficient.
20. There is no indication that the proposed restructures will cause excessive light pollution. The garage on the western boundary is close to Augustine Way with street lights and numerous dwellings. It is therefore considered not to significantly contribute to light pollution in this area.

Conclusion:

Officers recommend that the application is approved subject to conditions.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

16/00068/FUL

16/00069/LBC

Contact Officer: Sarah Orchard

Date: 18th October 2016

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