

Planning

HEAD OF SERVICE: Adrian Duffield



listening learning leading

CONSULTATION WITH SONNING COMMON PARISH COUNCIL

**PLEASE RETURN TO SODC NOT LATER
THAN 12 NOON ON ?? JULY 2022**

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135 Eastern Avenue Milton Park
ABINGDON OX14 4SB

Application Reference: P22/S0 173/FUL (Full Application)

Application Type (see definition over): Minor

Proposal: Demolition of existing bungalow to be replaced by a five bedroom detached dwelling

Address: 51 Wood Lane Sonning Common RG4 9SJ

SONNING COMMON PARISH COUNCIL:

SUPPORT this application for the following reasons :

has a **RESPONSE** to this application

OBJECTS to this application for the following reasons :

See attached letter

Neighbourhood Plan

If you have an emerging or adopted Neighbourhood Plan does it support your view on this application? If so, please give details of the relevant section below:

Yes please see attached.

SIGNED

DATED etc

.....
Signed on behalf of Sonning Common Parish Council
.....
Date 10/02/2022
.....

PLEASE NOTE: We will display your comments on our website under 'consultations' in the specific application. If you have strong views on the application we encourage you to contact your local Ward Member and, if the application is referred to committee, attend the meeting to present your views.

SONNING COMMON PARISH COUNCIL

Parish Office

VILLAGE HALL, WOOD LANE
SONNING COMMON, OXON, RG49SL

Clerk - Philip Collings

Tel 0118 972 3616

Email: clerk@sonningcommonparishcouncil.gov.uk

Ms D Sarac

SODC Planning

21 July 2022

Dear Ms Sarac

Sonning Common Parish Council's Planning Committee considered the following application at its meeting of 20 July 2022:

P22/So173/FUL - Demolition of existing bungalow to be replaced by a two-storey 5 bedroom detached dwelling (Amended plans received in May 2022) at 51 Wood Lane Sonning Common RG4 9SJ.

Although this amended application is recognised as being less egregious, after discussion, Members unanimously resolved to object to this planning application on the following grounds:

1. It represents a significant over-development of the site - replacing a small bungalow with an over-sized 5 bedroom house.
2. The character and scale the proposed property is overbearing and variation from the front and rear building lines breaks the pattern of development which is out of keeping with the local area – with adverse consequences.
3. The suggested parking provision is questionable for a 5 bedroom dwelling - risking overspill on to Wood Lane.
4. The issues arising from point 2 above are contrary to the infill policies and design guidelines in our Neighbourhood Plan - **detail attached**.
5. As detailed in particular by the response from 49 Wood Lane this proposal would have a detrimental effect on the amenity of existing neighbours – in particular loss of light to downstairs rooms.
6. Loss of hedging and biodiversity.

The Planning Committee considers that this application is inappropriate and urges SODC -in the strongest terms – to reject it as it stands.

Yours sincerely



Philip Collings

Clerk to Sonning Common Parish Council

(Explanatory text on design interpretation from SCNP Plan) :-

In Sonning Common good design means:

- achieving high quality design that respects the scale, coverage and character of existing and surrounding buildings
- respecting established building set back and arrangements of front gardens, walls, railings or hedges
- using soft boundary treatments such as trees, hedges or planting to enclose the front of plots and be in keeping with the character of the street scene
- incorporating street lighting on new sites at a level compatible with the rural environment
- avoiding harsh urban parking courts
- ensuring proposals relate to established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street
- using good quality materials that complement the existing palette of materials used within Sonning Common
- adopting the principles of sustainable urban drainage systems (SUDS), where appropriate
- meeting the requirements of 'secure by Design' to minimise the likelihood and fear of crime, &
- using innovation to achieve low carbon sustainable design

Policy ENV2: Environment - landscape setting

Development proposals should take account of the locally valued landscape setting of the village and include landscape buffers where this would enhance the setting and help integrate the development into its surroundings.

Policy ENV2a: Green environment - pre-existing trees

Development proposals should seek to retain mature or important trees, groups of trees or woodland on site. Where removal of a tree(s) of recognised importance is proposed, a replacement of similar amenity value should be provided on site.

Policy ENV2b: Green environment - new planting

As part of new developments the planting of additional trees and hedging, in keeping with local character, will be supported. Applications for major development (as defined by the Town & Country Planning Act) should be accompanied by a indicative planting scheme to demonstrate that a suitable level of sustainable planting can be achieved.

1 SC-NP POLICY - key items re Infill

Polley HBfill

Development proposals on infill sites (the infilling of a small gap within an otherwise built-up frontage or group of houses where they are surrounded on all sides by other buildings) will be supported where they are of a design which:

- positively responds to, where appropriate, the prevailing size, height, scale and mass, materials, layout, density and access of the surrounding area;
- reflects the existing character of the village;
- demonstrates that the amenities of neighbouring residential occupiers will not be adversely affected through overbearing development and loss of light;
- includes an appropriate amount of landscaping which complements and enhances the green and wooded character of the local area.

Polley D1: Design

All new development within Sonning Common must demonstrate good quality design. This should include respecting the scale and appearance of the existing built environment, responding to and integrating with local surroundings and landscape context. The development of the residential allocations should use soft boundary treatments such as trees, hedges or planting to enclose the front of plots and be in keeping with the character of the village street scenes, unless viability or other material considerations show a compelling justification for a different treatment. Every effort should be made to avoid harsh urban parking courts. Design should ensure that parking is provided in a discreet and sensitive manner.

Polley D1a: Design - storeys

In order to respect the rural character of Sonning Common, new buildings should be no more than 2 storeys plus roof (pitched or as normally acceptable) unless there is a robust justification for a taller building. Such a justification will need to include evidence to demonstrate how the proposal addresses local character and residential amenity.

Polley D1b: Design on allocated and infill sites

Proposals to develop infill sites and the sites allocated in this Plan must be accompanied by a design brief that demonstrates how the proposal:

- reflects and positively responds to the good quality existing character of Sonning Common, taking careful account of the Sonning Common Character Assessment and Design Statement and SODC Design Guide;
- complies with the relevant site specific allocation policy in this Plan.

(see next page re interpretation text)