Agenda

Contact Officer: Nicola Meurer, Democratic Services Officer, Democratic Services Officer

Tel: 01235 422523

E-mail: nicola.meurer@southandvale.gov.uk

Date: 5 November 2018

Website: www.whitehorsedc.gov.uk

A MEETING OF THE

Planning Committee

WILL BE HELD ON WEDNESDAY 14 NOVEMBER 2018 AT 6.30 PM

THE RIDGEWAY, THE BEACON, PORTWAY, WANTAGE, OX12 9BY

Members of the Committee:

Sandy Lovatt (Chairman)

Janet Shelley (Vice-Chairman)
Stuart Davenport
Robert Hall
Jenny Hannaby
Anthony Hayward
Bob Johnston
Ben Mabbett
Catherine Webber

Preferred Substitutes

Yvonne Constance
Margaret Crick
St John Dickson
Katie Finch
Chris Palmer
Helen Pighills
Julia Reynolds
Emily Smith
Reg Waite

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1. Chairman's announcements

To receive any announcements from the chairman, and general housekeeping matters.

2. Apologies for absence

To record apologies for absence and the attendance of substitute members.

3. Minutes (Pages 4 - 8)

To adopt and sign as a correct record the Planning Committee minutes of the meeting held on 31 October 2018.

4. Declarations of interest

To receive any declarations of disclosable pecuniary interests in respect of items on the agenda for this meeting.

5. Urgent business

To receive notification of any matters which the chairman determines should be considered as urgent business and the special circumstances which have made the matters urgent.

6. Public participation

To receive any statements from members of the public that have registered to speak on planning applications which are being presented to this committee meeting.

Planning applications

All the background papers, with the exception of those papers marked exempt/confidential (e.g. within Enforcement Files) used in the following reports within this agenda are held (normally electronically) in the application file (working file) and referenced by its application number. These are available to view at the Council Offices (135 Milton Park, Milton) during normal office hours.

Any additional information received following the publication of this agenda will be reported and summarised at the meeting.

Summary index of applications

	Site Address	Proposal	Application No	Page.
7.	**Abingdon United Football Club, Northcourt Road, Abingdon, OX14 1PL**	Variation of Condition 4 of planning permission P96/V1020/EX to amend the opening times to the following: Monday - Thursday 0900 to 0030 Friday - Saturday 0900 to 0130 New Year's Eve - 0900 to 0130. Renewal of planning consent P91/V0341 for demolition of terrapin type building and construction of a new function room.	P18/V2222/FUL	9 - 15
8.	**18 North Avenue, Abingdon, OX14 1QN**	Demolition of existing bungalow and outbuildings. Erection of two x four-bedroom semi-detached houses with off-street parking and additional vehicle access.	P18/V2226/FUL	16 - 36

MARGARET REED

Head of Legal and Democratic

Minutes

of a meeting of the

Planning Committee

held on Wednesday, 31 October 2018 at 6.30 pm in the The Ridgeway, The Beacon, Portway, Wantage, OX12 9BY

Open to the public, including the press

Present:

Members: Councillors Sandy Lovatt (Chairman), Janet Shelley (Vice-Chairman), Stuart Davenport, Robert Hall, Jenny Hannaby, Anthony Hayward, Bob Johnston, Ben Mabbett and Helen Pighills (In place of Catherine Webber)

Officers: Martin Deans, Emily Hamerton, Andy Heron and Ron Schrieber

Also present: Councillor Ed Blagrove

PI.72 Chairman's announcements

The chairman welcomed everyone to the meeting, outlined the procedure to be followed, and advised on emergency evacuation arrangements.

PI.73 Apologies for absence

Councillor Catherine Webber had tendered her apologies. Councillor Helen Pighills substituted for her.

PI.74 Minutes

RESOLVED: to adopt the minutes of the committee meetings held on 26 September and 3 October 2018 as correct records and agree that the chairman sign them as such.

As additional information in connection with Minute 70 of the meeting held on 3 October 2018, P18/V0492/FUL – The Old Gaol, Bridge Street, Abingdon, the committee was informed that the outstanding S106 payment of £180,000 had been made in full.

PI.75 Declarations of interest

None.

PI.76 Urgent business

None.

Pl.77 Public participation

The list showing members of the public who had registered to speak was tabled at the meeting.

Pl.78 P18/V0359/FUL - Parklands School, Besselsleigh, Appleton, Oxford

Anthony Hayward, the local ward councillor, stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P18/V0359/FUL for the refurbishment and conversion of the existing Manor House into 8 apartments; the demolition of all other existing outbuildings and the extension to the Manor House; the erection of 36 new dwellings comprising 9 apartments within the extension to the Manor House and 27 houses within the grounds of the site; and retention of the existing site access, plus new associated parking and landscaping at Parklands School, Besselsleigh, Appleton, Oxford.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Officer update: A S106 financial contribution for off-site affordable housing of £286,769 had been agreed.

Jane Cranston, a representative of Besselsleigh Parish Meeting, spoke objecting to the application.

Mark Bayliss, representing some local residents, spoke objecting to the application.

Alison Knight and Richard Barter, the applicant's agents, spoke in support of the application.

Anthony Hayward, the local ward councillor, spoke objecting to the application.

In view of the importance of improving the access from the site to the A420, members suggested that the highway works off site should be secured prior to commencement rather than prior to occupation. An additional condition regarding slab levels was also suggested.

A motion, moved and seconded, to approve the application, subject to amended conditions, was declared carried on being put to the vote.

RESOLVED: to authorise the head of planning to grant planning permission for application P18/V0359/FUL subject to the completion of section 106 obligations and highway works, and subject to the following conditions:

Standard

1. Commencement three years - full planning permission.
2. Approved plans.

Prior to commencement

3. Contaminated land.

4. Piling methodology.
5. Ecology licenses.
6. Tree protection.
7. Details of access and off-site works to be submitted.

Prior to occupation

8. Materials as specified.
9. Biodiversity enhancement in accordance with details.
10. Surface water drainage in accordance with details.
11. Foul drainage in accordance with details.
12. Landscaping and tree species details.
13. Tree methodology statement.
14. Details of external lighting.
15. Landscaping implementation and management plan.
16. Boundary treatments.
17. Parking in accordance with plans.
18. Residents' travel information packs.
19. Noise mitigation in accordance with details.
20. Slab levels in accordance with details.

Pl.79 P18/V1483/FUL - 3 Sandford Lane, Kennington, Oxford, OX1 5RW

Bob Johnston, one of the local ward councillors, stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P18/V1483/FUL for the demolition of the existing bungalow and the erection of 2 x 1 bed and 3 x 2 bed apartments, associated off street parking, private amenity space, refuse and cycle storage at 3 Sandford Lane, Kennington, Oxford.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Martin Feather, a representative of Kennington Parish Council, spoke objecting to the application.

Janine Humphreys, a local resident, spoke objecting to the application.

Terry Winter, the applicant, spoke in support of the application.

Ed Blagrove and Bob Johston, the local ward councillors, spoke objecting to the application.

A previous application for redevelopment of the site had been refused and an appeal against this decision had been dismissed. Whilst the new proposal sought to address the reasons for refusal, members expressed the view that the changes were not sufficient to justify approval.

Contrary to the officer recommendation, a motion to refuse the application was declared carried on being put to the vote.

RESOLVED: to refuse planning permission for application P18/V1483/FUL, for the following reasons:

1. Having regard to the bulk, width and height of the proposed building compared to the surrounding properties, the development would appear dominant and overbearing within the street scene which would be harmful and out of keeping with the character of the area. This would be contrary to policy CP37 of the adopted Local Plan, advice set out in the Vale of White Horse Design Guide and advice set out in the NPPF.

2. Having regard to the amount of hardstanding to the front of the property to meet the required parking, in an elevated position within the street scene, this development would appear dominant and out of character with the surrounding area, contrary to policies CP37 and DC6 of the adopted Local Plan, advice within the Vale of White Horse Design Guide and advice set out in the NPPF.

Pl.80 P18/V1820/FUL - Land south of Red Gables, Longcot

The committee considered application P18/V1820/FUL for a part retrospective proposed replacement dwelling on land south of Red Gables, Longcot.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Councillor Elaine Ware, one of the local ward councillors, had submitted a statement, objecting to the application.

Nick Boyd, a local resident, spoke objecting to the application.

Heloise Goodley, the applicant, spoke in support of the application.

The planning officer advised the committee that there appeared to be a discrepancy between the drainage proposals detailed in the planning application and those described by the applicant. Accordingly, a motion to defer consideration of the application, pending a site visit and clarification of the drainage strategy, was declared carried on being put to the vote.

RESOLVED: to defer consideration of application P18/V1820/FUL, pending a site visit and clarification of drainage information.

Pl.81 P17/V2711/FUL - Heritage, 63A Oxford Road, Abingdon

Helen Pighills, one of the local ward councillors, stepped down from the committee and took no part in the debate or voting for this item.

The committee considered application P17/V2711/FUL for a change of use from a C3 dwelling house to a 7 bed HMO (sui generis) at Heritage, 63A Oxford Road, Abingdon.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Officer updates:

- Abingdon Town Council was now satisfied with the car parking provision and withdrawn its objection.
- The forestry officer had no objection subject to an additional condition requiring a tree protection plan.

Helen Pighills, one of the local ward councillors, spoke about the application.

A motion, moved and seconded, to approve the application, subject to an additional condition was declared carried on being put to the vote.

RESOLVED: to grant planning permission for application P17/V2711/FUL, subject to the following conditions:

Standard

1. Time limit – full application.
2. Approved plans.

Prior to commencement

3. Tree protection

Prior to occupation

4. Car parking.
5. Visibility splays

The meeting closed at 8.55 pm

APPLICATION NO.	P18/V2222/FUL
SITE	Abingdon United Football Club, Northcourt Road Abingdon, OX14 1PL
PARISH	ABINGDON
PROPOSAL	Variation of Condition 4 of planning permission P96/V1020/EX to amend the opening times to the following: Monday - Thursday 0900 to 0030 Friday - Saturday 0900 to 0130 New Year's Eve - 0900 to 0130.(As amended by additional information received on 28 September 2018).
WARD MEMBER(S)	Katie Finch Helen Pighills
APPLICANT	Abingdon United Football Club
OFFICER	Sally Appleyard

RECOMMENDATION

That planning permission is granted subject to the following conditions:

1. **Hours of operation**
2. **Compliance with approved noise management programme**

1.0 INTRODUCTION AND PROPOSAL

1.1 This application is referred to committee after the granting of a temporary permission for the same proposal at planning committee on 13 September 2017 under application reference P17/V1399/FUL. It was agreed at this committee meeting that any subsequent application seeking planning permission on a permanent basis would also be referred to committee.

1.2 The application seeks planning permission to vary condition 4 attached to planning permission P96/V1020/EX on a permanent basis. The condition states the following:

"The building hereby permitted shall not be used for functions or other entertainment purposes before 0900 hours nor after 2330 hours, or after such time as may be granted by the magistrates Court as an extension to the licence, without prior approval in writing of the District Planning Authority."

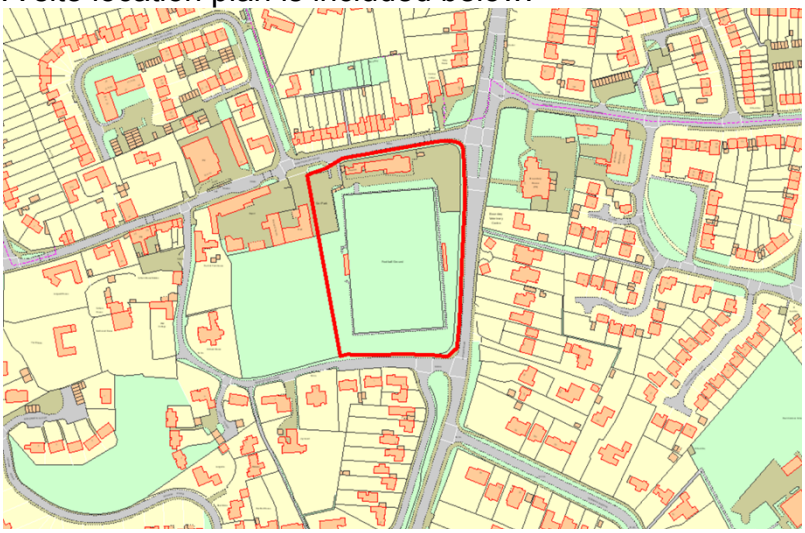
1.3 The application seeks planning permission to alter condition 4 to enable the premises to remain open until 00:30 Monday to Thursday and until 01:30 on Fridays, Saturdays and New Year's Eve to be in line with the premises licence granted on 22 May 2017. It is therefore proposed that the varied condition would read:

"The building shall not be used for functions or other entertainment purposes before 09:00 on Mondays to Saturdays nor after 00:30 on Mondays to

Thursdays, 01:30 on Fridays, Saturdays and New Years Eve and 23:30 on Sundays."

1.4 The site lies within the main built up area of Abingdon, and is situated within the Abingdon Northcourt Conservation Area. The site is within a corner plot towards the eastern end of Northcourt Road, with Northcourt Road running along the northern boundary of the site and Oxford Road running along the eastern boundary of the site. The site is within a residential area, with the dwellings closest to the function room situated to the north.

1.5 A site location plan is included below.



2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

2.1 A summary of the responses received in respect to the original and amended plans is below. A full copy of all the comments made can be viewed online at www.whitehorsedc.gov.uk.

Abingdon Town Council	No objections
Local Residents	Six letters of objection were received within the first round of consultation, and a further five letters of objections were received within the second round of consultation. The grounds of objection are as follows: • Noise and disturbance late at night 7 days a week • Unclear why the club wishes to extend its hours further and does not specify what use it would make of the extended times • Extended hours are uneccesary and excessive • No details submitted regarding new function room • Continuing to ignore planning restrcitions • Extension of opening times results in antisocial behaviour
Health & Housing - Env. Protection Team	No objections, subject to compliance with noise management plan.

3.0 RELEVANT PLANNING HISTORY

3.1 VE01/404 - ()
unauthorised development
ref no 269/01

VE18/505 - (14/09/2018)
without planning permission the change of use of land by the stationing of caravans in the carpark for residential or commercial purposes

P17/V1399/FUL - Approved (19/09/2017)
Variation of Condition 4 of planning permission P96/V1020/EX to amend the opening times to the following:

Monday - Thursday 0900 to 0030
Friday - Saturday 0900 to 0130
New Year's Eve - 0900 to 0130
(As amended by additional information received on 26 July 2017)

VE17/429 - (07/09/2017)
Unauthorised advertising on perimeter fence.

VE02/249 - (25/02/2011)
flood lights not wound down fully between matches
ref no 179/02

P05/V1216 - Refused (13/10/2005) - Appeal dismissed (31/07/2006)
Erection of a 17.5m streetworks column telecom mast together with ground based equipment cabinets and associated ancillary equipment.

P05/V0404 - Approved (09/05/2005)
Erection of a stand for additional spectator seating.

P02/V0111 - Approved (02/09/2002)
Extension to existing stand for additional spectator seating.

P00/V0267 - Approved (13/04/2000)
Extension to provide shower/Changing facilities. Demolish existing shower/changing facilities.

P96/V1355/COU - Approved (13/02/1997)
Change of Use for additional use as a Pre-School playgroup.

P96/V1020/EX - Approved (04/11/1996)
Renewal of Planning Consent ABG/467/14 for demolition of terrapin type building and construction of a new function room.

P93/V0347 - Approved (05/08/1993)
Replacing of 8 existing floodlights (8 metres high) and upgrading with 8 telescopic floodlights (variable height adjustment 5 metres to 16 metres) with two lights on each giving an average of 140/160 lux.

P92/V0343 - Refused (14/01/1993)
Erection of 8 new floodlights.

P91/V0342/CA - Approved (07/11/1991)
Demolition of existing terrapin function room.

P91/V0341 - Approved (07/11/1991)
Demolition of existing terrapin type building and construction of a new function room.

P88/V0403 - Approved (17/05/1989)
Extension to form members club, cellar and toilets.

P87/V0316 - Approved (18/04/1988)
Erection of a covered stand (to seat 52 spectators) and trainers.

P84/V0313 - Approved (15/02/1984)
Erection of a new stand.

P83/V0326 - Approved (15/02/1984)
Erection of 8 floodlights with two lights at 16 metres high.

P83/V0323/A - Approved (13/07/1983)
Non-illuminated sign beside entrance to club grounds.

P83/V0324/A - Refused (23/05/1983)
Non-illuminated sign to replace one previously approved.

P82/V0202 - Approved (26/04/1982)
Extension to provide lounge, bar and toilets.

P81/V0337 - Other Outcome (18/03/1981)
Demolition of existing social club and erection of new social slub with car parking.

P77/V0264/A - Approved (04/09/1978)
Erection of a name sign.

P76/V0192/A - Refused (29/11/1976)
Erection of a non-illuminated advertisement sign. (Single sided standing sign on posts).

P76/V0190 - Approved (06/09/1976)
Erection of an extension to clubhouse .

P76/V7100/LB - Approved (26/04/1976)
Change of use of shop to offices to be used in conjunction with dairy.

P75/V0197 - Approved (17/10/1975)
New beer store and home team showers.

P74/V0209 - Approved (22/07/1974)
Erection of concrete shelter fr the use of Club Trainers.

P73/V0208 - Approved (17/12/1973)
Erection of a clubhouse.

P71/V0061 - Refused (29/06/1971)
Erection of five dwelling houses and garages withprovision of cul-de-sac road.

P66/V0058 - Approved (13/09/1966)
Erection of a clubhouse.

P59/V0013 - Approved (10/12/1959)
Restorations and alterations

P53/V0006 - Approved (21/09/1953)
To erect a pavillion.

P53/V0005 - Approved (04/03/1953)
Dressing rooms, shower baths and lavatories in one building approx 60' x 20' near northern boundary.Planning Application History

3.2 **Pre-application History**
None

4.0 ENVIRONMENTAL IMPACT ASSESSMENT

4.1 The site area is less than 5ha, fewer than 150 dwellings are proposed and the site is not in a 'sensitive area' as defined by the regulations. The proposal is not therefore, EIA development.

5.0 MAIN ISSUES

5.1 The main issues relating to this application are as follows:

1. Residential amenity

5.2 **Residential Amenity**
The main issue in the determination of this application is whether the extended opening times would harm the amenities of neighbouring residential properties in terms of noise and disturbance.

5.3 This application follows on from application P17/V1399/FUL where planning permission was granted on a temporary basis for 12 months. It was considered under the assessment of this application that the extended hours proposed on the Friday and Saturday would not result in a significant loss of amenity, however it was unclear if the extended opening hours Monday to Thursday would result in significant harm to local residents. The granting of a temporary permission was to allow sufficient time to monitor and assess the potential impact of noise and disturbance on local residents as a result of extended opening hours granted under the license in May 2017.

5.4 This current application seeks planning permission for the extension of the opening times on a permanent basis. The extension of the opening times are the same as specified on the previous application. A noise management programme has also been submitted which outlines existing measures to reduce noise and an action plan for making further improvements.

5.5 The environmental health officer has confirmed that the last complaints about loud music was back in May 2017. Recording equipment was installed with the complainant, but no evidence of nuisance was obtained. There was also a complaint about noise from the intruder alarm, and a new system is being installed and is referred to in the noise management programme. As a result, the environmental health officer has raised no objections to the extension of the opening times on a permanent basis, subject to compliance with the submitted noise management programme.

5.6 Following the 12-month temporary permission granted in September 2017, it is not considered that the extension of the opening times on a permanent basis would significantly harm the amenities of local residents in terms of noise and disturbance to justify refusing the application.

5.7 **Licensing**
Planning and licensing decisions are made under different statutory regimes involving consideration of different matters. For instance, licensing considers public nuisance whereas planning considers amenity. The premises licence was granted in May 2017, with this current planning application seeking to vary the opening times to be in accordance with the licence. This application has been considered separately from licensing in accordance with policies within the development plan and material planning considerations.

5.8 **Other Matters**
Local residents have raised concerns regarding the application description as it refers to the construction of a new function room. This is the original application description to which this current application is seeking to vary. For the avoidance of doubt, this application only seeks permission to extend the opening hours on a permanent basis.

5.9 It is noted that concerns have also been raised that the extension of the opening hours will result in antisocial behaviour to increase. This is a civil matter that is dealt with outside of planning legislation.

5.10 **Conditions**
Planning conditions from planning permission P96/V1020/EX have been carried across to this planning permission where they are still considered to be necessary. In this case, condition 4 relating to the opening times is the only condition to still be relevant. This has been updated to reflect the proposed new opening times. An additional condition regarding compliance with the Noise Management Programme is also considered reasonable and necessary to add.

5.11 **Community Infrastructure Levy (CIL)**
The proposal to extend the opening times on a permanent basis is not CIL liable.

6.0 **CONCLUSION**

6.1 In conclusion, officers recommend that approval is granted for the variation of condition 4 of planning permission P96/V1020/EX for the extension of the opening hours on a permanent basis. This follows a 12 month temporary permission that was granted in September 2017 which allowed for sufficient time to monitor and assess the potential impact of noise and disturbance on local residents. Over the last 12 months, there have not been any complaints to suggest that the extended opening hours are significantly harming the amenities of local residents in terms of noise and disturbance to justify refusing the application. The proposal is therefore considered to accord with the relevant policies of the development plan and with the national Planning Policy Framework.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2011 saved policies;

DC9 - The Impact of Development on Neighbouring Uses

Emerging Vale of White Horse Local Plan 2031 part 2;
The draft local plan part 2 is not currently adopted policy. The plan has recently been examined (July and September 2018) but the inspector's report is yet to be issued. At this advanced stage it is officers' opinion that the emerging Local Plan carries limited weight for decision making. Notwithstanding, the following policies are material to the consideration of this application:

DP22 - Impact of Development on Amenity

National Planning Policy Framework 2018

National Planning Practice Guidance 2014

Vale of White Horse Design Guide 2015

Neighbourhood Plan
There is currently no neighbourhood plan for Abingdon.

Human Rights Act 1998
The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010
In determining this planning application the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

Author: Sally Appleyard
Email: sally.appleyard@southandvale.gov.uk Telephone: 01235 422600

APPLICATION NO.	P18/V2226/FUL
SITE	18 North Avenue, Abingdon, OX14 1QN
PARISH	Abingdon
PROPOSAL	Demolition of existing bungalow and outbuildings. Erection of 2 x 4 Bed semi-detached houses with off-street parking and additional vehicle access (amended car parking plans submitted 17-10-2018).
WARD MEMBER(S)	Margaret Crick Sandy Lovatt
APPLICANT	Willow Spring Homes Ltd
OFFICER	Andy Heron

RECOMMENDATION

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

Standard

1. Commencement three years - full planning permission.
2. Approved plans

Prior to development

3. Boundary details to be submitted.
4. Landscaping scheme to be submitted.
5. Drainage details to be submitted.

Prior to occupation

6. Car parking in accordance with submitted plans.

Compliance

7. Materials in accordance with submitted plans and details.
8. Permitted development restriction - extensions, roof and outbuildings.
9. Hours of construction work.
10. Sustainable development – INFORMATIVE.
11. Works within the highway – INFORMATIVE.
12. CIL Advisory drainage – INFORMATIVE.
13. Drainage – INFORMATIVE.
14. Bats – INFORMATIVE.

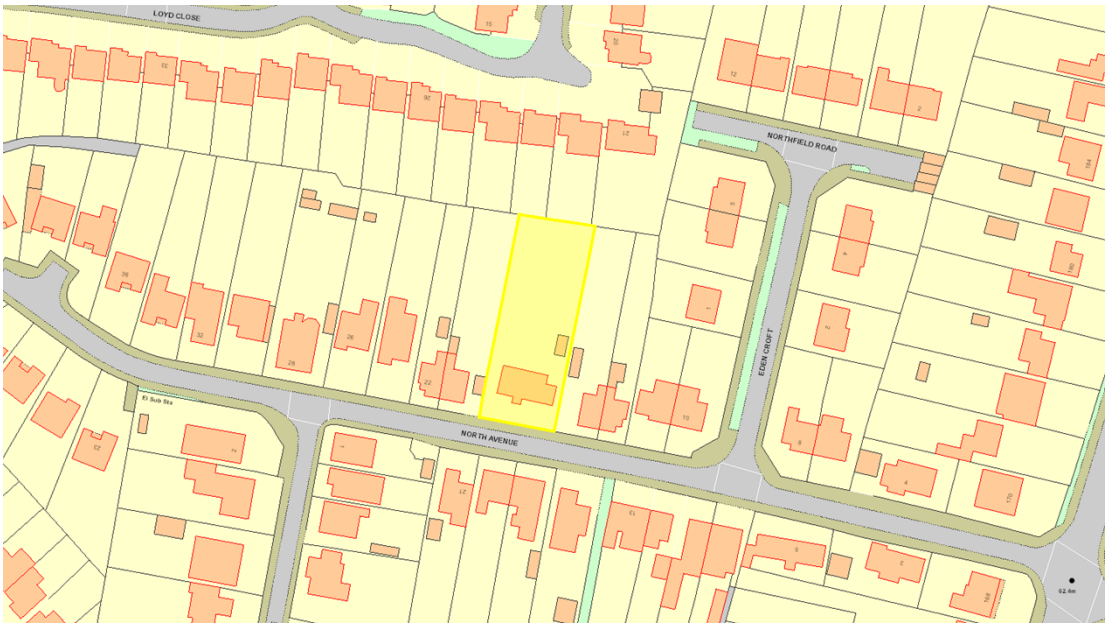
1.0 INTRODUCTION AND PROPOSAL

1.1 This application is referred to planning committee at the Development Manager's discretion following a call-in request from one of the local members,

Councillor Sandy Lovatt. Councillor Lovatt has raised concerns with the size and mass of the building and the potential impact on neighbouring amenity.

1.2 The site is located within a residential area in north Abingdon. Abingdon is a

market town within the Abingdon-Oxford Fringe Sub-Area. A site location plan is provided below:



1.3 The site currently consists of a 3 bedroom pitched roof bungalow situated in a spacious plot. Vehicle access is to the south via North Avenue. The dwelling is situated within a mixed street scene of bungalows, detached and semi-detached dwellings.

1.4 Planning consent is sought to demolish the existing dwelling and replace it with a pair of semi-detached 4 bedroom houses. The dwellings will have an overall width of 16.52 metres, and a maximum depth of 16.73 metres. The dwellings are proposed to have a slate pitched roof to a maximum height of 8.86 metres. The dwellings are also proposed to have a two-storey rear (north elevation) pitched roof gable with a smaller single storey wrap around extension to the sides and rear elevation.

1.5 The houses will be constructed of facing brick with a white render finish on the first floor. Each property will have its own vehicle access via North Avenue with on-site car parking for two vehicles. A small 0.6 metre high brick wall will be built adjacent to the north of North Avenue whilst a small grassed front garden area is proposed between each dwellings car parking area.

1.6 This application follows a recent planning application (P17/V2850/FUL) recently dismissed at appeal for the erection of six 1 bed flats. The appeal was dismissed but only on the grounds that the development would represent an over-intensive use of the site. The application was refused by planning committee for two reasons:

1. That the scale bulk and design and the number of flats would represent a cramped form of development which would be out of keeping with the area, and;
2. The scale, bulk and design and relationship to neighbouring properties in

particular No 16 and No 20, would harm the amenity of these neighbouring properties by being overbearing and oppressive, leading to a loss of light.

1.7 Extracts from the application plans for this current application are **attached** at Appendix 1.

2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

2.1 A summary of the responses received is set out below. Comments made can be viewed in full online at www.whitehorsedc.gov.uk.

2.2

Abingdon Town Council	No objection.
Oxfordshire County Council – Highways liaison officer	No objection. The proposed car parking provision and access are acceptable and should be conditioned to be retained accordingly. An informative to advise the developer that formal approval must be granted from the County Council for any works carried out on the public highway is suggested. I also recommend a condition for details of boundary treatment to be submitted.
Waste management – Vale	No objection.
Countryside officer – Vale	No objection. No objection on the basis of ecology. The existing bungalow is in a good state of repair, with no obvious external bat roosting opportunities or accesses to the roof void. The roof has interlocking tiles, making bat habitation less likely. I do not consider that there is a reasonable likelihood that bats would be impacted by the proposed development. If permission is granted then I recommend that the short bat informative is added as a precautionary measure.
Drainage – Vale	No objection, subject to condition.
Forestry officer – Vale	No objection, subject to condition. I welcome the revised position of the parking spaces, the benefit is twofold; it avoids pressure for a pruning solution to address debris falling on cars and the existing roots will not be compromised by works associated with the construction of the parking spaces. One of the parking areas slightly breaches

	the root protection area (RPA) of the northern most Lime but, as this is where the existing garage is constructed, the compacted ground will already act as a constraint for root development. The consequences, therefore, of breaching the RPA at this point will not have a significant impact on the future health or development of the mature Lime.
Archaeology Team – Oxfordshire County Council	No objection.
Neighbours – 11 letters of objection received. The grounds for objection concern can be summarised as:	• Overbearing impact. • Impact on the character and appearance of the area. • Loss in privacy. • Loss in sunlight. • Traffic implications. • Harm to wildlife.

3.0 RELEVANT PLANNING HISTORY

3.1 P17/V2850/FUL - Refused (01/02/2018) - Appeal dismissed (20/08/2018)
Demolition of existing bungalow and outbuildings. Erection of 6 x 1 Bed flats with the provision of 6 parking spaces with turning area, 12 covered cycle spaces and enclosed refuse store. (Amended and additional plans and parking survey received 30 November 2017.)

3.2 Pre-application History

P17/V1505/PEM – Pre-app enquiry (26/07/2017)
The demolition of the existing dwelling, erection of a 2.5 storey building with 9 x 1 Bedroom flats. The provision of 9 off-street parking spaces, new access and associated amenity, refuse and cycle stores.

P15/V1748/PEM – Pre-app enquiry (04/09/2015)
Demolition of existing bungalow, construction of 2x3 bed semi-detached dwellings and 1x3 bed detached dwelling with associated off street parking (2 spaces per dwelling).

4.0 ENVIRONMENTAL IMPACT ASSESSMENT

4.1 The application has been considered under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The scale of the proposal is below relevant thresholds and the locality has no recognised specific environmental sensitivity. Therefore, an Environmental Statement is not required.

5.0 MAIN ISSUES

5.1 The main considerations in determining this application are;

- Principle of development
- Design and the impact on the character and appearance of the area
- Impact on neighbouring amenity
- Highway safety
- Impact on local wildlife
- Community Infrastructure Levy (CIL)
- Sustainable development

5.2 **Principle of development**
The settlement hierarchy set out in Core Policy 3 of the Local Plan 2031 Part 1 identifies Abingdon as a market town within the Abingdon-Oxford fringe sub-area. Market towns are defined as settlements that have the ability to support the most sustainable patterns of living within the Vale through their current levels of facilities, services and employment opportunities.

5.3 Market Towns have the greatest long-term potential for development to provide the jobs and homes to help sustain, and where appropriate, enhance their services and facilities to support viable and sustainable communities in a proportionate manner.

5.4 Core Policy 4 of the Local Plan 2031 Part 1 states that there is a presumption in favour of sustainable development within the existing built area of market towns. The site is situated within an urban area within close proximity to local employment, services and facilities.

5.5 The NPPF is clear that local planning authorities should look to significantly boost the supply of housing in line with the principles of sustainable development. Core Policy 4 of the Local Plan 2031 Part 1 sets out the Council's approach to delivering new homes and retaining the housing stock. New homes will be located in accordance with the settlement hierarchy outlined in Core Policy CP3.

5.6 The development is located in the settlement of Abingdon within an area that benefits from a range of services. It would create a net increase of one additional residential unit in a highly sustainable area of the Vale.

5.7 In view of the above the principle of development is therefore acceptable providing it accords with other relevant development plan policies.

5.8 **Design and impact on the character and appearance of the area**
The NPPF states that securing high quality and inclusive design goes beyond aesthetic considerations. Great weight should be given to outstanding or innovative designs which raise the standard of design more generally in the area. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

5.9 Core Policy 37 of the Local Plan 2031 Part 1 states that new development must

demonstrate high quality design that responds positively to the site and its surroundings, creating a distinctive sense of place through high quality townscape that physically and visually integrates with its surroundings. It adds that development must be visually attractive, and the scale, height, massing, and materials should be appropriate to the site and its surrounding context.

5.10 The previous application sought consent for a two and half storey building with a two-storey rear projection. The appeal inspector concluded that the size and form of the building would not be too dissimilar from the adjoining dwellings at no's. 14/16 and 20/22 (which are semi-detached houses). The appeal decision is **attached** at appendix 2.

5.11 This current proposal seeks consent for a building with a two-storey rear projection with a side and rear single storey wrap around. The building will have a larger footprint than the appeal proposal due to the proposed single storey elements. However, the main two storey element will have a reduced depth of 1.7m less than the appeal proposal. The building is now also sited centrally within the plot which helps reduce any potential overbearing impact. The dwellings will not be built to a height above the neighbouring properties either side, nor will the footprint of the building be constructed forward of the surrounding building line. Furthermore, the proposed design is considered to improve the local character and features of the surrounding area. For example, the front garden area to the front of each dwelling will soften the impact on the surrounding street scene. Landscaping and boundary detail conditions will be recommended to enable officers to manage the site and reduce any potential impact on the area.

5.12 The surrounding dwellings in the street are a mixture of styles and sizes which give the street variety. The proposal will look different to the existing dwelling; however, it is considered that the proportions and siting of the pair of semi-detached properties will not look out of keeping with others in the street. It is also important to note that the appeal inspector stated that whilst the change from a single storey bungalow to a two-storey building would be noticeable, the

height and gaps between such buildings would not detract from the character of this location.

5.13 Bay windows and light coloured render, referred to by objectors, are features that are seen on existing buildings within the street. The proposed materials will reflect the local area and the detailed design is considered to be traditional in appearance.

5.14 The appeal dismissal was centred on the number of individual households and the creation of a mini car park in the front garden area which would be at odds with the prevailing pattern of development. The inspector noted that there were other examples of gardens given over to parking within close proximity to the site. However, it was acknowledged that these examples appeared to relate to single households.

5.15 A key difference between this current application and the previously refused

application is that the current proposal is for only 2 residential units rather than 6. The plot sizes and private amenity space would be commensurate with the neighbouring semi-detached properties. Each dwelling would have two car parking spaces and a small front garden. The parking is considered proportionate and would be not appear out of keeping with the street.

5.16 In view of the above the design and appearance of the proposed development is in compliance with the advice contained within the NPPF, and CP37 of the Vale of White Horse Local Plan 2031 Part 1.

5.17 **Impact on neighbouring amenity**
Core Policy 37 of the Vale Local Plan 2031 Part 1, DC9 of the Vale of White Horse Local Plan 2011 Saved Policies, and DP23 of the Draft Vale of White Horse Local Plan 2031, Part 2 are of importance with regard to the potential impact upon neighbouring amenity. Policy DC9 states that development will not be permitted if it would unacceptably harm the amenities of neighbouring properties and the wider environment.

5.18 The Inspector found that the appeal proposal would not materially result in the loss of light or be materially overbearing for neighbouring occupants. This current proposal has been designed so that the building is further away from no. 16 than the appeal proposal. At its closest point the proposed building would be 8.3m from no. 16; this is an improvement on the previous appeal scheme which was as near as 6.4m. The side of the proposed building would be 11m from the side of no.16's rear kitchen extension and windows, with the two-storey rear element being 13m. This is also an improvement on the appeal scheme which was 8.7m and 11m for the same elements. Given the two-storey part is at least 2m further away it would have less impact than the appeal proposal.

5.19 The eaves of the single storey wrap around element would be 2.2m in height and the ridge would be 4.1m. Given the existing 2m high boundary hedge, the main part of the single storey element that would be visible to the neighbours would be the roof. The single storey is staggered away from the neighbour's boundary whilst the roof pitches away. The building as a whole does not encroach a 40 degree line from the neighbours rear facing windows, as advised in the Council's design guide SPD.

5.20 The proposal would be closer to no. 20, due to the re-siting of the building more centrally within the plot. The side of the main building would be 8.3m from the side of No 20. This however is a reasonable distance and considered acceptable. It is considered that the staggered nature of the building and the pitched roof away from the boundary helps to reduce impact on the neighbouring occupants. No first-floor side windows are proposed, only side rooflights to the rear bedrooms and stairwells. This is considered acceptable and would not result in direct overlooking of the neighbours.

5.21 Neighbours have requested that permitted development rights are removed to prevent the building being increased. Officers consider it reasonable in this case to remove permitted development rights for extensions and roof

alterations to the dwellings, and the siting of outbuildings. This means that any future occupier would require planning permission should they wish to extend their house.

5.22 The impact upon neighbouring amenity will be minimal as the dwelling will be sufficiently distanced away from neighbouring dwellings. Furthermore, the scale of development is not considered to create a harmful impact towards neighbouring occupants. It is therefore considered that the criteria contained within Core Policy 37 of the Local Plan 2031 Part 1 and DC9 of the Local Plan 2011 Saved Policies, and DP23 of the Draft Vale of White Horse Local Plan 2031 Part 2 will be adhered to.

5.23 **Highway Safety**
The NPPF promotes sustainable transport modes, whilst seeking to ensure that safe and suitable access to the site can be achieved for all users; and any significant impacts from the development can be mitigated. Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

5.24 Oxfordshire County Council as highway authority have reviewed the proposed plans raising no objections, subject to condition. Adequate car parking and access is available for the proposed dwellings. The car parking meets the County Council car parking standards with two car parking spaces for each dwelling. Furthermore, the site is situated within a highly sustainable area with excellent bus links within close proximity that regularly serve Oxford and Abingdon.

5.25 As in the previous proposal a number of objections have been received with regards to the impact on the highway and parking as a result of the proposal. It is important to note that the appeal proposal was not refused based on the impact to the highway or parking.

5.26 A parking statement and survey have been submitted for this application to a method approved by the highways authority. Vehicles from both dwellings would reverse out into the road, this is not dissimilar to other properties on the street. The highway officer has not raised any objection to the layout of the parking. Officers therefore consider there are no grounds to refuse the application on highway grounds.

5.27 It is therefore considered that the proposed development will comply with the criteria contained within Policy DC5 of the Vale of White Horse Local Plan 2011 Saved Policies, Policy CP35 of the Vale of White Horse Local Plan 2031 Part 1, Policy DP16 of the draft Vale of White Horse Local Plan 2031, Part 2, and the NPPF.

5.28 **Impact on local wildlife**
A neighbouring objection has been received concerned with the impact the development would have on local wildlife. The Council's ecologist has been

consulted raising no objection. The existing bungalow is in a good state of repair, with no obvious external bat roosting opportunities or accesses to the roof void. The roof has interlocking tiles, making bat habitation less likely. The ecologist has confirmed that it is unlikely that bats would be impacted by the proposed development. However, a bat informative is recommended as a precautionary measure in case bats are found during construction.

5.29 **Community Infrastructure Levy (CIL)**
Policy CP7 of the Vale of White Horse Local Plan 2031, Part 1 states that the Council will work with infrastructure providers and stakeholders to identify requirements for infrastructure provision and services for new development and will seek to co-ordinate infrastructure delivery. The Council has implemented its Community Infrastructure Levy (CIL) as from 1st November 2017. Planning applications which are decided after 1st November 2017 may be liable to pay the levy.

5.30 The proposed new build in terms of the gross internal floor space area (GIA) as defined by the Royal Institute of Chartered Surveyors (RICS) is 230m2. Under the Community Infrastructure Levy Charging Schedule adopted by Vale of White Horse Council and the government Community Infrastructure Levy Regulations, new dwellings and residential development of 100m2 or more will be liable to pay the Community Infrastructure Levy. In this instance the application is CIL liable with a total CIL liability cost of £31,413.82.

5.31 **Sustainable development**
When considering development proposals, the Council is required to take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

5.32 The National Planning Policy Framework places a strong emphasis on sustainable development. All planning applications must result in sustainable development with consideration being given to economic, social and environmental sustainability aspects of the proposal. The proposed development would have a minimal impact upon the local services which operate in Abingdon. The environmental considerations have been assessed in terms of the impact on the character and appearance of the area, and for the reasons given above are considered acceptable. Social considerations overlap those of environmental in terms of amenity. As these have been found acceptable the development is considered to constitute sustainable development.

6.0 CONCLUSION

6.1 The application has been assessed on its merits, against the requirements of the adopted Local Plan 2031 Part 1, saved policies of the adopted Local Plan 2011 and the National Planning Policy Framework. Regard has been given to the draft Local Plan 2031, Part 2 but as this is yet to be adopted, it's policies hold limited weight.

6.2 Sustainable development has three strands - social, economic and environmental. The site is within a sustainable location. The delivery of new

housing has economic and social benefits to the district. Although there would be a change environmentally to the local area officers consider that this change, as set out above, would not be sufficient to cause harm that would justify refusing the proposal. Officers are satisfied that the reasons in the appeal decision have been addressed. There are no objections from technical consultees to the application. Therefore, in weighing up the planning balance, officers consider the scheme is acceptable and recommend approval.

The following planning policies have been taken into account:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the development plan unless material considerations indicate otherwise. The statutory Development Plan comprises;

- The Local Plan 2031 Part 1
- The Local Plan 2011 Saved Policies
- The Oxfordshire Minerals and Waste Local Plan 2031
- Neighbourhood Plans for; Drayton, Coxwell, Blewbury, Faringdon, Radley, Great Coxwell, and Longworth.

Other material considerations include government guidance, in particular:

- The National Planning Policy Framework (2018) (NPPF)
- The National Planning Policy Guidance (March 2014) (NPPG)
- Vale of White Horse Design Guide Supplementary Planning Document (SPD) (March 2015)
- Vale of White Horse Updated Infrastructure Delivery Plan (IDP) (December 2016)
- Draft Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Sites
- Building for Life 12

Other Relevant Legislation

- Human Rights Act 1998
- The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.
- Equality Act 2010
- In determining this planning application the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

The Vale of White Horse Local Plan 2031 Part 1 policies which are relevant to the proposed development consist of:

CP01 - Presumption in Favour of Sustainable Development
CP03 - Settlement Hierarchy

CP04 - Meeting Our Housing Needs
CP08 - Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area
CP33 - Promoting Sustainable Transport and Accessibility
CP35 - Promoting Public Transport, Cycling and Walking
CP37 - Design and Local Distinctiveness

The Vale of White Horse Local Plan 2011 Saved Policies which are relevant to the proposed development consist of:

DC5 - Access
DC6 - Landscaping
DC7 - Waste Collection and Recycling
DC9 - The Impact of Development on Neighbouring Uses
DC12 - Water Quality and Resources

The Local Plan 2031 Part 2: Detailed Policies and Additional Sites complements the Part 1 plan and sets out policies and locations for housing for the Vale's proportion of Oxford's housing need up to 2031, which cannot be met within the City boundaries. It contains policies for the part of Didcot Garden Town that lies within the Vale of White Horse District, and detailed development management policies to complement the Local Plan 2031 Part 1, which replace the saved policies of the Local Plan 2011. It also allocates additional development sites for housing.

Paragraph 48 of the NPPF states that decision-takers may give weight (unless material considerations indicate otherwise) to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

The Vale of White Horse District Council submitted the Local Plan 2031 Part 2: Detailed Policies and Additional Sites to the Secretary of State on Friday 23 February 2018 for independent examination. The draft Local Plan 2031 Part 2 is currently under examination.

Overall, taking into account the current stage of preparation, the emerging Local Plan 2031, Part 2 now attracts limited weight.

The Draft Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Sites policies which are relevant to the proposed development consist of:

CP4a – Meeting our housing needs

DP2 - Space standards
DP16 – Access
DP23 – Impact of development on amenity
DP25 – Noise pollution
DP28 - Waste collection and recycling

Case officer – Andy Heron
Email – andy.heron@southandvale.gov.uk
Telephone – 01235 422600

Appendix 1

dwg

PA-02

30.08.18

Drawing Title

Existing Block Plan

Client

Willow Spring Homes Ltd

Project Title

18 North Avenue
Abingdon-on-Thames
OX14 1QN

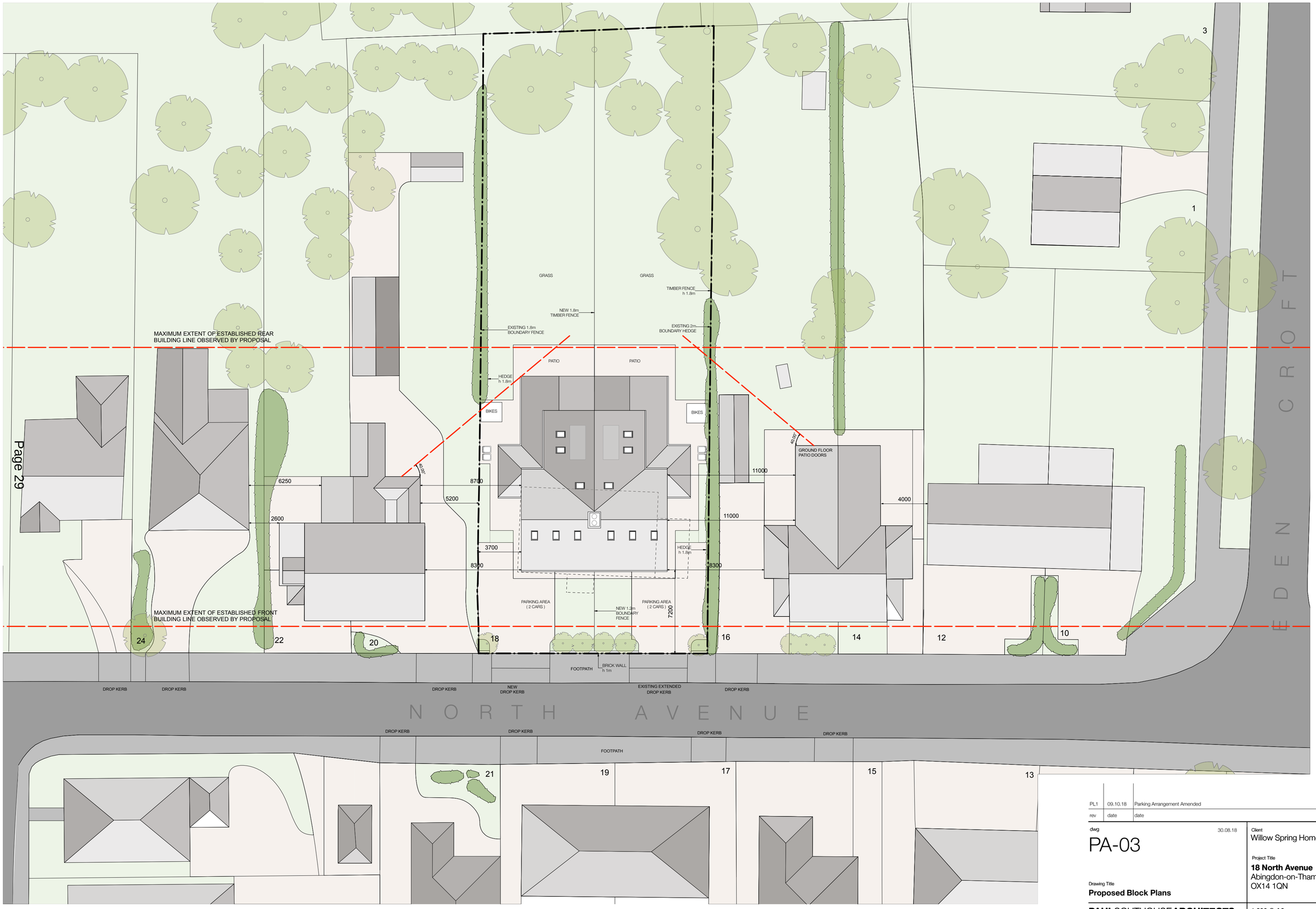
PAULSOUTHOUSE**ARCHITECTS**

1:200 @ A2

The Studio
High Street Beckley
Oxford OX3 9UU

Telephone: 01865 686108
Mobile: 07939 005458
studio@paulsouthouse.co.uk

Do not scale - Use figured dimensions only. All dimensions are approximate and are to be checked on site prior to construction. Discrepancies must be reported immediately.



rev	date	date
PL1	09.10.18	Parking Arrangement Amended

dwg 30.08.18

PA-03

Drawing Title

Proposed Block Plans

Client

Willow Spring Homes Ltd

Project Title

18 North Avenue
Abingdon-on-Thames
OX14 1QN

PAULSOUTHOUSE**ARCHITECTS**

The Studio
High Street Beckley
Oxford OX3 9UU

Telephone: 01865 686108
Mobile: 07939 005458
studio@paulsouthouse.co.uk

1:200 @ A2

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South Elevation
1:100

East Elevation
1:100

North Elevation
1:100

West Elevation
1:100

0 5m

1 FACING BRICKWORK
2 RENDER
3 SLATE ROOF TILES
4 UPVC FRAMED WINDOWS
5 PHOTOVOLTAIC PANELS
6 OBSCURED WINDOWS
7 TIMBER FENCE

dwg
PA-05
30.08.18

Drawing Title
Proposed Elevations

Client
Willow Spring Homes Ltd

Project Title
18 North Avenue
Abingdon-on-Thames
OX14 1QN

PAULSOUTHOUSE**ARCHITECTS**

The Studio
High Street Beckley
Oxford OX3 9UU

Telephone: 01865 686108
Mobile: 07939 005458
studio@paulsouthouse.co.uk

1:100 @ A2

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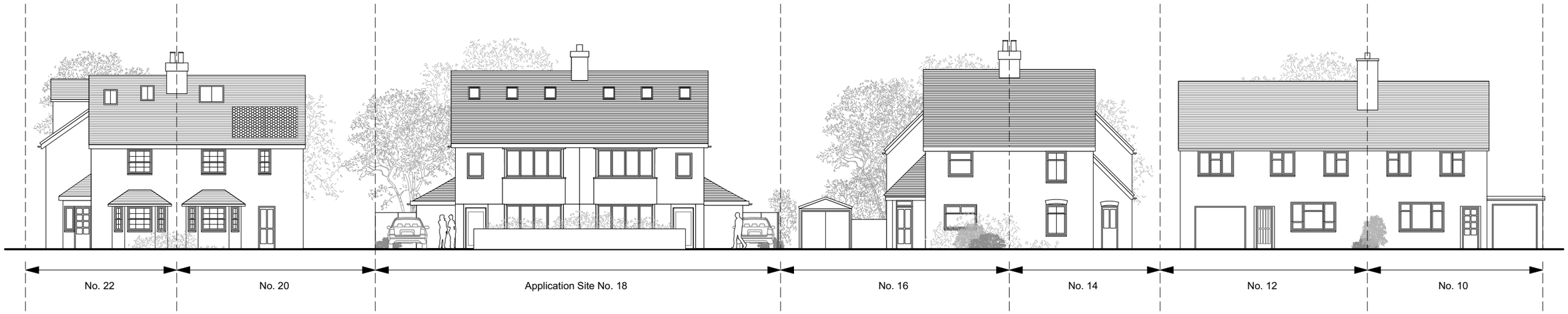

Proposed Street Elevation

1:200

0 10m

dwg

PA-06

16.10.17

Drawing Title

Proposed Street Elevation

Client

Willow Spring Homes Ltd

Project Title

18 North Avenue
Abingdon-on-Thames
OX14 1QN

PAULSOUTHOUSE**ARCHITECTS**

The Studio
High Street Beckley
Oxford OX3 9UU

Telephone: 01865 686108
Mobile: 07939 005458
studio@paulsouthouse.co.uk

1:200 @ A3

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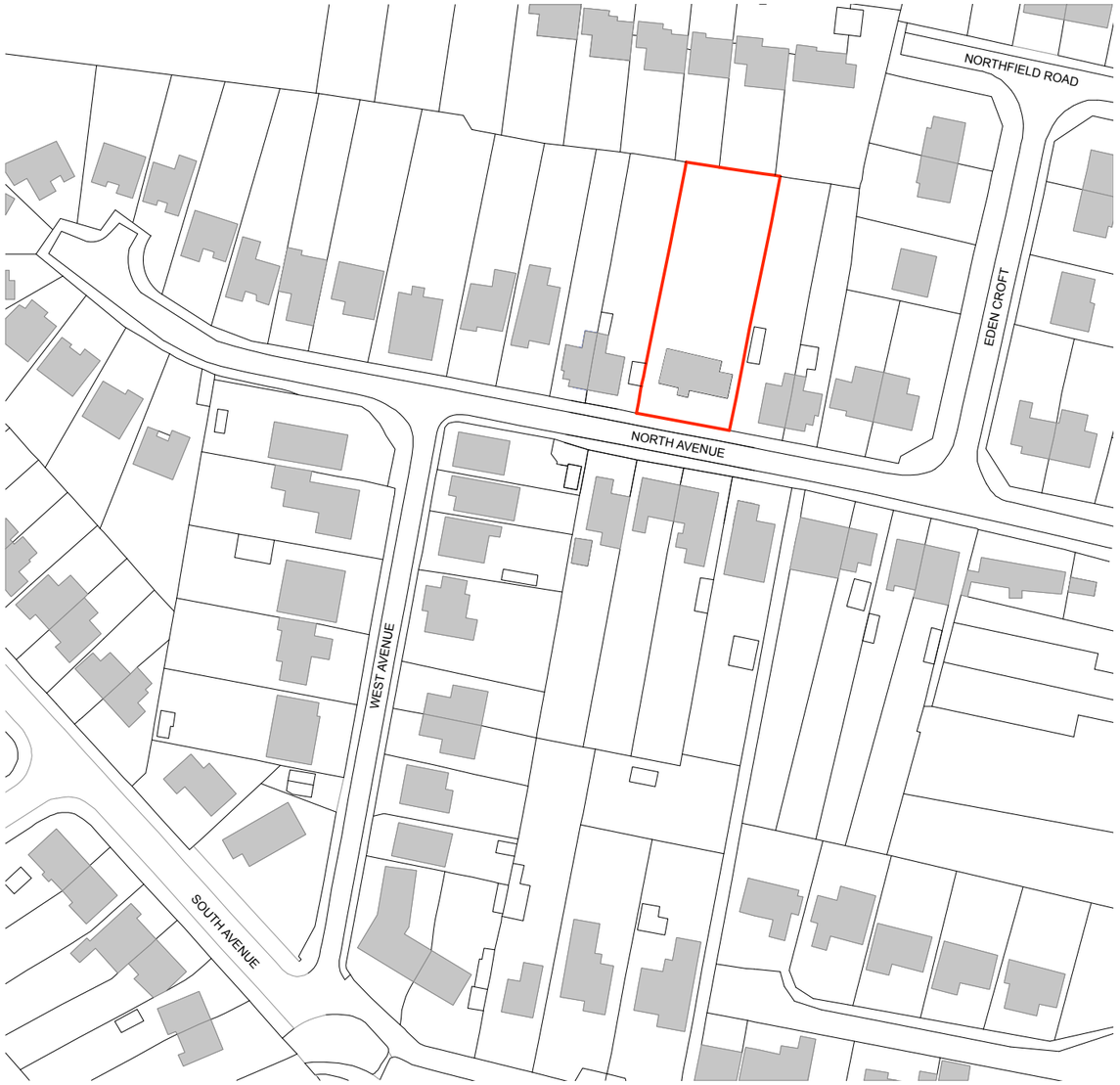

0 50m

N

dwg

30.08.18

PA-01

Drawing Title

LOCATION PLAN

Client

Willow Spring Homes Ltd

Project Title

18 North Avenue
Abingdon-on-Thames
OX14 1QN

PAULSOUTHOUSE**ARCHITECTS**

The Studio
High Street Beckley
Oxford OX3 9UU

Telephone: 01865 686108
Mobile: 07939 005458
studio@paulsouthouse.co.uk

1:1250 @ A3

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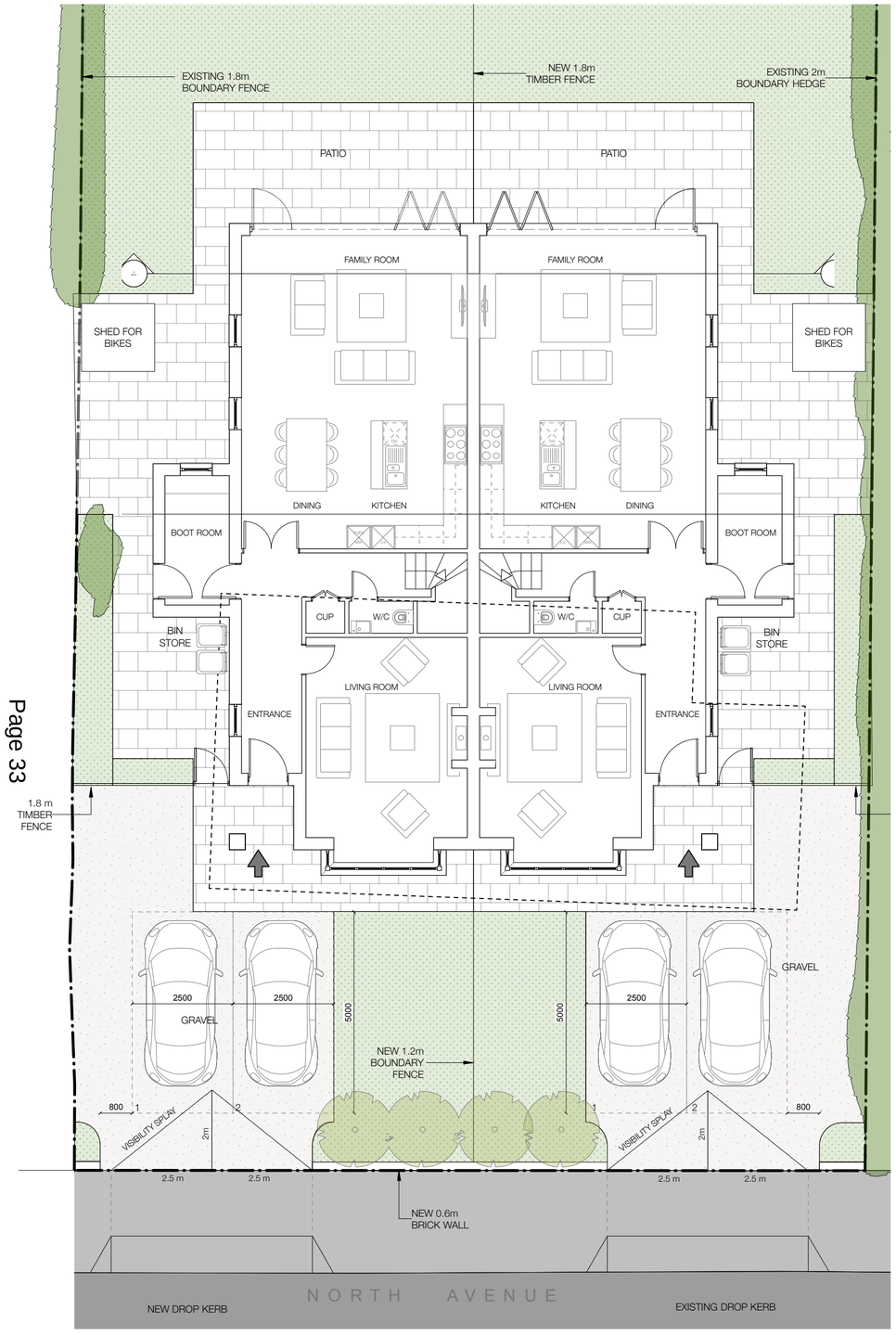
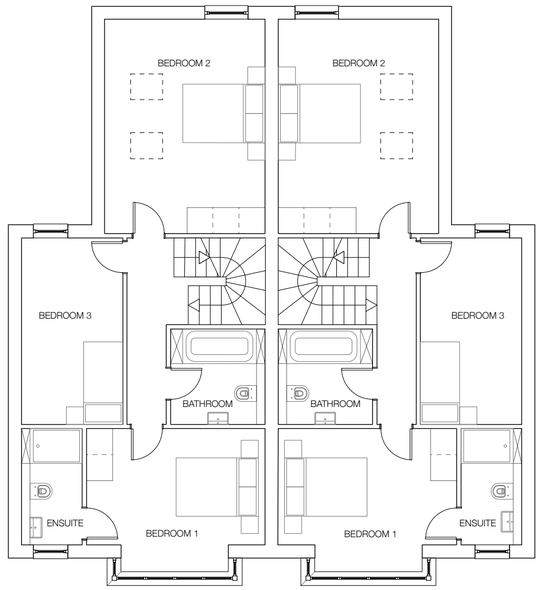
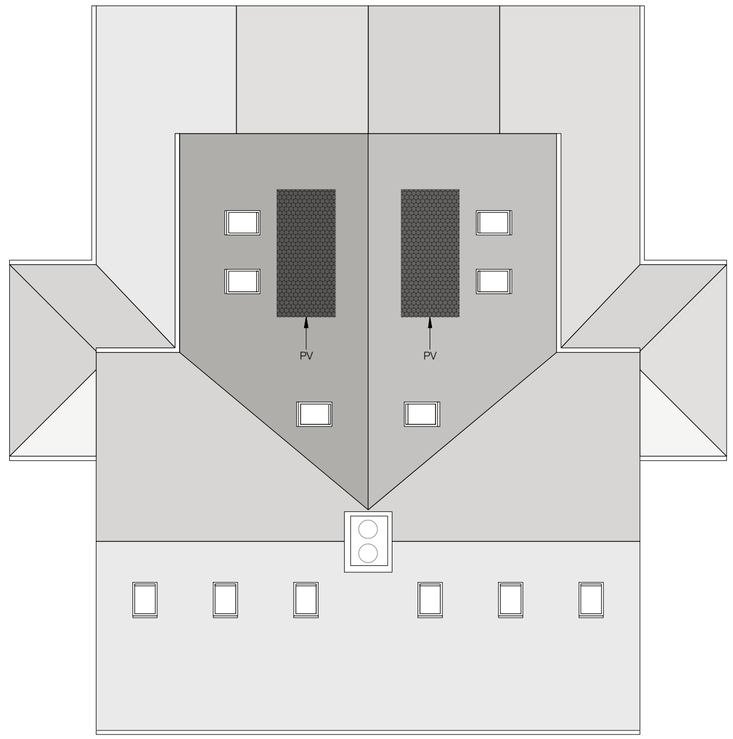


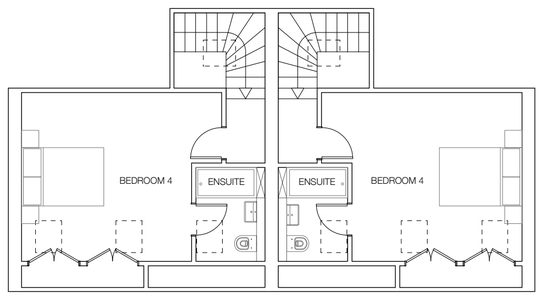
Ground Floor & Site Plan
1:100



First Floor Plan
1:100



Roof Plan
1:100



Roof Space Plan
1:100

0 5m

N

rev	date	note
PL2	09.10.18	Pedestrian Access Added
PL1	09.10.18	Parking Arrangement Amended

dwg
PA-04

Drawing Title
Proposed Floor Plans

Client
Willow Spring Homes Ltd

Project Title
18 North Avenue
Abingdon-on-Thames
OX14 1QN

PAULSOUTHOUSE**ARCHITECTS**

The Studio
High Street Beckley
Oxford OX3 9UU

Telephone: 01865 686108
Mobile: 07939 005458
studio@paulsouthouse.co.uk

1:100 @ A2

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The Planning Inspectorate

Appeal Decision

Site visit made on 1 August 2018

by Cullum J A Parker BA(Hons) MA MRTPI IHBC

an Inspector appointed by the Secretary of State for Housing, Communities and Local Government

Decision date: 20th August 2018.

Appeal Ref: APP/V3120/W/18/3195334
18 North Avenue, Abingdon, OX14 1QN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Willow Spring Homes Ltd against the decision of Vale of White Horse District Council.
- The application Ref P17/V2850/FUL, dated 9 August 2017, was refused by notice dated 1 February 2018.
- The development proposed is described as *'demolition of existing bungalow and outbuildings. Erection of 7 flats (6x1 bed and 1x2 bed) within 2.5 storey building with accommodation in the roof. The provision of 7 parking spaces with turning area, 18 covered and securable cycle spaces and enclosed refuse store.'*

Decision

1. The appeal is dismissed.

Application for costs

2. An application for costs was made by Willow Spring Homes Ltd against Vale of the White Horse District Council. This application is the subject of a separate Decision.

Preliminary Matter

3. On 24 July 2018, the National Planning Policy Framework 2012, was replaced by a revised *National Planning Policy Framework* (the Framework). The views of the main parties were sought on the recent Framework, and have been taken into account in this decision.

Main Issue

4. The main issues are:

   - The effect of the proposed development on the character and appearance of the street scene, and;
   - The effect of the proposed development on the living conditions of adjoining occupiers, with specific regard to light and outlook from Nos 16 and 20 North Avenue, and;
   - Whether the proposed development would represent an over-intensive use of the appeal site.

Reasons

5. The appeal site lies within a residential area of Abingdon. It comprises a single storey bungalow with garden areas to the front and rear. The building is located on North Avenue, which is a narrow, almost single lane road, with no road markings. The street scene is characterised by a number of single and two storey dwellings of either detached or semi-detached nature, with garden areas to their fronts.

6. The proposal seeks the demolition of the existing building and the erection of a two storey building with seven flats served over two main floors and within the attic. The proposal would also see the creation of six parking spaces to the front of the site and turning area. In terms of the size and form of the proposed building, it is clear that it would not be too dissimilar from the adjoining buildings at Nos 14/16 and 20/22 (which are semi-detached houses). For example, looking at the Proposed Street Elevation PA-06, the proposed eaves and ridge heights are not unalike.

7. Looking at drawing PA-03 - Proposed Site Plan, the depth of the proposed building would exceed that found at Nos 20/22. But this needs to be considered in the context that the rear projection would be stepped away from the boundaries with the nearby buildings. There would be a gap of around 5.5 metres between the main part of the proposed building and the kitchen serving No 16, as detailed in the Council's statement. However, this gap is significantly greater than many others found within the local street scene. For example, the gap between Nos 14 and 12 or 19 and 21 as shown on the aforesaid site plan drawing.

8. Indeed, I have not been provided by the Council with any detailed analysis as to how a two storey projection or indeed the main part of the proposed building would result in a materially harmful loss of light for neighbouring occupiers. It is clear that whilst the change from a single storey bungalow to a two storey building would be noticeable, the height and gaps between such buildings would not be atypical for this location.

9. For example, the Officer's report details how other distances are in the region of about 8 to 10 metres from wall to wall for each neighbouring building. In this respect, on the basis of the evidence before me, I do not find that the proposal would result in a materially harmful loss of light or be materially overbearing for the occupiers of adjoining properties.

10. With regard to the intensity of the proposed development, the proposal would see the loss of a single dwelling and its replacement with a block of seven flats. This would require the provision of six parking spaces in what would have been the front garden and the creation of a second dropped kerb. The local area is residential and comprises what appear to be single households – for example there are not obvious instances of multiple accesses to buildings or more than one or two parking spaces provided per dwelling.

11. The creation of a single building containing what in effect would be seven individual households and resulting need to create a mini-carpark in the front garden area, would be at odds with the prevailing pattern of development within the area. The Appellant has sought to ameliorate the visual impact through the two storey house design proposed. However, this fails to take into

account the physical impact of the site accommodating seven separate households.

12. For example, little thought appears to have been given to the location of the bin storage directly in front of two parking spaces on the western end of the site. Moreover, the number of units proposed requires the total loss of the front garden to six parking spaces. Whilst I acknowledge that there are some other similar examples within the local street scene, these appear to relate to single households. Therefore the parking is generally proportionate to the size of the dwelling whereas the number of spaces proposed here requires the creation of a mini-carpark. This would be an uncharacteristic addition to the street scene which is demonstrative of the over-intensive level of use proposed.

13. I acknowledge the Appellant's point that to meet the shortfall in the national housing crisis, 'better' use of existing sites is important; as acknowledged within the Framework. This can include the more intensive use of existing residential sites from one dwelling to two or three.

14. However, the use of the seven units proposed in this case would appear as an uncharacteristic addition to the street scene due to the intensity of the site for an additional six dwellings where sites of this size locally typically serve one or two dwellings. Whilst the size of the proposed flats themselves appears to be adequate, the accommodation of seven different households in one building is likely to feel cramped. This level of intensification more characteristic of a city centre location rather than one to the periphery of an urban centre where the site lies.

15. As such I find that the proposed development would represent an over-intensive use of the appeal site which would be detrimental to the character of the area. Accordingly, the proposal would be contrary to Policy CP37 of the *Vale of White Horse Local Plan 2031 Part 1*, which, amongst other aims, seeks to ensure high quality design developments by ensuring they respond positively to the site and its surrounds including reinforcing local identity and ensuring a sufficient level of well-integrated car and bicycle and external storage.

Overall Conclusion

16. Whilst I have found that proposal acceptable in respect of its overall form and in terms of the impact on nearby occupiers, I have found that it would represent an over-intensive form of development. As such it would not accord with the adopted development plan and there are no material considerations indicating a decision otherwise than in accordance with it.

17. For the reasons given above, I conclude that the appeal should be dismissed.

Cullum J A Parker

INSPECTOR