

Date: 17 January 2007

TO: All Members of the Development
Control Committee
FOR ATTENDANCE

TO: All Other Members of the Council
FOR INFORMATION

Dear Sir/Madam

Your attendance is requested at a meeting of the **DEVELOPMENT CONTROL COMMITTEE** to be held in the **GUILDHALL, ABINGDON** on **MONDAY, 29TH JANUARY, 2007** at **6.30 PM**.

Yours faithfully

Terry Stock
Chief Executive

Members are reminded of the provisions contained in Part 2 of the Local Code of Conduct, and Standing Order 34 regarding the declaration of Personal and Prejudicial Interests.

A G E N D A

Open to the Public including the Press

A large print version of this agenda is available. In addition any background papers referred to may be inspected by prior arrangement. Contact Carole Nicholl, Democratic Services Officer, on telephone number (01235) 547631.

Map and Vision

(Page 5)

A map showing the location of the venue for this meeting and a copy of the Council's Vision are attached.

1. Notification of Substitutes and Apologies for Absence

To record the attendance of Substitute Members, if any, who have been authorised to attend in accordance with the provisions of Standing Order 17(1), with notification having been given to the proper Officer before the start of the meeting and to receive apologies for absence.

2. **Minutes**

(Pages 6 - 16)

To adopt and sign as a correct record the Minutes of the Meeting of the Development Control Committee held on 27 November 2006 (attached).

3. **Declarations of Interest**

To receive any declarations of Personal or Personal and Prejudicial Interests in respect of items on the agenda for this meeting.

In accordance with Part 2 of the Local Code of Conduct and the provisions of Standing Order 34, any Member with a personal interest must disclose the existence and nature of that interest to the meeting prior to the matter being debated. Where that personal interest is also a prejudicial interest, then the Member must withdraw from the room in which the meeting is being held and not seek improperly to influence any decision about the matter unless he/she has obtained a dispensation from the Standards Committee.

4. **Urgent Business and Chair's Announcements**

To receive notification of any matters, which the Chair determines, should be considered as urgent business and the special circumstances, which have made the matters urgent, and to receive any announcements from the Chair.

5. **Statements and Petitions from the Public Under Standing Order 32**

Any statements and/or petitions from the public under Standing Order 32 will be made or presented at the meeting.

6. **Questions from the Public Under Standing Order 32**

Any questions from members of the public under Standing Order 32 will be asked at the meeting.

7. **Statements and Petitions from the Public under Standing Order 33**

Any statements and/or petitions from members of the public under Standing Order 33, relating to planning applications, will be made or presented at the meeting.

8. **Materials**

To consider any materials submitted prior to the meeting of the Committee.

ANY MATERIALS SUBMITTED WILL BE ON DISPLAY PRIOR TO THE MEETING.

9. **Forthcoming Public Inquiries and Hearings**

(Pages 17 - 22)

A list of forthcoming public inquiries and hearings is presented.

Recommendation

that the report be received.

PLANNING APPLICATIONS

Local Government (Access to Information) Act 1995 - The background papers for the applications on this agenda are available for inspection at the Council Offices at the Abbey House in Abingdon during normal office hours. They include the Oxfordshire Structure Plan, the Adopted Vale of White Horse Local Plan (November 1999) and the emerging Local Plan and all representations received as a result of consultation.

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

Please note that the order in which applications are considered may alter to take account of the Council's public speaking arrangements. Applications where members of the public have given notice that they wish to speak will be considered first.

Report **153/06** of the Deputy Director refers.

10. **ECH/235/43 - Erection of two industrial units for B1, B2 and B8 uses, Land adjoining Unit 2, W & G Estate, East Challow**
(Wards Affected: Greendown)
(Pages 23 - 31)
11. **GRO/4788/3 - Single and two storey rear extensions, 9 Vale Avenue, Grove, OX12 7LU**
(Wards Affected: Grove)
(Pages 32 - 37)
12. **CUM/8320/1 - Demolition of house and garage. Erection of replacement building comprising flats. Erection houses and coach house, off-street parking and landscaping, 40 Cumnor Hill, OX2 9HB**
(Wards Affected: Appleton and Cumnor)
(Pages 38 - 43)
13. **GRO/11225/2 - Demolition of existing garden room. Erection of a two storey rear extension & new conservatory, 7 Mandhill Close, Grove, OX12 7HY**
(Wards Affected: Grove)
(Pages 44 - 53)
14. **STE/12024/4 - Erection of a Dwelling and Part Demolition of Wall and STE/12024/4-CA - Part Demolition of Wall, Land at The Gables, 39 The Green, Steventon, OX13 6RR**
(Wards Affected: Hendreds)
(Pages 54 - 59)

15. **ABG/19785/1 - Demolition of porch, utility room and garage. Erection of extensions and conversion of dwelling to create apartments (resubmission of ABG/19785), 15 Springfield Drive, Abingdon, OX14 1JG**
(Wards Affected: Abingdon Fitzharris)
(Pages 60 - 71)
16. **NHI/19842 - Erection of a side and rear extension, 6 Montagu Road, Botley, OX2 9AH**
(Wards Affected: North Hinksey and Wytham)
(Pages 72 - 74)
17. **HIN/19850 and HIN/19850/1- Erection of single and two storey rear extension and carport, Little Thatch, Church Road, Hinton Waldrist, SN7 8SE**
(Wards Affected: Kingston Bagpuize with Southmoor)
(Pages 75 - 80)
18. **ABG/19871 - Erection of a rear conservatory and new window to rear, 9 River View Terrace, Coopers Lane, Abingdon, OX14 5GL**
(Wards Affected: Abingdon Ock Meadow)
(Pages 81 - 86)

Exempt Information under Section 100A(4) of the Local Government Act 1972

None.



OUR VISION AND AIMS

Our Vision is to build and safeguard a fair, open and compassionate community

The Vale of White Horse District Council aims to:

Strengthen local democracy and public involvement through access to information, consultation, and devolution of power so that everyone can take part in our community and contribute to the decisions which affect our lives

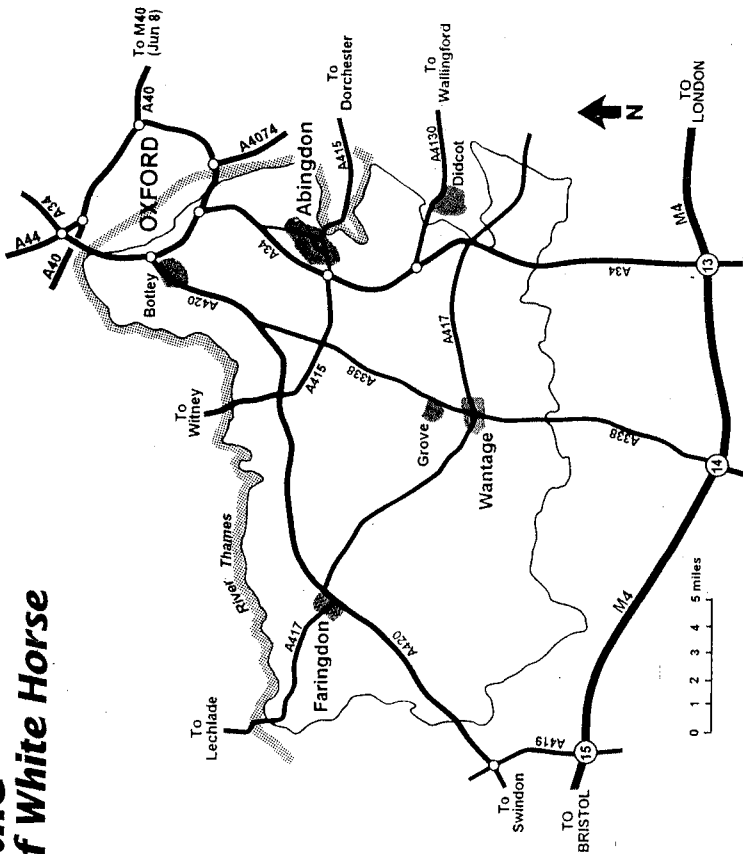
Create a safer community and improve the quality of life among Vale residents

Encourage a strong and sustainable economy which benefits all who live in, work in or visit the Vale

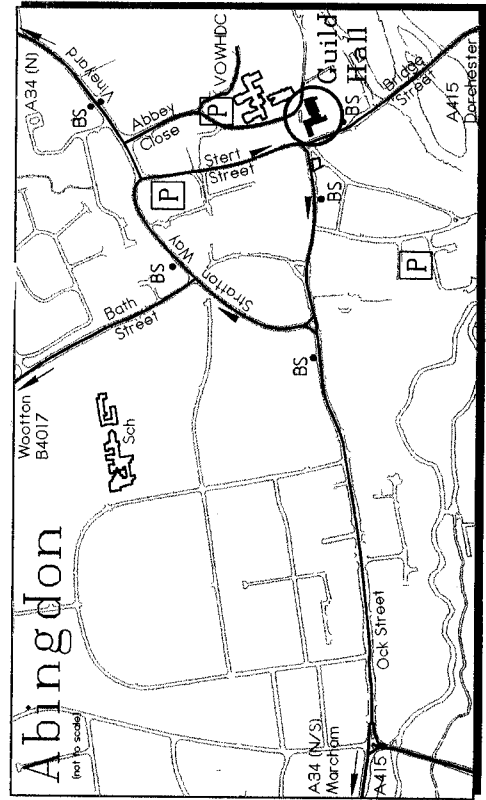
Help disadvantaged groups and individuals within the Vale to realise their full potential

Provide and support high quality public services which are effective, efficient and responsive to the needs of people within the Vale

Protect and improve our built and natural environment



Abingdon, Guildhall



KEY : BS = Bus Stop

LOCATION MAP



DC.102

**MINUTES OF A MEETING
OF THE DEVELOPMENT CONTROL
COMMITTEE**

**HELD AT THE GUILDHALL, ABINGDON ON
MONDAY, 27TH NOVEMBER, 2006 AT
6.30PM**

Open to the Public, including the Press

PRESENT:

MEMBERS: Councillors Terry Quinlan (Chair), John Woodford (Vice-Chair), Terry Cox, Tony de Vere, Richard Gibson, Jenny Hannaby, Monica Lovatt, Jim Moley, Briony Newport, Jerry Patterson, Peter Saunders, Margaret Turner and Pam Westwood.

SUBSTITUTE MEMBER: Councillor Terry Fraser for Councillor Richard Farrell.

OFFICERS: Sarah Commins, Martin Deans, Rodger Hood, Laura Hudson, Geraldine Le Cointe, Carole Nicholl and George Reade.

NUMBER OF MEMBERS OF THE PUBLIC: 12

DC.177 NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE

The attendance of a Substitute Member who had been authorised to attend in accordance with the provisions of Standing Order 17(1) was recorded as referred to above with an apology for absence having been received from Councillor Richard Farrell. An apology for absence was also recorded from Councillor Roger Cox.

DC.178 MINUTES

The Minutes of the Meeting of the Development Control Committee held on 16 October 2006 were adopted and signed as a correct record subject to the deletion of the word "eternal" in the third paragraph of minute DC.159 and the substitution thereof with the word "external".

DC.179 DECLARATIONS OF INTEREST

Members declared interests as follows: -

<u>Councillor</u>	<u>Type of Interest</u>	<u>Item</u>	<u>Reason</u>	<u>Minutes Ref</u>
Monica Lovatt	Personal and Prejudicial	Dismissed Appeal decision in respect of ABG/10612/16	She was acquainted with the appellant.	DC.185
Terry Cox	Personal	Dismissed Appeal decision in respect of ABG/10612/16	He was acquainted with the appellant in so far as he was formerly the Bursar of Templeton College.	DC.185
Jerry Patterson	Personal	Dismissed Appeal decision in respect of ABG/10612/16	He was acquainted with the appellant in so far as he was formerly the Bursar of Templeton College.	DC.185
All Members	Personal	Proposed works to trees at Hall Barn Close	They were acquainted with Councillor Farrell the applicant's husband.	DC.189

All Members	Personal	NHI/19799	In so far as the Council was the applicant.	DC.196
Jenny Hannaby	Personal	WAN/19791	She had been present at the meeting of the Town Council's Planning Committee when this application had been considered. However, she had taken no part in the discussion or voting thereon.	DC.200

DC.180 URGENT BUSINESS AND CHAIR'S ANNOUNCEMENTS

The Chair announced that all mobile telephones should be switched off during the meeting.

The Chair reported that a letter from Thames Valley Police had been sent to all Members entitled "Planning out Crime".

DC.181 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None.

DC.182 QUESTIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None.

DC.183 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 33

It was noted that 6 members of the public had each given notice that they wished to make a statement.

DC.184 MATERIALS

None.

DC.185 APPEALS

Councillor Monica Lovatt had declared a Personal and Prejudicial Interest in this item and in accordance with Standing Order 34 she withdrew from the meeting during its consideration.

Councillors Terry Cox and Jerry Patterson had each declared a Personal Interest in this item and in accordance with Standing Order 34 they remained in the meeting during its consideration.

The Committee received and considered an agenda item which advised of three appeals which had been dismissed by the Planning Inspectorate.

RESOLVED

that the agenda report be received.

DC.186 FORTHCOMING PUBLIC INQUIRIES AND HEARINGS

The Committee received and considered a list of forthcoming Public Inquiries and Hearings.

RESOLVED

that the list be received.

DC.187 TREE PRESERVATION ORDER (WANTAGE) NO. 6 2006

The Committee received and considered report 112/06 of the Landscape Officer (Arboriculture) which advised that in August 2005, the Council had received a planning application from the Vale Housing Association to develop the garage area of Barwell and part of the garden of 53 Barwell, Wantage. It was reported that the development would have meant the loss of a large weeping willow that stood in the rear garden of no. 53. Following discussions with the Council's Planning Officers and the Vale Housing Association the application was withdrawn.

The Committee noted that in April 2006, the same application for development was made by the Vale Housing Association. The Council had been unable to come to an agreement with the developers about repositioning the buildings to allow the willow to stay. Consequently a Tree Preservation Order was issued in June 2006 to protect the willow. A plan showing the location of the tree was appended to the report.

An objection was received to the Order from the Vale Housing Association details of which were outlined in the report and reiterated at the meeting.

One of the local Members commented on the importance of the tree in this area but also recognised the need for affordable housing.

Another Member spoke in support of confirming the Order commenting on the significance of the tree and the contribution it made to the lives and enjoyment of the residents in the area. He noted that the land was in the ownership of the applicant and he disagreed that the scheme would be unviable if the tree was retained. Finally, he welcomed affordable housing but not to the detriment of the area through the loss of this significant tree.

Another Member spoke against confirming the Order commenting that the provision of affordable housing took precedence over the retention of trees.

Other Members spoke in support of confirming the Order commenting on the significance of the tree, its contribution to the local area and the need for its protection noting that it had a likely life span of a further 30 to 40 years. It was commented that there was no justification not to confirm the Order.

By 13 votes to nil, with 1 abstention, it was

RESOLVED

that Tree Preservation Order (Wantage) No.6 be confirmed.

DC.188 ENFORCEMENT PROGRAMME

The Committee received and considered report 111/06 of the Deputy Director (Planning and Community Strategy) which sought approval to take enforcement action in respect of the alleged conversion of a garage into a classroom at Cothill Kindergarten, 68 Marcham Road, Cothill, Abingdon.

The Committee was advised that a planning application had now been lodged but there was insufficient information for it to be processed.

Further to the report, the Committee was advised that a letter had been received from one of the neighbours supporting enforcement action in this case.

Members spoke in support of taking enforcement action thanking the Officers for bringing the report to the Committee in a timely way. It was commented that without a planning application it was difficult for Members to consider a different use. It was emphasised that it was essential that enforcement action should be taken where planning permission did not exist. However, it might be that the change of use would be allowed in this case, notably if it did not result in an increase in the number of children that the nursery cared for.

One Member commented that the Enforcement Officers had been reasonable and that efforts to obtain the information had been continuous. It was explained that enforcement action might not be necessary in this case if the additional information sought was forthcoming.

By 13 votes to nil, with 1 abstention it was

RESOLVED

that authority be delegated to the Chief Executive in consultation with the Chair and/or Vice Chair of the Development Control Committee to take enforcement action in respect of the alleged conversion of a garage into a classroom at Cothill Kindergarten, 86 Marcham Road, Cothill, Abingdon, if he considers it expedient to do so.

DC.189 PROPOSED WORKS TO TREES IN THE CONSERVATION AREA AT HALL BARN CLOSE, CHAPEL LANE, BLEWBURY

All Members of the Committee had declared a Personal Interest in this item and in accordance with Standing Order 34 they remained in the meeting during its consideration.

The Committee received and considered an agenda item which advised that notification had been received under the Town and Country Planning Act 1990 for works to trees at Hill Barn Close, Chapel Lane, Blewbury.

This notification was reported to the Committee as the person giving notice was married to an elected Member of the Council.

The Committee noted that the conifer was small and there would no loss to the village if the cedar was felled.

By 14 votes to nil it was

RESOLVED

that the agenda report be received and no further action be taken.

PLANNING APPLICATIONS

The Committee received and considered report 113/06 detailing planning applications the decisions of which are set out below.

Applications where Members of the public had given notice that they wished to speak were considered first.

DC.190 ABG/19058/2 – RETROSPECTIVE APPLICATION FOR A SUMMERHOUSE/GAMES ROOM AND RAISING GROUND LEVEL. (RE-SUBMISSION). 5 NORMAN AVE. ABINGDON

One of the local Members thanked the Officers for arranging an organised visit to the site which she had found beneficial. She expressed support for the proposal commenting that the summer house faced the applicant's house and was screened by high hedging. However, she commented that the building was close to the neighbouring property, the occupier of which had expressed concern regarding a potential for noise disturbance.

Another Member agreed commenting that any measures to mitigate noise should be required.

One Member commented that the building was unattractive building, although noted that this was not a reason to refuse permission. She expressed concern that the property could be used for residential purposes and that a condition to prevent noise disturbance should be added.

Other Members spoke in support of the proposal considering that there would be no harm but agreeing that a condition to prevent a noise nuisance was appropriate, together with a condition regarding the colour of the building.

Members discussed potential activities which might take place in the property such as playing drums. It was noted that this could be acceptable provided a noise nuisance did not result. If a noise nuisance did occur this would be dealt with under Environmental Health legislation. To this end it was considered that a condition restricting amplified music would be reasonable.

By 14 votes to nil it was

RESOLVED

that application ABG/19058/2 be approved subject to: -

- (1) the conditions set out in the report;*
- (2) a further condition requiring the building to be maintained a specific colour; such colour to be agreed by the Planning Officer;*
- (3) a further condition to restrict the playing of amplified music; and*
- (4) an Informative setting out this Committee's concern regarding potential noise disturbance and drawing attention to the relevant Environmental Health legislation in this regard.*

DC.191 DRA/19517/2 – ERECTION OF A FIRST FLOOR EXTENSION. 39 ABINGDON ROAD, DRAYTON

By 14 votes to nil it was

RESOLVED

that application DRA/19517/2 be approved subject to the conditions set out in the report.

DC.192 DRA/6267/1 – MR M SELBY ERECTION OF A REAR EXTENSION TO FORM A LOUNGE AND BEDROOM. INTERNAL CHANGES AND RE-ROOFING. 37 ABINGDON ROAD, DRAYTON

By 14 votes to nil it was

RESOLVED

that application DRA/6267/1 be approved subject to the conditions set out in the report.

DC.193 GFA/19744 – SINGLE STOREY EXTENSION AND CONVERSION OF INTEGRAL GARAGE INTO BEDROOM. 30 TOWN END ROAD, FARINGDON

On Member asked that the Officers be requested to check that the parking was being provided.

By 14 votes to nil, it was

RESOLVED

that application GFA/19744 be approved subject to the conditions set out in the report.

DC.194 GRO/10877/1 – MR PAUL LONGWORTH DEMOLITION OF EXISTING GARAGE. BUILD NEW GARAGE WITH UTILITY ROOM AND SHOWER ROOM ATTACHED. 2 LAUREL CRESCENT, GROVE

Further to the report, the Committee was advised that additional comments had been received from the County Engineer asking that the garage be retained as a garage; a parking plan be sought and a pedestrian access vision splay be provided. However, the Officers reported that they did not consider that this was reasonable.

By 14 votes to nil it was

RESOLVED

that application GRO/10877/1 be approved subject to the conditions set out in the report.

DC.195 NHI/19742 – DEMOLITION OF EXISTING HOUSE AND CONSTRUCTION OF A NEW BUILDING CONTAINING 9 FLATS. 29 WEST WAY, BOTLEY

Further to the report the Committee was advised that car parking was a main issue to consider as part of this application. However, the Officers explained that there were car free flats elsewhere in Oxford and that the site was contained within an area of on-street parking control. The Committee was asked to consider how likely it was that residents of the proposed flats would have a vehicle. It was commented that the Botley shopping centre was nearby and that there were cycle and bus routes immediately in front of the site. Therefore, the Officers had concluded that it was likely that the residents of the flats would not necessarily need to have a vehicle. However, should they have a vehicle the Committee was asked to consider what harm would be caused.

The Officers explained that they had made several visits to the site at different times of day to assess the parking situation. It was reported that there was parking in the area during the day but not the evening, which suggested that the area was not used for residents parking. Where there were no parking restrictions there was on-street parking. Therefore, the Officers had concluded that it was difficult to argue that cars from this scheme would cause on-street

parking. It was commented that the site was in a sustainable area and that the application could not be refused on highway grounds.

Mr P Stevens made a statement on behalf of North Hinksey Parish Council raising concerns relating to matters already covered in the report. He particularly raised concerns regarding the level and continuity of traffic; parking restrictions and the lack of parking provision. He suggested that the proposal was contrary to Planning Policy Guidance in view of the lack of parking proposed. He suggested that the development would require several parking spaces and that no spaces was unreasonable and contrary to the Guidance and he suggested that there was a need for better supporting information where there was a lower amount. He suggested that the application should be refused which was the view of the Parish Council.

Mr P Uzzell the applicant's agent made a statement in support of the application advising that the key matter was that the site was in an appropriate location for a car free scheme and that it would be difficult to find another more sustainable location. He explained that in terms of PPG3 and PPG13, the absence of any parking provision was aimed at reducing the need for parking. He highlighted that the County Engineer had raised no objection and that there were car free schemes in similar locations in Oxford city. Notwithstanding the merits of the application in terms of the acceptability of not requiring parking provision, he advised that there was some spare capacity for parking in the evenings in the vicinity and consequently residents would not be compromised. He explained that there would be no overlooking, loss of privacy and all the windows were positioned forward of the office building. He reported that high density developments were encouraged and that the surface water would not drain into a public sewer.

One of the local Members expressed her concern at the proposal referring to the level of traffic and parking. She explained that she knew the area very well and that the promotion of a car free scheme was not appropriate in this location. She raised concerns regarding flooding; the setting of a precedent; displaced parking; parking problems generally and the possibility of other similar applications in Botley. She disagreed that this was a sustainable location and disagreed that a car free scheme would be possible.

Another local Member noted that the Officers had consulted with Thames Water and commented that there was a need for an upgrading of the drainage system in this area. He commented that he had some concerns but welcomed the principle of a car free development. He commented that whilst he agreed that the occupiers of the flats might not have cars any visitors might. However, he could not object to the proposal in planning terms.

Some Members spoke against the application making the following comments: -

- There was insufficient evidence that this scheme would be appropriate.
- Notwithstanding that this was intended as a car free development the reality of any occupiers not owning a vehicle was remote.
- It was not possible to enforce that the residents should not have a vehicle.
- There was insufficient parking in the locality.
- Approval of the scheme would set a precedent for similar applications in the area.
- Large family homes were being lost in Botley.
- This proposal was different to a car free scheme in Abingdon where there was a public car park near by and residents were able to purchase parking permits for that car park.
- Vehicle access to the development was restricted.
- Even taking a view that only one space was needed for each flat, 7 or 8 spaces would realistically be needed. There were flats in Wantage where the occupiers had more than one vehicle.
- There was no public car parking nearby where the occupiers could purchase a season ticket or use another parking facility.

Some Members spoke in support of the application making the following comments: -

- There were many residents in the Vale who did not have a vehicle and that this scheme was achievable.
- The County Engineer had raised no objection to the proposal and therefore should the Committee be minded to refuse the application a view from an independent highway expert supporting refusal should be sought.
- This was a unique site in that the primary roads around it were restricted, which was not a situation which was likely to be repeated elsewhere and therefore the possibility of setting a precedent was remote. Furthermore, every application needed to be considered on its merits.
- It was possible to obtain a season ticket for the car park in Westway. Only people who would buy these properties would be car free.

It was proposed by Councillor Terry Cox and seconded by Councillor Briony Newport that a view be sought from an independent highway consultant regarding the car parking requirement associated with this development. However, on being put, by 8 votes to 7 with the Chair exercising his second and casting vote the proposal was lost.

By 8 votes to 7 with the Chair exercising his second and casting vote and Councillors Terry Cox, Monica Lovatt, Briony Newport, Peter Saunders, Margaret Turner and Pam Westwood voting against and having asked that this be so recorded in the Minutes, it was

RESOLVED

that application NHI/19742 be approved subject to the conditions set out in the report.

DC.196 NHI/19799 – CHANGE OF USE FROM ACCOMMODATION TO OFFICE AND STORAGE 9A THE SQUARE, WEST WAY, BOTLEY

All Members had declared a personal interest in this item and in accordance with Standing Order 34 they remained in the meeting during its consideration.

Mrs A Green made a statement in support of the application commenting that she believed that Botley was a developing area and that the change of use would be an improvement on the existing use. She reported that the change would result in the availability of a disabled toilet which was currently used for storage. She explained that previously the flat had been occupied by tenants which had been difficult to manage and the flat had been neglected. She considered that the change of use would not significantly impact on the availability of residential accommodation and would be beneficial to her business. She referred to a similar situation where a flat had been converted into offices. Finally, she commented that the proposal would not result in the need for additional parking.

One of the local Members raised no objection to the proposal.

In response to a question raised, the Officers explained that planning permission was not necessary for a flat above a shop and therefore should the current lease holder surrender the lease, the premises could revert back to residential accommodation. However any other change of use would require planning permission.

By 14 votes to nil it was

RESOLVED

that application NHI/19799 be approved subject to the condition set out in the report.

DC.197 SAH/5911/4 – CHANGE OF USE FROM OUTBUILDING TO HAIR SALON.
(RETROSPECTIVE) 33 SANDLEIGH ROAD, DRY SANDFORD

Mr S Grigson made a statement on behalf of the Parish Council objecting to the application raising concerns relating to matters already covered in the report. He commented that advances in technology had enabled people to work from home but that this type of home working was different. He commented that the proposed use was more akin to a retail shop use. He advised that there were no restrictions regarding employees. He reported that the road frontage was very open and gardens had low walls. As such the proposal would adversely impact on the amenity of neighbours in terms of the disturbance caused by visitors and parking. He commented that the circumstances of this application were different to those of a similar application at No. 63 Oxford Road, where the site was set back from the road and was well screened. He suggested that one intention of working from home was to minimise travel. He considered that this proposal would result in increased traffic to the area as clients would visit the property and that this traffic generation was contrary to the objectives of the policy on home working.

Mr Talbot also made a statement objecting to the application commenting that the area was residential and that approval of the proposal would set a precedent for similar applications in the area. He referred to the number of clients which would visit the property expressing concern regarding loss of privacy; increased traffic; parking; damage to verges and pavements and loss of outlook. He explained that he would be able to view the commercial premises from his garden and he expressed concern regarding the number of staff which could be employed. He commented that there was already a hair dresser and shops nearby which served the local community and that there was no need for the proposal. He commented that the proposal would change the character of the area causing harm to the amenity of neighbours. Finally, he questioned whether approval would be personal to the applicant should the Committee be minded to approve the application.

Mr Homewood made a statement on behalf of the applicant referring to the improvements made to the property. He reported that the outbuilding had been installed by the previous owner. He explained that it was unobtrusive and that there would be no noise, smell or other disturbance from its proposed use and that there would be no loss of amenity. He advised that there was 6ft high fencing along one boundary and the applicant was willing to provide similar fencing along the other boundary. He reported that there was sufficient parking on site for customers and that there was excellent visibility when entering and leaving the driveway. He reported that there would be no deliveries and that there were numerous types of businesses run from home and he gave several examples of others locally. He commented that in comparison to the examples given, the proposed use would not be a nuisance and there would be no adverse impact. Finally, he reported that the business would not be widely marketed.

One Member referred to the expected level of customers commenting that based on this assumption the intended use would not be unreasonable. However, he considered that if there were to be more customers visiting the site a level of use might be reached which would be unreasonable. The Officers responded that conditions were proposed to prevent a further intensification of the use. The hours of use were specified and the planning permission is approved was to be personal to the applicant although this did not prohibit the applicant employing someone to help with the business.

One Member commented that there were many self employed hairdressers working from home, which was acceptable if that work was subsidiary to the use of a domestic dwelling. However, he was concerned that this proposal might set a precedent. He noted the

commented of one of the speakers regarding the willingness to erect a fence along the opposite boundary and considered that this should be welcomed.

By 14 votes to nil it was

RESOLVED

that the Chief Executive in consultation with the Chair and/or Vice-Chair of the Development Control Committee and the local Members be delegated authority to approve application SAH/5911/4 subject to :-

- (1) the conditions set out in the report; and*
- (2) further conditions to require the erection of a fence along the boundary and the restriction of use by limiting the number of employees.*

DC.198 SHE/19644 – ERECTION OF GARAGES, CONSTRUCTION OF NEW HIGHWAY ACCESS AND ASSOCIATED LANDSCAPING WORKS. 2 & 3 FARM COTTAGES, FERNHAM ROAD, SHELLINGFORD

Colin Broadley made a statement on behalf of the Parish Meeting and as a neighbour objecting to the application raising concerns regarding safety in terms of increased traffic, traffic speeds and pedestrian safety. He advised that he had previously been approached regarding the sale of part of his garden with a view to the development of two new properties. He expressed concern regarding the reason for this application and the future development intentions. He expressed concern regarding increased traffic along the track and commented that sufficient space for two garages would exist. He reiterated concerns regarding safety commenting that a traffic accident was inevitable. He referred to the comments of the County Engineer and suggested that there should be a restriction on the number of vehicles which could use the access. Finally, he asked the Committee to consider the original plans commenting that the access proposal contained in those would be safer.

In response to the speaker's comments, the Officers reminded the Committee that each application had to be judged on its merits and that assumptions should not be made regarding future development proposals.

One Member spoke in support of the application but considered that an additional condition should be added to require a mechanism to prevent parking to the rear of cottages 2 and 3 (such as a close boarded fence) and closure of the vehicular access to the rear of the cottages.

Another Member commented that whilst he had sympathy with the views of the objector there were no material planning reasons to refuse permission.

By 14 votes to nil, it was

RESOLVED

that application SHE/19644 be approved subject to the conditions set out in the report and further conditions to require a mechanism to prevent parking to the rear of cottages 2 and 3 and the closure of the vehicular access to the rear of the cottages.

DC.199 SUT/19729/1 – ERECTION OF A DOUBLE GARAGE.48 MILTON ROAD, SUTTON
COURTENAY

Members noted that the minutes of the meeting of the Committee held on 16 October 2006 when this application had been considered previously were set out elsewhere on the agenda. By 14 votes to nil, it was

RESOLVED

that application SUT/19729/1 be approved subject to the conditions set out in the report.

DC.200 WAN/19791 – ERECTION OF 2 CHICKEN SHEDS AND RETROSPECTIVE APPLICATION
FOR WATER PUMP WITH CONCRETE BASE. LAND ADJACENT TO LETCOMBE
FOOTPATH COTTAGE (LITTLE ACRE), WILLOW LANE, WANTAGE

Councillor Jenny Hannaby had declared a personal interest in this item and in accordance with Standing Order 34 she remained in the meeting during its consideration.

Further to the report the Committee was advised that an email had been received from the objector reiterating the concerns previously raised and expressing concerns regarding the fence around the site. However, the Officers explained that planning permission was not required for the fence, but an informative could be added to any permission advising the applicant of the need for the fence to be sympathetic to its rural setting.

One Member commented that the Town Council had raised concerns regarding pest control matters although it was noted that this was not a material planning consideration.

By 14 votes to nil it was

RESOLVED

that application WAN/19791 be approved subject to the condition and informative set out in the report and a further informative to advise of the need for the fence to be sympathetic to its rural setting.

Exempt Information Under Section 100A(4) of the Local Government Act 1972

None.

The meeting rose at 9.30 pm

List of Planning Appeals

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
29.09.05	APP/V3120/A/05/11879 22	NHI/6289/3 Against the LPA refusal of an application	Mr Caisbrook	Hilarton, Harcourt Hill, Oxford	Erection of a triple garage.	Hearing Date to be confirmed	North	Allowed 07.09.06
03.11.05	APP/V3120/A/05/119287 6	GFA/16696/2 Against the LPA refusal of an application	Wicklesham Commercial Properties Ltd	Wicklesham Lodge Farm, Faringdon	Removal of existing agricultural building/farm office and erection of replacement buildings for use class B1(a) office purpose. Car parking.	Hearing Date to be confirmed	North	Appeal Withdrawn – 05.09.06
03.03.06	APP/V3120/A/06/200802 4/NWF	LWO/13682/4-X Against the LPA refusal of an application	Debbie Reed	Wayside House, Beggars Lane, Longworth, Abingdon, Oxon, OX13 5BL	Erection of a dwelling	Hearing Date to be confirmed	North	Appeal Withdrawn – 01.09.06
09.03.06	APP/V3120/C/06/ 2009713	GCO/18275/6-E	Mr David Crossley-Cooke	Land south of Coxwell House Coxwell Road Great Coxwell	Enforcement against change of use of land from agriculture to use for the storage of non-agric. items, materials and equipment	Written Representations	North	
23.05.06	APP/V3120/A/06/201546 8	SAH/19303	Mr Anderson	31 Rookery Close Shippon Abingdon Oxon OX13 6LZ	Erection of a two storey side extension and alterations.	Written Representations	North	Dismissed – 19.09.06
21.06.06	APP/V32120/A/06/20142 87/WF	KEN/19144/1	Mr Andrew MacDonald	106 Kennington Road, Kennington, Oxford, OX1 5PE	Erection of a single storey extension to front. Demolish existing single storey rear extension and replace with a new two storey extension	Written Representations	North	Dismissed – 06.10.06
10.07.06	APP/V3120/A/06/201854 8/WF	BUK/18468/2	Mr & Mrs Wakefield	Rose Cottage Gainfield Buckland Faringdon	Demolition of existing house and garage. Erection of a dwelling and garage.	Written Representations	North	Dismissed – 26.10.06

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
				Oxon SN7 8QS				
20.07.06	APP/V3120/A/06/202031 7/WF	WTT/1002/60	Miss A Bennett & Mr G Busby	Plot 76, Deerhurst Park, Besselsleigh Road, Wootton, Oxon, OX1 5LF	Installation of French doors and construction of external staircase to allow access to garden (Plot 76)	Written Representations	North	Dismissed – 09.11.06
24.07.06	APP/V3120/A/06/202026 7/WF	ABG/10612/16	Mr A U Impey	Longwall House, Northcourt Lane, Abingdon, Oxon, OX14 1PN	Demolish existing double garage. Erection of a four bedroom bungalow and detached garage block providing garaging for the new bungalow and Longwall House. (Land adjacent to Longwall House) (Re-submission)	Written Representations	North	Dismissed – 09.11.06
20.07.06	APP/V3120/A/06/201992 2/NWF	ABG/19504	Ledron Developments Ltd	Land adjacent to Abingdon Motorcycles, Marcham Road, Abingdon	Four storey residential development comprising of 14 one & two bedroom and studio flats with parking for twelve cars. Provision for bicycles, refuse and assoc external works	Hearing 8 th November 2006	North	
17.11.06	APP/V3120/A/06/203049 7/WF	CUM/18846/3	M & W Richardson	Chilswell Farm Villa, Boars Hill, Oxford, OX1 5HB	Erection of a replacement dwelling including linked garage	Written Representations	North	
20.11.06	APP/V3120/A/06/203070 8/WF	ABG/19673	Mr & Mrs A Grimes	31 Curtis Avenue, Abingdon, OX14 3UL	Alterations and extensions to ground floor to form dining room and wc. Alterations and extensions to first floor to form additional bedroom space	Written Representations	North	
21.11.06	APP/V3120/A/06/203076 6/WF	CUM/480/6	Mr & Mrs Michael Rayson	32 High Street, Cumnor, Oxford, OX2 9PE	Proposed conversion of existing garage to form a dwelling with one bedroom and with parking	Written Representations	North	
05.12.06	APP/V3120/A/06/203147 9/NWF	MAR/19761	Try Homes Ltd	Site at Timber Yard, Packhorse Lane Marcham Abingdon. OX13 6NT	Residential development of 4 dwellings and associated access	Written Representations	North	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
24.03.06	APP/V3120/A/06/201040 2	STE/11488/7 Against the LPA Refusal of an application	OSG Co-op	55 The Causeway Stevenon Abingdon Oxon OX13 6SE	Application to modify the parking arrangements of application STE/11488/4.	Hearing 22.11.06	South	Allowed 04.01.07
10.04.06	APP/V3120/A/06/201172 5	EHE/1965/10 Against the LPA Refusal of an application	L Wells	Greensands Reading Road East Hendred Wantage Oxon OX12 8JE	Construction of tarmac access road and the construction of an area of Hard-standing surrounded by an Earth Bund. (Retrospective)	Public Inquiry Date to be confirmed	South	
24.04.06	APP/V3120/A/06/201286 0	WCH/1974/12 Against the LPA Refusal of an application	D Major	The Leather Bottle Challow Station West Challow Wantage Oxon SN7 8NT	Conversion of restaurant into dwelling. Erection of new thatched country cottage. Revised highway access onto Faringdon Road.	Hearing 21.11.06	South	Dismissed 20.12.06
05.05.06	APP/V3120/A/06/201502 6/WF	WAN/19283 Against the LPA Refusal of an application	Mr and Mrs Harris	2 Ogbourne Close Wantage Oxon OX12 9ER	First floor extension.	Written reps	South	Dismissed 06.09.06
01.06.06	APP/V3120/A/06/201327 9	ECH/18921/1 Against the LPA Refusal of an application	BHP Harwood	Land Opposite VOWH Depot Challow Road Wantage Oxon	Conversion of existing barn to architects offices.	Hearing 04.01.07	South	
17.07.06	APP/V3120/E/06/201909 9/WF	STA/14707/3-LB Against the LPA Refusal of an application	Mrs Cradock	5 Church Green Stanford In The Vale Faringdon Oxon SN7 8LQ	Loft conversion with eyebrow dormer.	Written Reps	South	Allowed 09.01.07
31.08.06	APP/V3120/A/06/202121 9/NWF	WAN/8608/9 Against the LPA Refusal of an application	Vakkas Cokgezki	30 Wallingford Street Wantage Oxon OX12 8AX	Variation of planning permission WAN/8608/3 condition 2 to extend the opening times to Friday and Saturday 11pm to 1am and Sunday to Thursday	Written Reps	South	Dismissed 09.01.07

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
06.09.06	APP/V3120/A/06/202375 5/WF	WAN/16143/1 Against the LPA Refusal of an application	Mr and Mrs Thompson	Ham Mill Ickleton Road Wantage Oxon OX12 9JA	11pm to midnight. Demolition of existing garage/annexe. Erection of replacement garage/annexe.	Written Reps	South	Allowed 09.01.07
08.09.06	APP/HH/06/306	HH 2/05	Mr J F Lloyd	The Paddock 18 Longcot Road Shrivenham SN6 8HE	Against a Remedial Notice concerning a High Hedge		South	
17.10.05	APP/3120/C/05/ 2003519	EHE/1965/7-E	Mr L Wells	Greensands East Hendred OX12 8JG	Enforcement against without planning permission change of use from use for agriculture to storage of non-agricultural items, materials and equipment including parking and storage of vehicles.	Public Inquiry 27.2.07	South	
20.10.06	APP/V3120/A/06/202674 9/NWF	MIL/17362/2 Against the LPA Refusal of an application	Mr A Wichello	Bramley Cottage Milton Hill Stevenon Abingdon Oxon OX14 4DP	Proposed car park on adjacent paddock. Change of use of train set within garden to visitor attraction with associated toilet block.	Written reps	South	Withdrawn 28.11.06
31.10.06	APP/V3120/A/06/202838 1/NWF	ARD/17904/2	The Baring Family	Ardington House Church Street Ardington Wantage Oxon OX12 8QA	Demolition of existing greenhouses and outbuildings and erection of new dwelling and garage.	Hearing	South	Withdrawn 22.12.06
23.11.06	APP/V3120/A/06/202980 0/WF	GRO/19143/1	John Bell	5A Kingfishers Grove Wantage Oxon OX12 7JL	Construction of one dwelling and a garage (Land adjoining 5A)	Written reps	South	
05.12.06	APP/V3120/A/06/203191 3	STA/8763/4	Stephen Munday	Meadowlands 3 High Street	Erection of a small scale wind turbine	Written reps	South	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
				Stanford In The Vale Faringdon Oxon SN7 8LH				
11.12.06	APP/V3120/A/06/203140 5/WF	LON/16205/6-X	Mr D Ridgway	Hill View Shrivenham Road Longcot Faringdon Oxon SN7 7TL	Outline application for the erection of one dwelling.	Written reps	South	
20.12.06	APP/V3120/A/06/203321 8/NWF	EHE/1965/12	L Wells	Greensands Reading Road East Hendred Wantage Oxon OX12 8JE	Retrospective application for the retention of guest house and associated buildings.	Public Inquiry	South	

20.12.06	APP/V3120/A/06/203322 1	EHE/1965/13	L Wells	Greensands Reading Road East Hendred Wantage Oxon OX12 8JE	Retrospective planning permission to regularise and retain the siting of 7 temporary accommodation units	Public inquiry	South	
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G:\Admin\Committee Schedules\List of Forthcoming Public Inquiries and Hearings

**ECH/235/43 – Worters (London) Ltd.
Erection of two industrial units for B1, B2 and B8 uses.
Land adjoining Unit 2, W & G Estate, East Challow**

1.0 The Proposal

- 1.1 This application seeks planning permission for the erection of 2 industrial buildings within the W & G Estate, East Challow. The proposed buildings would each amount to 445.5 square metres of industrial floor space including some ancillary office space. The majority of this floor space would be single storey although part of the office space would be at first floor level.
- 1.2 W & G Estate is an established employment site and the location of the proposed buildings is currently a vacant hard standing, but within the confines of the existing developed area.
- 1.3 The scheme includes car parking for 17 vehicles located to the front of the proposed buildings.
- 1.4 The buildings would be constructed of metal cladding and concrete blocks similar to other buildings within the estate.
- 1.5 Extracts from the application drawings are at **Appendix 1**.
- 1.6 The application comes to Committee as the Parish Council objects.

2.0 Planning History

- 2.1 A previous planning application was submitted in November 2005 for the erection of 2 buildings on the site (Ref: ECH/235/42). This was withdrawn in January 2006 due to concerns raised over the lack of car parking provision. The scheme included parking for 8 cars only and had a similar floor space as the current proposal.

3.0 Planning Policies

- 3.1 Policy E11 of the adopted Vale of White Horse Local Plan identifies the W & G Estate as a rural multi-user employment site and states that the loss of business land and premises to other uses will not be permitted. New business development on vacant land within the site will be permitted subject to the criteria set out in Policy E8 which refers to local rural business sites.
- 3.2 Policy E8 states that development or redevelopment on the site will be limited to premises of up to 500 sqm floor area for occupation by a single business.
- 3.3 Policies DC1 and DC5 of the adopted Local Plan refer to the design of new development, and access and parking considerations.

4.0 Consultations

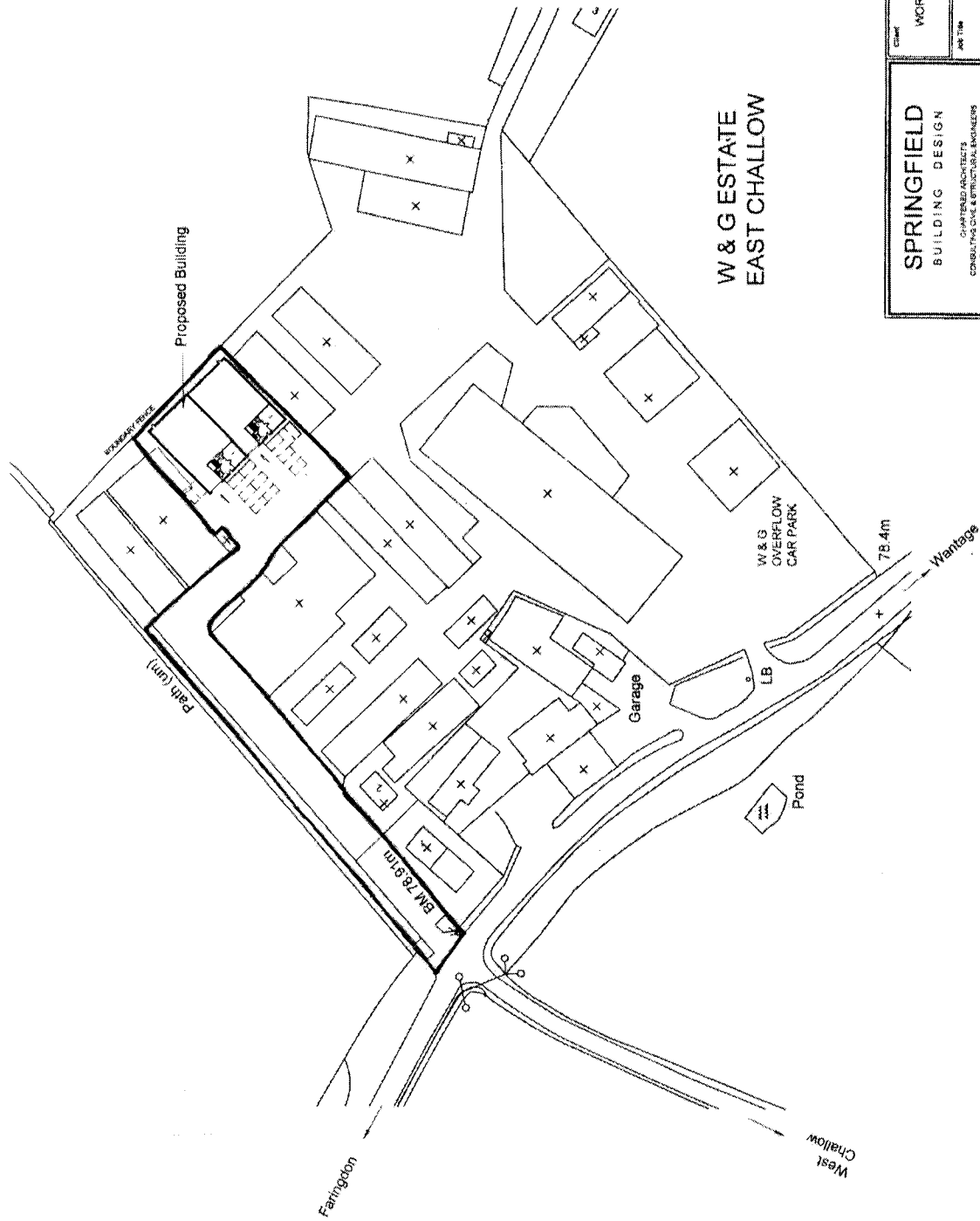
- 4.1 East Challow Parish Council objects to the application. Their full comments are attached at **Appendix 2**.
- 4.2 The Council's Environmental Health Officer raises no objections subject to a condition requiring the investigation and treatment of any contaminated land.
- 4.3 The County Engineer raises no objections subject to conditions.

5.0 **Officer Comments**

- 5.1 The main issues to consider in determining this application are; i) whether the principle of further development is acceptable in this location; ii) the design and visual impact of the proposed building; iii) whether there is sufficient parking provision to serve the proposed units.
- 5.2 The W & G Estate is allocated in the adopted Local Plan as an employment site. The location of the proposed buildings is within the allocated area and therefore the principle of further employment generating uses is acceptable in this location.
- 5.3 The buildings are proposed in a utilitarian design of concrete block and metal cladding, similar to other units within the estate. The building is also of a similar height (8.4m to ridge) to others within the estate, therefore your Officer do not consider that the proposal would appear prominent or out of keeping with the surrounding buildings.
- 5.4 The Parish Council has raised concern over the additional traffic generated by the proposal and its impact on the surrounding road network. However, as this is an allocated employment site and the proposal would not extend beyond the allocated area, refusal on these grounds could not be justified. A condition is recommended preventing the insertion of a mezzanine floor within the proposed buildings to control any increase in floor space which may be proposed at a later date.
- 5.5 A previous application for buildings in this location was withdrawn due to the lack of car parking provision to serve the proposed units. This current scheme includes 17 parking spaces. County Council parking standards for this area of floor space would require 4 spaces for a B8 use (i.e. storage and distribution) and 17 for a B2 use (i.e. general industry). A B1 use (i.e. offices, research and development, and light industry) would require significantly more spaces however it is recommended that the B1 element is restricted to B1(c), light industrial use, (apart from the small first-floor offices), to prevent a high traffic generating office use occupying the units. The County Engineer has no objections to the scheme subject to a condition to this effect.

6.0 **Recommendation**

- 6.1 *It is recommended that planning permission is granted subject to the following conditions:*
1. *TL1 Time Limit – Full Application*
 2. *MC2 Submission of Material Samples*
 3. *HY25 Car Park Layout (Building)*
 4. *ID12 Restriction on Use*
 5. *ID23 Mezzanine Floors*



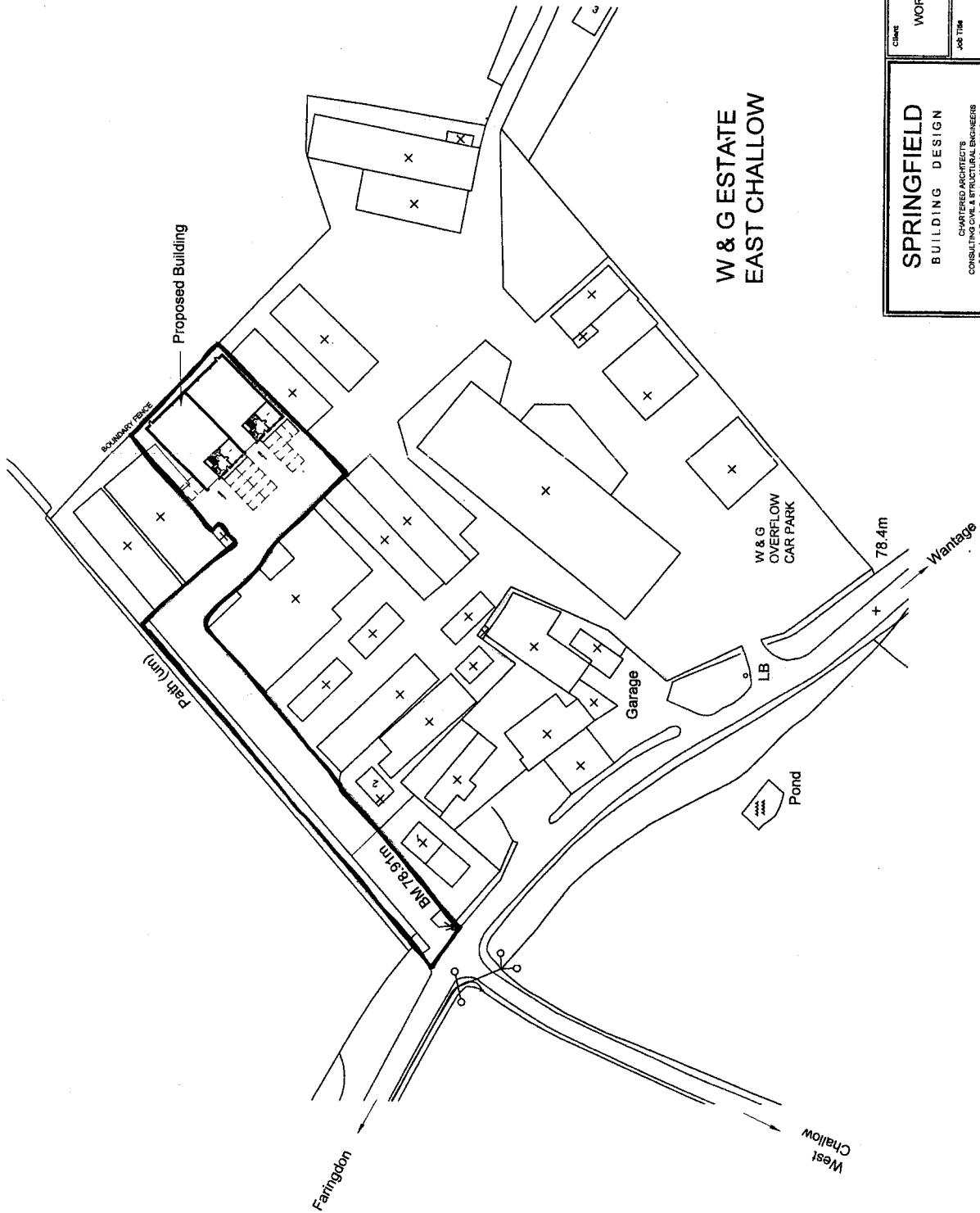
THE LONDON ARCHITECTS
 ASSOCIATION
 2005 - 1 MAY 2005
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 No: LA814814

Handwritten signature

**W & G ESTATE
 EAST CHALLOW**

SPRINGFIELD BUILDING DESIGN <small>CHARTERED ARCHITECTS CONSULTANTS AND PLANNERS 3 EMBURY ROAD, SOUTH WANTSAGE, BERT 3,5 TEL: 01783 430355 FAX: 01783 406240</small>		<small>CLIENT</small> WORTERS (LONDON) LTD.		<small>DATE</small> NOV 2005	
<small>JOB TITLE</small> SMALL UNIT SCHEME AT W & G ESTATE, WANTSAGE		<small>SCALE</small> 1:1250	<small>DATE</small> NOV 2005	<small>DRAWN</small> PAB	<small>DIS No</small> 05-25-07A



WILTSHIRE COUNTY COUNCIL
 DISTRICT COUNCIL
 2000 - 9 NOV 2000
 CONSERVED ESTATE

W & G ESTATE
 EAST CHALLOW

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EW/BS/13

Drawing Title SITE LOCATION PLAN	
Scale 1:1250	Date NOV 2005
Drawn PAB	Eng No 05-25-07A
Client WORTERS (LONDON) LTD.	
Job Title SMALL UNIT SCHEME AT W & G ESTATE, WANTAGE	
SPRINGFIELD BUILDING DESIGN CHARTERED ARCHITECTS CONSULTING CIVIL & STRUCTURAL ENGINEERS 3 Emerald Road, Division, Wilburton, SH1 2LS Tel: 01783 430666 Fax: 01783 430649	

1 2 3 4 5 6 7

BOUNDARY FENCE

EXISTING HEDGE

EXISTING BUILDING

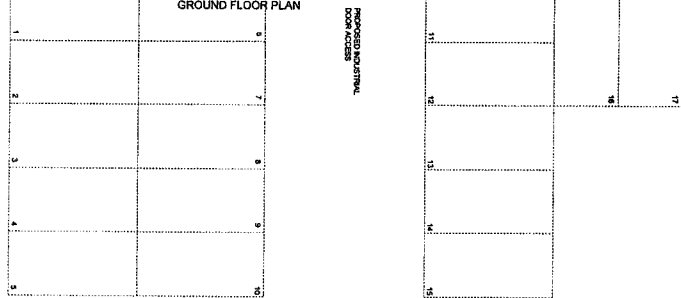
EXISTING BUILDING

INDUSTRIAL DOOR ACCESS

PROPOSED INDUSTRIAL DOOR ACCESS

PROPOSED INDUSTRIAL DOOR ACCESS

GROUND FLOOR PLAN

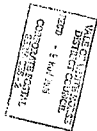


EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

SPRINGFIELD BUILDING DESIGN	
CHARTERED ARCHITECTS CONSULTING ENGINEERS, INTERIORS DESIGNERS 5, SURREY ROAD, EAST CHALLOW, DEVEREUX ROAD, EAST CHALLOW, DEVEREUX ROAD, EAST CHALLOW, DEVEREUX ROAD	
Tel: 01753 634444 Fax: 01753 634444	
Client: WORTERS (LONDON) LTD.	
Site No: SMALL UNIT SCHEME	
W & G ESTATE	
EAST CHALLOW, DEVEREUX ROAD	
Drawing Title: SITE LAYOUT	
Date: 1:100	Scale: OCTOBER 2006
Drawn: PAB	Check: 05-25-11



APPENDIX 1

LH

EAST CHALLOW PARISH COUNCIL

✓✓

Parish Council Clerk
12 Shepherds Close
Grove, Wantage
OXON OX12 ONX
Tel (Home) 01235 765327
(Work) 01865 273193

Environmental Services Directorate
VWHDC
Abbey House
Abingdon
OXON OX14 3JE
14th December 2006

APPENDIX 2

Dear Sir

ECH/235/43

East Challow Parish Council objects to Application ECH/235/43 for additional buildings on the W&G Estate for the following reasons –

EXISTING VOLUME OF TRAFFIC

The Parish Council recently voiced its concern to Oxfordshire Highways regarding the dangers caused by traffic movements on the A417 relating to the W&G Estate and is currently awaiting a response. At a community meeting held in October by Thames Valley Police both East and West Challow Parish Councils expressed their concern regarding the speed and volume of traffic on the A417. The stretch between Silver Lane, the Fiat garage and the W&G Estate access roads was highlighted as being of particular concern.

Currently the estate cannot cope with the amount of traffic generated by estate employees vehicles, delivery vehicles and customers collecting from Buildbase.

In 1999 Planning consent was granted to Wantage Building Supplies (ECH235/36) now Buildbase, this has dramatically increased the volume of traffic accessing the estate. The recent closure of the building supplies company in Limborough Road Wantage has also increased trade.

Buildbase is located at the eastern entrance to the W&G Estate and its associated vehicle movements and parking cause blockages on the roadway. This results in traffic queues regularly building up on the A417 as vehicles wait to turn onto the estate. On occasion HGV's start to turn into the estate only to find they cannot immediately complete their manouvre and stop traffic on the A417 in both directions. Vehicle movements are made more difficult as Buildbase has large external storage areas alongside its building to the south (not marked on the plans) and east.

The small overflow car park opposite Buildbase was previously seldom used but is now regularly completely full. When it is full there is often chaotic parking on the roadway alongside Buildbase.

Peak traffic is 7.30-9.30 and after 3pm when many local builders arrive to collect supplies for the next day. This coincides with the peak use of the A417 by other vehicles.

The plans indicate that the new buildings will use the western access (indicated in red on the plans). Vehicles cannot be forced to use this access which is difficult to negotiate during the day in a large vehicle. The majority of vehicles use the eastern access.

PARKING

The existing businesses use the currently available parking spaces. The plans indicate 17 new parking spaces, the Parish Council considers that it will be totally unrealistic to provide this amount of parking in the space available and it will cause conflict with neighbouring units. As already stated the "overflow" car park is already fully used by Buildbase customers and is anyway some considerable distance from the proposed units.

EAST CHALLOW PARISH COUNCIL

ADJACENT PROPANE TANKS

It is not shown on the drawings but there are six large bulk propane storage tanks within a few feet of the proposed buildings. This is a major safety issue which requires investigation.

SAFETY ACCESS

If there was an emergency on the estate the fire service would currently have difficulty with access. Additional buildings and vehicles will increase the risk.

The Parish Council considers that the current access and shortage of parking preclude any further development of the site. The current traffic situation associated with the eastern access requires urgent action before there is a serious accident.

Yours sincerely

Anne Greig (Miss)
Clerk to East Challow Parish Council

GRO/4788/3 – Mr & Mrs Lagden
Single and two storey rear extensions.
9 Vale Avenue, Grove, OX12 7LU

1.0 **The Proposal**

1.1 This application seeks planning permission for the erection of two storey and single storey rear extensions on the rear (north) elevation of the property. Measuring 2.5 metres deep by 8.3 metres wide, the proposed two storey extension would be built over an existing single storey extension. The eaves height would be 5 metres above ground level, and the gabled roof over the proposed extension would rise to a maximum ridge height of 7.3 metres. The proposed single storey rear extension would extend out beyond the existing rear extension by 2 metres, and it would be 8.3 metres wide, with an eaves height of 2.5 metres, and a pitched roof sloping towards the two storey extension with a ridge height of 3.3 metres. The application drawings and site plan are at **Appendix 1**.

1.2 The application comes to Committee due to an objection received from Grove Parish Council.

2.0 **Planning History**

2.1 Planning permission was granted in 1979 for an 'Extension to provide new kitchen and dining room together with internal alterations'.

2.2 Permission was granted in 1988 for 'Ground and first floor extensions at front of dwelling to provide additional accommodation'.

2.3 Application GRO/4788/2 for 'Garage conversion. New windows in side elevations. Single and two storey rear extensions', was withdrawn in September 2006. A copy of the withdrawn plans is at **Appendix 2**.

3.0 **Planning Policies**

3.1 Policy H24 of the adopted Vale of White Horse Local Plan allows for extensions to existing dwellings provided various criteria are satisfactory, including; i) the impact on the character and appearance of the area as a whole, ii) the impact on the amenities of neighbouring properties in terms of privacy, overlooking and overshadowing, and iii) whether adequate off-street parking, turning space and garden space remain.

3.2 Policies DC1 and DC9 of the Local Plan refer to the design of new development and the impact on neighbouring properties.

4.0 **Consultations**

4.1 Grove Parish Council objects to the proposal stating 'The loss of garage space to make way for a playroom could necessitate on street parking. The steep incline on the driveway may discourage the owners from using it to park their cars and by parking on the road the current parking problems at Vale Avenue could be exacerbated'.

4.2 The County Engineer's comments will be reported at the Meeting.

5.0 **Officer Comments**

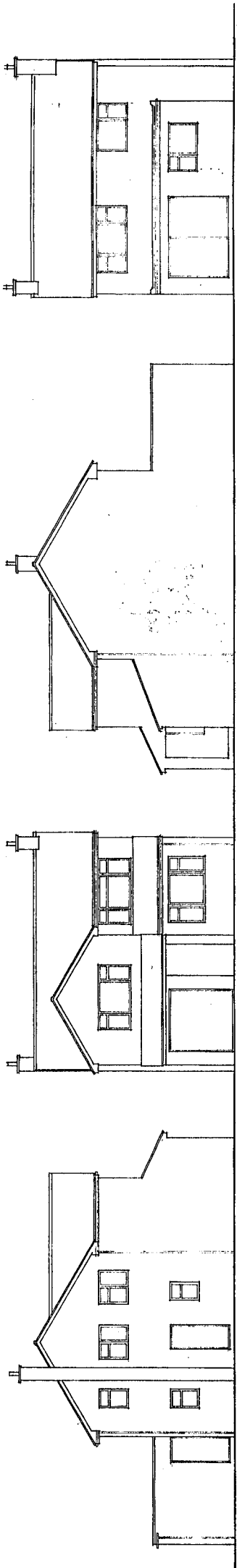
5.1 The main issues in determining this application are the impact on the street scene, the potential impact on neighbouring properties, and the impact on highway safety.

Report 153/06

- 5.2 Given the position of the proposed extension on the rear (north) elevation of the property, your Officers consider that the proposal would not harm the character and appearance of the area.
- 5.3 Your Officers also consider that the proposal would not have a detrimental impact on the adjoining properties to the east and west. The proposal does not encroach beyond a 40 degree line taken from the edge of the nearest first floor windows of neighbouring properties, and it is consequently felt that the proposal would not be unacceptable in respect to loss of light or over dominance. It is not proposed to add any additional windows at first floor level in either the east or west elevations. However, to prevent possible overlooking in the future, it is recommended that permitted development rights be removed in respect to the insertion of new windows in the east and west elevations of the development without the prior grant of planning permission (see Condition 3 below).
- 5.4 In respect to the objections raised by the Parish Council, the proposed garage conversion could be undertaken under the provisions of the General Permitted Development Order, and as such does not require planning permission. Given that it is not proposed to add any additional bedrooms to the property, and the fact that two spaces would remain in front of the dwelling, it is your Officer's opinion that two parking spaces for a four bedroom property would be acceptable, and the proposal would not be detrimental to highway safety.

6.0 **Recommendation**

- 6.1 *Subject to the County Engineer raising no objection it is recommended that planning permission be granted, subject to the following conditions:-*
1. TL1 *Time Limit – Full Application.*
 2. RE1 *Matching Materials.*
 3. *Notwithstanding the provisions of the Town and Country Planning (General permitted Development) Order 1995 (or any order revoking and re-enacting that Order) no windows shall be inserted in the east or west elevations of the development hereby approved without the prior grant of planning permission.*



FRONT

SIDE

REAR

SIDE

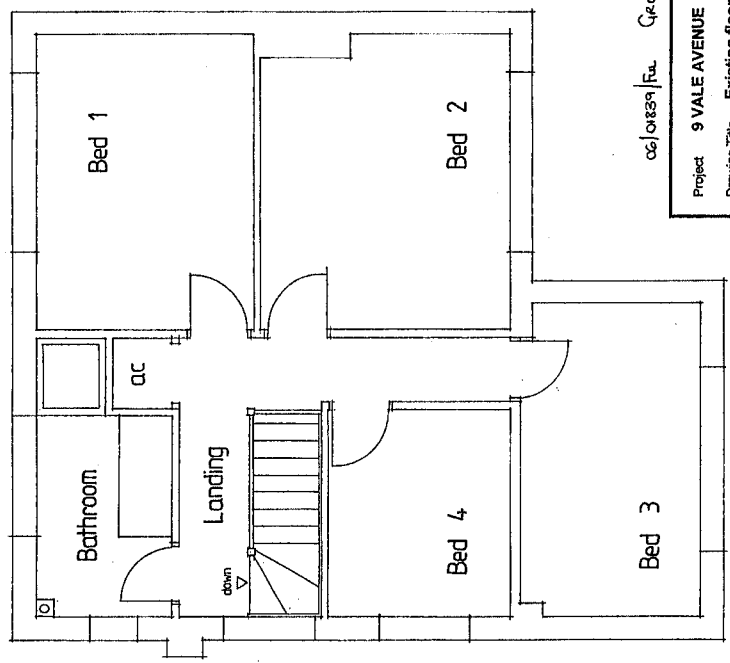
ELEVATIONS

APPENDIX 1

VALE OF WHITE HORSE
DISTRICT COUNCIL
REQD 3 0 NOV 2006
CORPORATE POSTAL
SERVICES-2

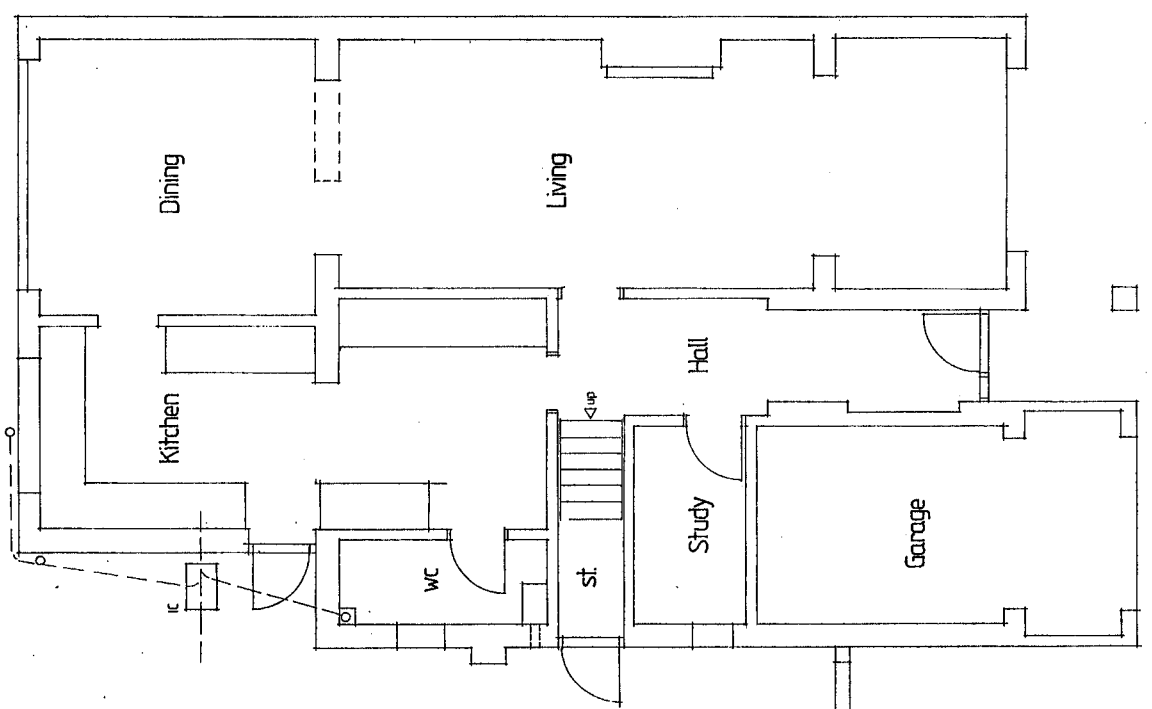
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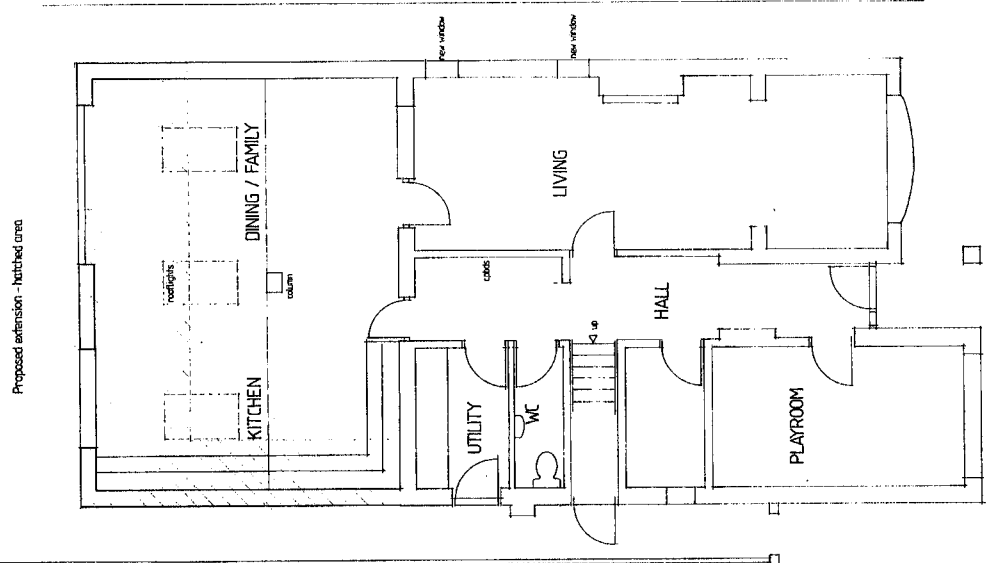
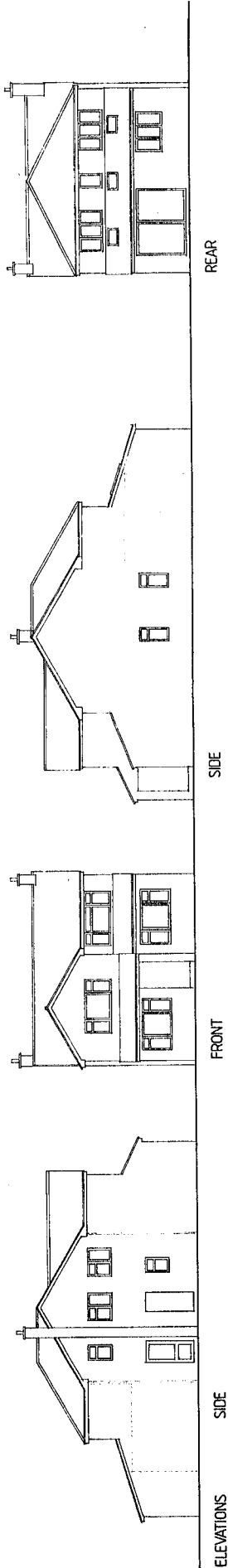
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Project 9 VALE AVENUE GROVE OXON
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Date April 2006 Scale 1:50 1:100
Drawing Number 891:01 Rev
Malcolm Harding Residential Design 37 Manor Road Bladon Oxon OX20 1RU Tel: 01993 812944

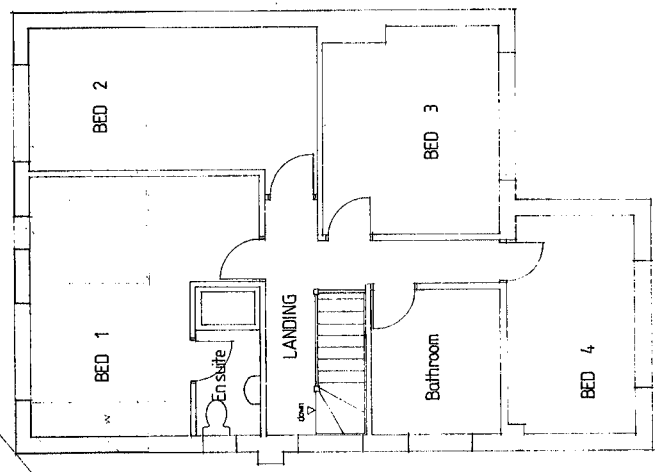


FIRST FLOOR PLAN

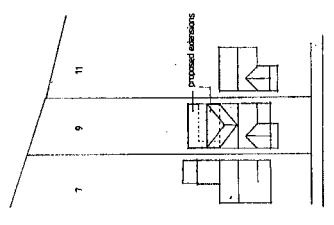
GROUND FLOOR PLAN



GROUND FLOOR PLAN

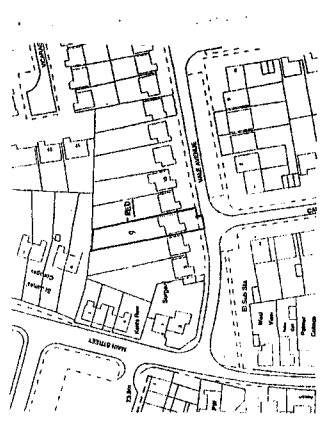


FIRST FLOOR PLAN



BLOCK PLAN 1:500

VALE OF WATFORDS CONTRACT COUNCIL
 The details in proposed by the Client are subject to the approval of the Council. The Council reserves the right to require amendments to the details in order to comply with the requirements of the Planning Act 2008 and the Planning (Listed Buildings and Conservation Areas) Act 1987. The Council is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings. The Client is responsible for obtaining all necessary permissions and consents for the proposed development. The Council is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings. The Client is responsible for obtaining all necessary permissions and consents for the proposed development.



LOCATION PLAN 1:1250

06/09/2019 / Tel: 01827 418133 / 3
 Project: 9 VALE AVENUE GROVE, WANTAGE OXON
 Drawing Title: Floor plans, elevations, Block and Location plans
 Date: Oct 2016
 Scale: 1:50, 1:100, 1:500, 1:1250
 Drawing Number: 991:00
 Rev: Rev
 Makana Housing, Residential Design, 37 Manor Road, Bladen, Oxon, OX20 1BU, Tel: 01827 812644

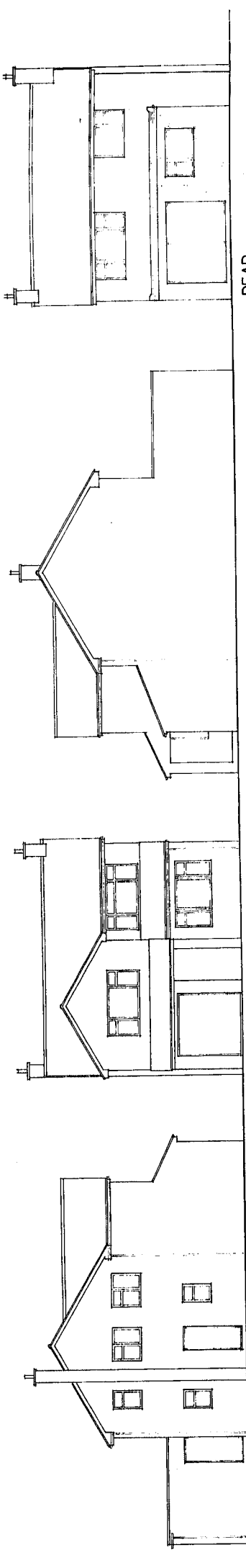
APPENDIX 1

APPENDIX 2

VALE OF WHITE HORSE
DISTRICT COUNCIL
REF'D 8 8 AUG 2005
CORPORATE POSTAL
SERVICES - 3

0610252/FA 0204788/2

Project 9 VALE AVENUE GROVE OXON
Drawing Title Existing floor plans and elevations
Date April 2006 Scale 1:50 1:100
Drawing Number 591:01 Rev
Malcolm Harding Residential Design 37 Manor Road Bladon Oxon OX20 1RU Tel: 01993 812944

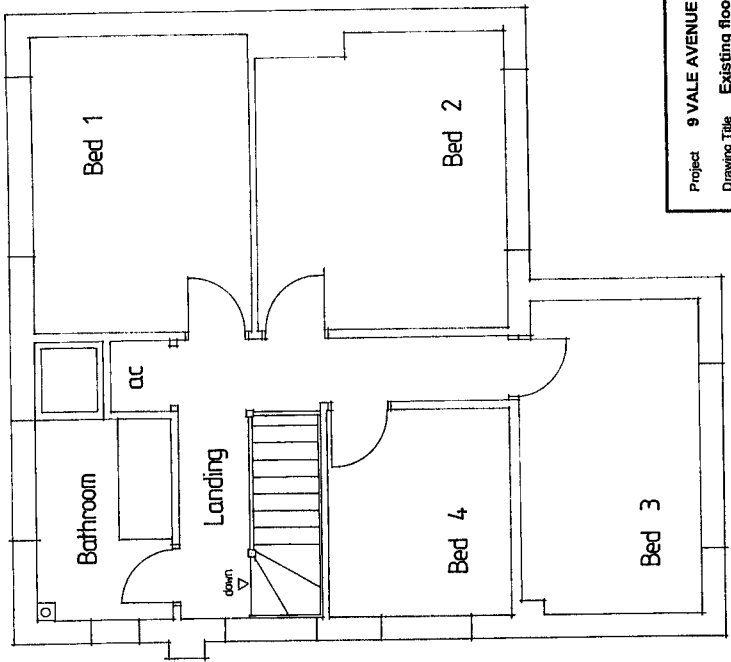


REAR

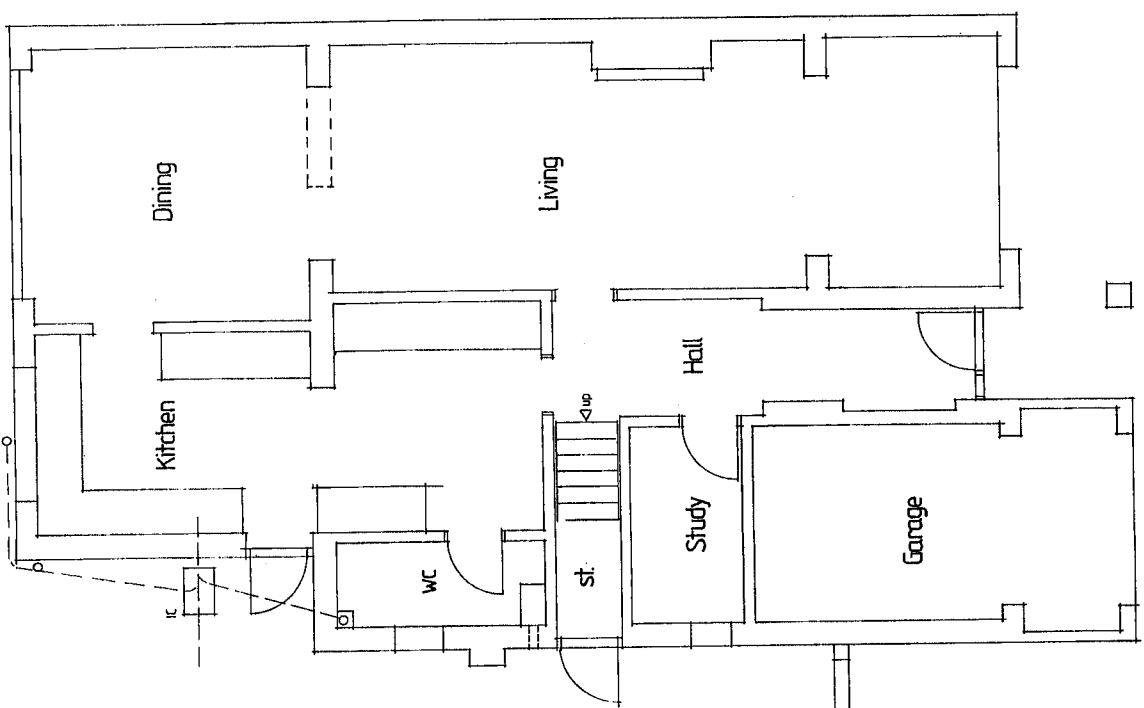
SIDE

FRONT

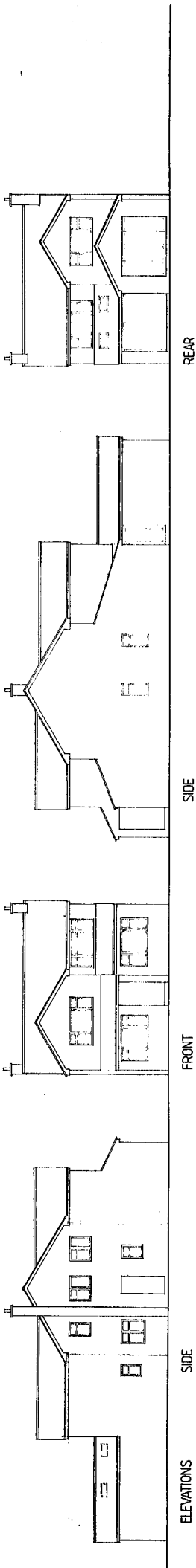
ELEVATIONS SIDE



FIRST FLOOR PLAN



GROUND FLOOR PLAN



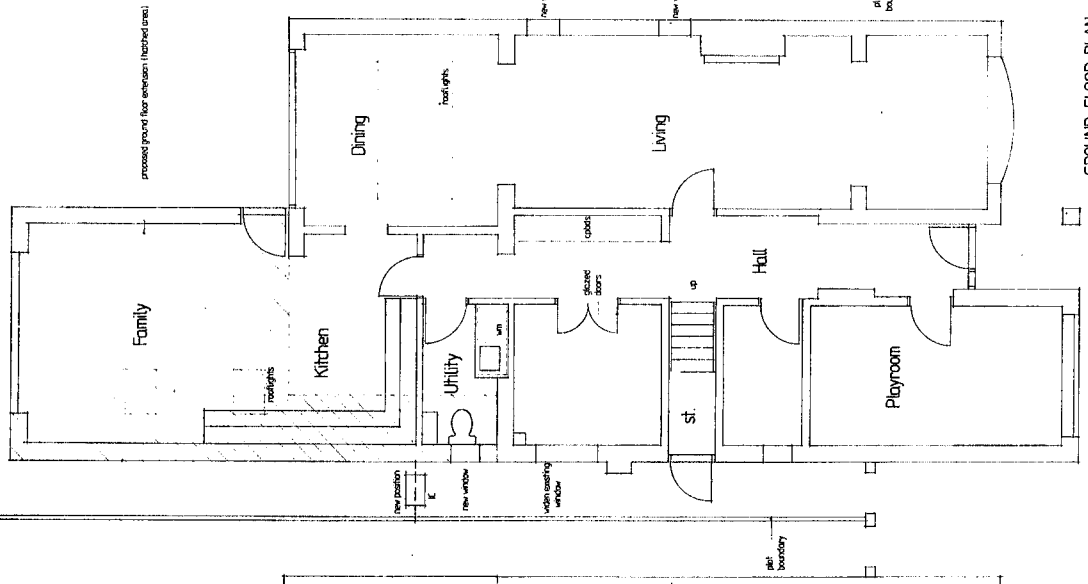
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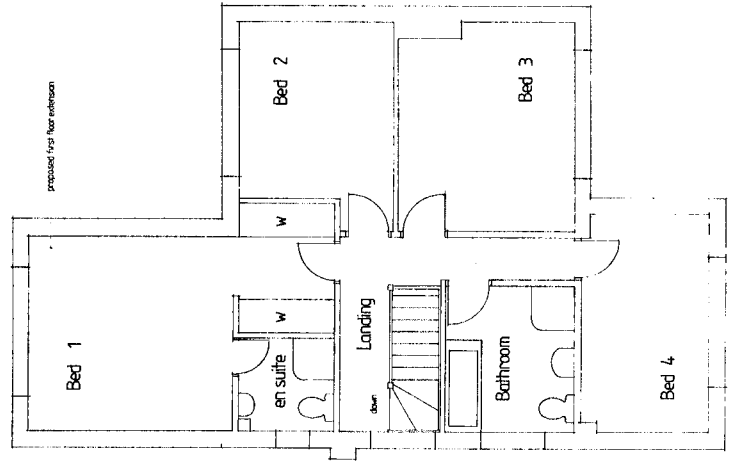
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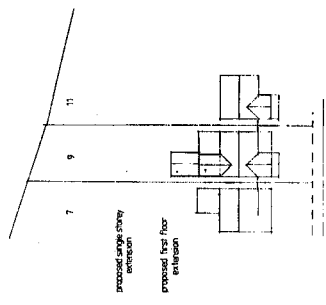
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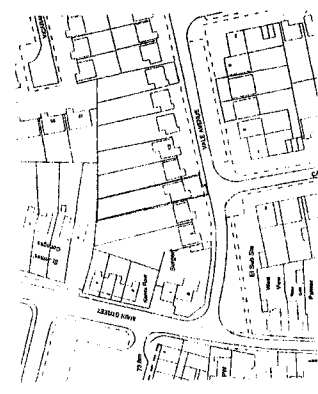
GROUND FLOOR PLAN



FIRST FLOOR PLAN



BLOCK PLAN 1:500



LOCATION PLAN 1:1250

APPENDIX 2

VALE OF WHITFORD
DISTRICT COUNCIL
WARD 11 05 006
CORPORATE HOUSING
SERVICES 3
01452 417872

Project: 9 VALE AVENUE GROVE WANTAGE OXON
Drawing Title: Proposed floor plans, elevations, Block & Location plans
Date: Aug 2016
Scale: 1:50 1:100 1:500 1:1250
Drawing Number: 001:02
Rev: R00
Mactar Housing Residential Design 37 Merne Road Bournemouth Dorset BH9 1JH Tel: 01202 412944

CUM/8320/1 – Mr & Mrs G Philip

**Demolition of existing house and garage. Erection of two storey replacement building comprising of 4x2 bed and 1x1 bed flats. Erection of 6x3 bed houses and erection of a 1x1 bed coach house with associated off-street parking and landscaping.
40 Cumnor Hill, Oxford, OX2 9HB**

- 1.0 This application was considered by Committee on 8th January 2007, when it was recommended for approval. Committee however, resolved to refuse planning permission and delegated the decision to agree the reasons for refusal to the Deputy Director in consultation with the Chair / Vice Chair, the Ward Member and Opposition Spokesman. Notwithstanding this consultation, the Vice Chair has requested the matter is referred back to the Committee for agreement. An extract of the minutes of that meeting is attached as **Appendix 1**.
- 2.0 The following reasons are suggested, and are considered by Officers to accurately reflect Committee's resolution to refuse planning permission:
1. *Having regard to its prominent and elevated location, the overall design, height, bulk, scale and massing of the proposed building on the road frontage represents an intrusive and inappropriate form of development which is detrimental to the character of Cumnor Hill. As such the proposal is contrary to Policies H10 and DC1 of the adopted Vale of White Horse Local Plan 2011 and to advice contained in PPS1 "Delivering Sustainable Development" and PPS3 "Housing".*
 2. *The proposed development, by reason of its juxtaposition with neighbouring dwellings, represents an unneighbourly form of development that is harmful to the amenities of those properties, in particular no.36 Cumnor Hill, in terms of overshadowing, over dominance and overlooking. As such the proposal is contrary to Policies DC1 and DC9 of the adopted Vale of White Horse Local Plan 2011.*
 3. *In the absence of information to prove otherwise, the proposed development would be at direct risk of flooding and would increase the risk of flooding elsewhere contrary to Policies DC13 and DC14 of the adopted Vale of White Horse Local Plan 2011 and to the advice contained in PPS25 "Development and Flood Risk".*
 4. *In the absence of financial contributions to meet the need generated by the additional housing, the proposal would result in a detrimental impact on existing services and social infrastructure. As such the proposal is contrary to Policy DC8 of the adopted Vale of White Horse Local Plan 2011.*

DRAFT MINUTE FROM MEETING HELD ON 8 JANUARY 2007

CUM/8320/1 – DEMOLITION OF EXISTING HOUSE AND GARAGE. ERECTION OF TWO STOREY REPLACEMENT BUILDING COMPRISING OF 4X2 BED AND 1X1 BED FLATS. ERECTION OF 6X3 BED HOUSES AND ERECTION OF A 1X1 BED COACH HOUSE WITH ASSOCIATED OFF-STREET PARKING AND LANDSCAPING. 40 CUMNOR HILL, OXFORD OX2 9HB

(Councillors Briony Newport and Derek Rawson had each declared a personal interest in this item and in accordance with Standing Order 34 they remained in the meeting during its consideration).

It was reported that a letter dated 8 January 2007 had been received from Dr Evan Harris MP expressing concern at the number of applications for developments in the area of lower Cumnor Hill and Eynsham Road, whereby an existing footprint was expanded, with the result that there was less screening and more traffic. He noted a number of recent applications in the local area, none of which had been sufficient in size for the Council to insist on a significant proportion of affordable housing and therefore did little to deal with the wider social housing needs in the area. His concern and that of many of his constituents was that sequential piecemeal applications of this nature would over time change the neighbourhood from one which had an extremely rural feel and that local planning policy needed to reflect the need to maintain the character of the area, especially in the absence of making progress in meeting local housing need through these developments.

The Principal Planning Officer reported the following additional information:-

Local Objections

A further 35 letters of objection had been received reiterating concerns already covered in the report and making additional comments, as follows:-

- The amended proposals made little change to the overall proposal, apart from some tinkering with the positioning of the various units and did nothing to address the core problem in that the proposal was out of keeping with Cumnor Hill.
- The archway was narrower than previously and would pose more of a risk to pedestrians walking underneath.
- The relocated Coach House restricted the amount of on site parking, making it inevitable that visitors would park on Cumnor Hill.
- The slope of the driveway was now greater, which would increase the revving of engines to the detriment of neighbouring amenity.
- Car parking was still inadequate.
- There was now no vehicular access to the terraced houses and the parking area was now closer to no 36 and no 42 Cumnor Hill, which would lead to light pollution, exhaust emissions and noise.
- The block of flats, being forward of the existing building line, remained intrusive and out of keeping with the character of Cumnor Hill. It was still higher than surrounding property and filled the width of the plot. The bay windows also protruded further than before.

- The proposed bin store was totally inappropriate and would be unsightly. It replaced the few trees that might have remained on the northern part of the road frontage.
- Should permission be given, there should be a condition requiring appropriate mature trees to be planted adjoining the pavement.
- The amended block of flats remained extremely intrusive to no 36 Cumnor Hill, and undermined the privacy to the bedroom that faced the site, which only had one window and not two as stated in the applicant's supporting information. It would also impact on light to the main bedroom window at the front. The rear terrace would also overshadow the side access path and the kitchen window by virtue of its height.
- The badger sett would be disturbed and no care appeared to have been taken to protect them from harm.
- The key to developing this site was good design. As proposed it did not represent good design, and should not be accepted.

The Oxford Badger Group

The Oxford Badger Group had objected to the application stating that the report only covered activity on the site. It was concerned that the report did not cover badger activity on Cumnor Hill and that a wider survey was vital to ensure that wildlife corridors and foraging areas outside the site were not adversely affected. The Group considered that the proposed development involved an excessive overdevelopment of the site that would have a devastating impact on the wildlife habitat of the area.

Cumnor Parish Council

It was reported that Cumnor Parish Council had been unable to meet to consider its response to the amended plans. However, two Councillors familiar with the application had considered the amended plans and re-iterated previous concerns raised by the Council regarding the proposal and made further comments in respect of the badger sett. The two members urged the Council to obtain its own independent advice regarding the protection of the sett, prior to determining the application. Other comments related to the continued over-dominance of the main block fronting Cumnor Hill and if the flat roof was sacrificed it would be possible to design a more compact and pleasing building, possibly allowing for access to the rear via the side of the plot. Finally, in respect of the Coachhouse it was considered that despite providing one flat and five dry parking spaces, this part of the development had a major effect, not only on existing neighbours, but also the quality of life for future occupants of the proposed new dwellings. In this regard the Committee was urged to omit the Coachhouse from any permission granted.

County Engineer

It was reported that the County Engineer had raised no objection to the proposal on highway safety grounds, subject to conditions, but had raised a query regarding the potential adoption of the parking area. As there could be a requirement for Oxfordshire County Council to adopt the access drive and parking area, it had been requested that the height of the arch was increased to 5.7m as per current adoptable standards. The Highways Officer had requested that a further condition be added to ensure a site storage area was provided for all materials, plant and equipment in the interest of highway safety.

Environment Agency

It was reported that the Environment Agency had submitted a holding objection to the application stating that the development might increase flood risk in the area. Should sufficient information subsequently be provided which demonstrated that the development would not have a detrimental impact at the site or downstream and that appropriate mitigation measures could be employed, the Environment Agency might be in a position to remove its objection on flooding grounds.

In response to the comments and observations set out above, the Principal Planning Officer responded as follows:-

- In respect of the proposed arch, it was confirmed that it was no different than previously, and remained at a width of 4m. However, its height had been reduced at the rear to mirror the slope of the drive, as could be seen on the section drawing P104 on page 48 of the agenda.
- The allocated parking spaces had increased from 20 spaces on the original scheme to 21.
- Natural England had raised no objection to the proposal subject to the recommendations in the badger report being adhered to and that a further walk-over survey was carried out prior to any construction work commencing on site.
- In respect of the potential adoption of the parking area by Oxfordshire County Council, this was not a material planning consideration, and there had been no specific objection raised regarding the height of the arch on safety grounds. Furthermore the Council's Building Control Officer had confirmed that the height and width of the arch was acceptable for access by a fire tender, as per part B of the Building Regulations.
- In the event that planning permission was granted further information be sought from the applicant to address the Environment Agency's objection prior to any consent being issued. In the event the objection could not be overcome, the application would be refused on such grounds.
- The bin store should be relocated to a less prominent position on the site. It was therefore proposed that condition 10 on the report be replaced with the following wording:

Notwithstanding the submitted details, no works shall commence upon site until revised details of bin storage, location of bin store(s) and collection facilities have been submitted to and approved in writing by the Local Planning Authority. Prior to occupation the bin store/collection facilities shall be completed in all respects in accordance with the approved details and maintained as such thereafter.

In relation to the report, the Principal Planning Officer clarified the following points:-

- In addition to the differences stated in paragraph 1.3, there was also a further difference in that the projection of the bay windows to the front of the block of flats had been increased by 300mm, thus having a total depth of 1m from the front of the block. The block itself came forward 0.8m forward of the existing at the corner closest to No 36 and 2m forward at the corner of the existing dwelling at no 42. Plan number P1.02 showed the position of the block in relation to the existing building.
- At paragraph 3.6, objectors had raised issues in relation to PPS3. For the avoidance of doubt, the presumption in favour of developing previously developed sites mentioned did not state that all land that was previously

developed must be built on. The report was merely stating that as per Paragraph 40 of PPS3 a key objective was that the Council should continue to make effective use of land by re-using previously developed land rather than building on a green field site. As per Annex B of PPS3, there was no presumption that land that had been previously developed was necessarily suitable for housing development nor that the whole curtilage should be developed.

- Paragraph 9 of PPS3 reiterated the Government's strategic housing policy goal was to create sustainable, inclusive, and mixed communities in all areas. This consideration had been a key factor in allowing the appeal at No 116 Oxford Road, Abingdon where there had been objections to a proposal for a block of flats.
- Paragraph 12 of PPS3 confirmed that good design was fundamental to the development of high quality new housing, which contributed to the creation of sustainable, mixed communities.
- Paragraph 13 of PPS3 stated that design which was inappropriate in its context, or which failed to take the opportunities for improving the character and quality of an area and the way it functioned, should not be accepted.
- Paragraph 49 of PPS3 also confirmed that careful attention to design was particularly important where the chosen local strategy for new housing involved the intensification of the existing urban fabric. More intensive development was not always appropriate.
- Paragraph 69 stated that in determining planning applications, Local Planning Authorities should have regard to: 1) Achieving high quality housing, 2) ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, 3) in particular families and older people, 4) the suitability of a site for housing, including its environmental sustainability, 5) using land effectively and efficiently and 6) ensuring the proposed development was in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and did not undermine wider policy objectives.

Dr P Hawtin, on behalf of the Parish Council, made a statement objecting to the application, raising concerns relating to matters already covered in the Parish Council's response attached to the agenda. He claimed that this was the wrong development at the wrong time in the wrong place. He questioned the views of the Consultant Architect in respect of the application.

Mr J Rees, the owner of 36 Cumnor Hill, made a statement objecting to the application, raising concerns relating to matters already covered in the report. He claimed that the Oxford Badger Group had been denied access to the site and referred to the letter of concern from the local Member of Parliament regarding the proposed development and increased development generally in the Cumnor Hill area. He urged the Committee to reject the application.

Mr J Phillcox, the applicant's agent, made a statement in support of the application. He considered that the Officers had produced a thorough report and referred to the amount of pre-application discussion that had been undertaken with both the Vale and Oxfordshire County Council. Furthermore, there had also been much discussion on the amended scheme with the Vale, its Design Panel, Oxfordshire County Council, Cumnor Parish Council and neighbours. He accepted that the proposal would result in the loss of a family home, but claimed the proposed development would provide a healthy mix of residential units to meet local need. Referring to concerns regarding precedent, he reminded the Committee that each application

should be considered on its merits. Finally, he referred to the Council's stated objective of protecting the Oxford Green Belt and claimed that the proposed development would assist with that aim.

Two of the local Members, present at the meeting, referred to the many local objections to the application and one expressed concern that the public consultation on the amended plans had been undertaken over the Christmas and New Year period. In speaking against the application they made the following comments:-

- The proposed development would harm the character of the area, contrary to Local Plan Policy H10.
- The proposed density was too high.
- Detrimental impact on neighbouring properties in terms of privacy and drainage. Reduce slab levels to lessen any impact.
- Urban development and out of keeping.
- No account had been taken of the impact of culverting the stream currently running through the application site.

Other Members of the Committee made the following additional comments:-

- Drainage concerns in the locality should be explored outside of the meeting.
- The principle of backland development was acceptable, however the current application was unacceptable for the reasons given by the local Members and local objectors above.
- Increased noise nuisance from vehicles entering the site, due to the slope of the land from the highway to the application site.
- Disappointed with the views of the Consultant Architect.
- Building at front of site too high and dominant.

By 15 votes to nil, it was

RESOLVED

- that authority to refuse application CUM/8320/1 be delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Chair and/or Vice Chair and Opposition Spokesman of the Development Control Committee and local Members, the reasons for refusal relating to the design, scale and massing of the proposed block fronting Cumnor Hill, impact on 36 Cumnor Hill, lack of relevant information in respect of the Environment Agency's holding objection regarding possible flooding and the absence of financial contributions towards improving local services and facilities;*
- that the principle of development of the site, including the demolition of 40 Cumnor Hill be accepted.*

GRO/11225/2 – Mr & Mrs S Hamblin

Demolition of existing garden room. Erection of a two storey rear extension & new conservatory.

7 Mandhill Close, Grove, OX12 7HY

1.0 **The Proposal**

- 1.1 This application seeks planning permission for the demolition of an existing garden room on the rear (north-east) elevation of the property, and the erection of a two storey extension and new conservatory on the same elevation. The proposed two storey extension measures 5.2 metres wide by 3.1 metres deep, with an eaves height of approximately 4.9 metres, and a hipped roof with a maximum overall ridge height of 7.1 metres. The proposed conservatory extends out in a south easterly direction from the proposed two storey extension, and measures 3.1 metres wide by 3.2 metres deep, with an eaves height of 2.2 metres and a ridge height of approximately 2.75 metres. The application drawings and site plan are at **Appendix 1**.
- 1.2 The application comes to Committee at the request of the Local member, Councillor Pam Westwood.

2.0 **Planning History**

- 2.1 Planning permission was granted in 1989 for the 'Erection of extension to existing dwelling to improve accommodation and to provide a granny flat'.
- 2.2 Application GRO/11225/1 was granted permission in August 2003 for the erection of a 'Two storey extension and conservatory on the side (north-west) elevation of the property, which has been implemented'. A copy of the approved plans is at **Appendix 2**.

3.0 **Planning Policies**

- 3.1 Policy H24 of the adopted Vale of White Local Plan allows for extensions to existing dwellings provided various criteria are satisfactory, including; i) the impact on the character and appearance of the area as a whole, ii) the impact on the amenities of neighbouring properties in terms of privacy, overlooking and overshadowing, and iii) whether adequate off-street parking, turning space and garden space remain.
- 3.2 Policies DC1 and DC9 of the Local Plan refer to the design of new development and the impact on neighbouring properties.

4.0 **Consultations**

- 4.1 Grove Parish Council does not object to the proposal, but states 'In principle we have no objections to the proposals. However we ask that consideration is given to the possible loss of light from number 8 and the issue of the window overlooking that property'.
- 4.2 The County Engineer has no objection to the proposal subject to conditions.
- 4.3 One neighbour letter of objection has been received, which refers to overlooking from the proposed first floor window on the north elevation, the reduction of light into the kitchen and overshadowing of the garden.

5.0 **Officer Comments**

- 5.1 The main issues in determining this application are the impact on the street scene, and the Report 153/06

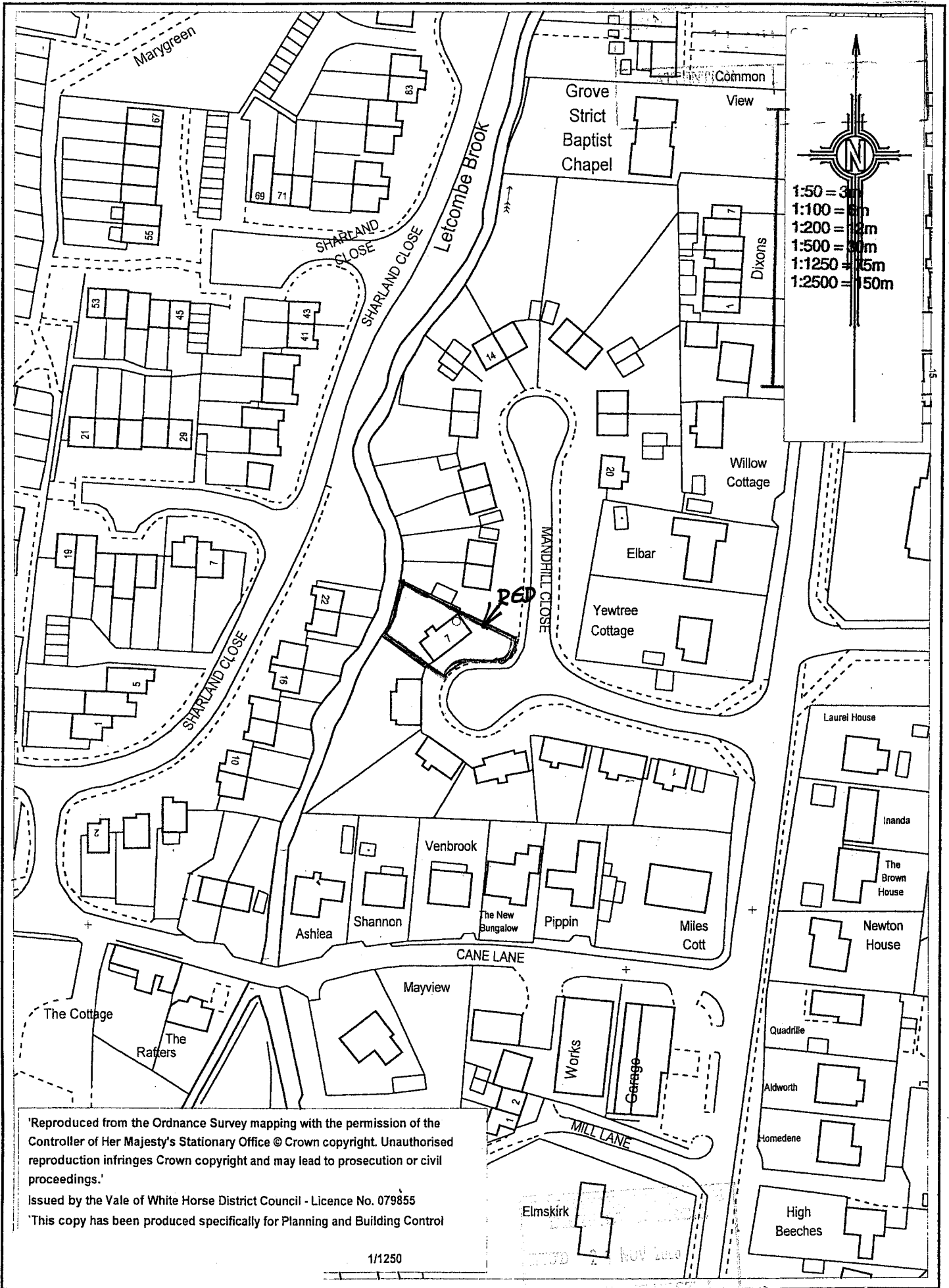
potential impact on neighbouring properties.

- 5.2 Given the position of the proposed extension on the rear (north-east) elevation of the property, your Officers consider that the proposal would not harm the character and appearance of the area.
- 5.3 The application site is situated to the south of No.8 Mandhill Close. Given the position of the proposed extension, and the existence of a side extension to No.8, there will be some overshadowing of No. 8. It is your Officer's opinion, however, that the loss of light to No.8 is not significant enough to warrant refusal of the application. The proposed roof of the extension is hipped, which aids the situation, and the angle of the two properties on their plots also helps to lessen the impact on the rear of No.8.
- 5.4 As the proposal currently stands, there is an overlooking problem caused by the proposed first floor bedroom window on the north-west elevation of the proposed two storey extension. The removal of this window has been discussed and agreed with the agent. However, at the time of writing this report amended plans had not been received. It is therefore recommended that the window be omitted from the proposed scheme and permitted development rights be removed in respect to the insertion of new windows in this elevation (see Conditions 3 and 4 below).

6.0 **Recommendation**

6.1 *That planning permission be granted, subject to the following conditions:-*

1. *TL1 Time Limit – Full Application.*
2. *RE1 Matching Materials.*
3. *Notwithstanding the details shown on the approved plans, the first floor bedroom window in the north-west elevation of the development hereby permitted shall be omitted.*
4. *Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) no windows shall be inserted in the north-west elevation of the development hereby permitted without the prior grant of planning permission.*



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1/1250

APPENDIX 1

APPENDIX 1

1:50 = 3m
1:100 = 6m
1:200 = 12m
1:500 = 30m
1:1250 = 75m
1:2500 = 150m

MANDHILL CLOSE

20

22

16

7

PLANNING ACT 1990
SECTION 223(1)
21 NOV 2000

Venbrook

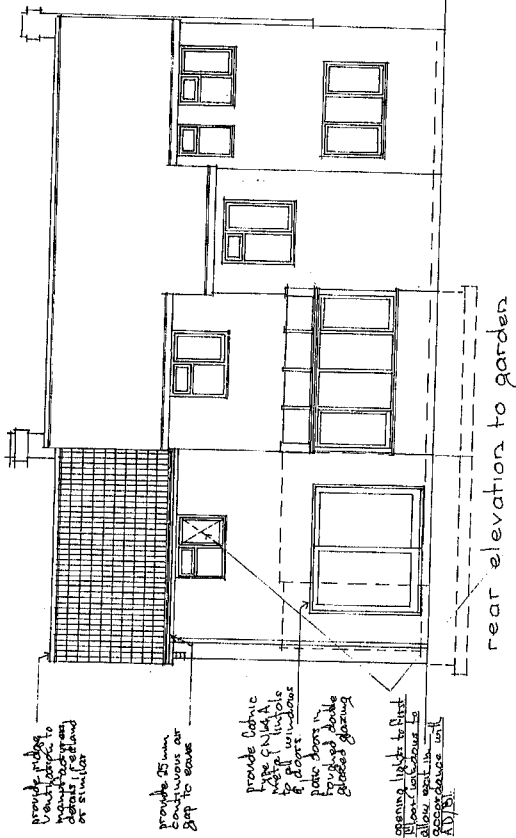
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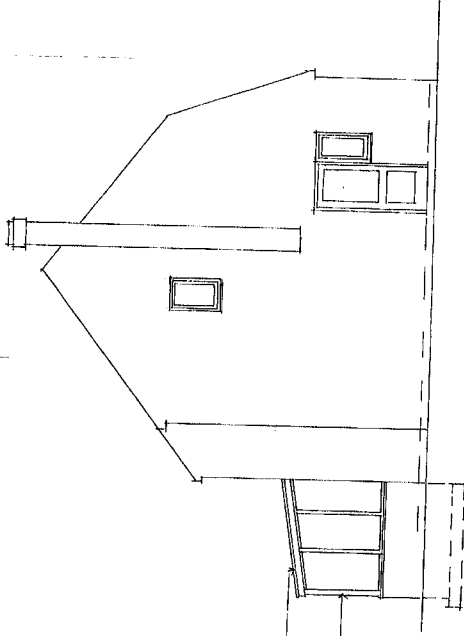
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06/01789/FUL Page 47 GRO/11225/a

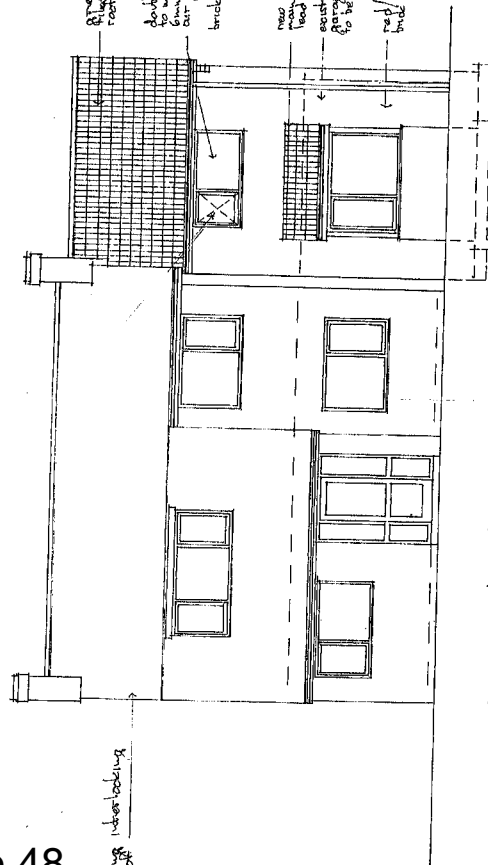
APPENDIX 1



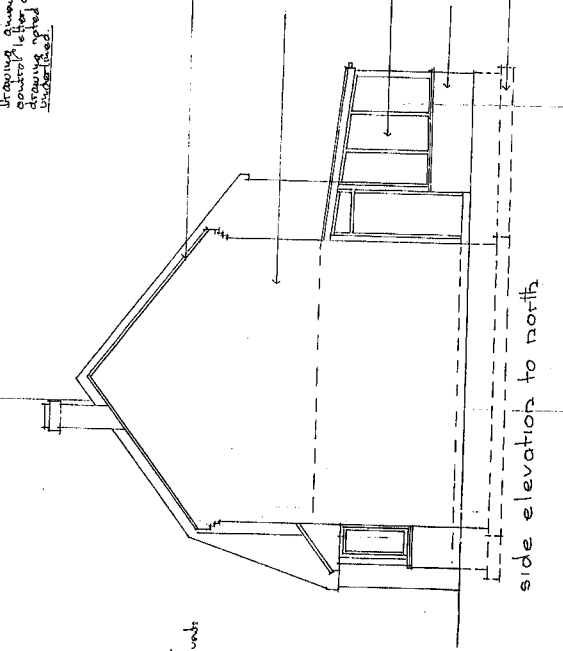
rear elevation to garden



side elevation to south



front elevation to road



side elevation to north

Note
Drawing submitted to building control for approval. It is the responsibility of the client to ensure that the drawing complies with all relevant regulations.

This drawing is prepared by the Client. The Client is responsible for the accuracy of the information provided. The Client is responsible for the accuracy of the information provided. The Client is responsible for the accuracy of the information provided.

concrete verges to roof tiles

use in facing brick with vapor barrier to be applied to the roof. The roof is to be finished with a 100mm thick layer of concrete. The roof is to be finished with a 100mm thick layer of concrete.

stone conservatory on existing brick placed window units, triple glazed windows, facing the street & facing brick facing brick plinth

concrete footings 600x225mm with a minimum depth of 750mm local authority approval of

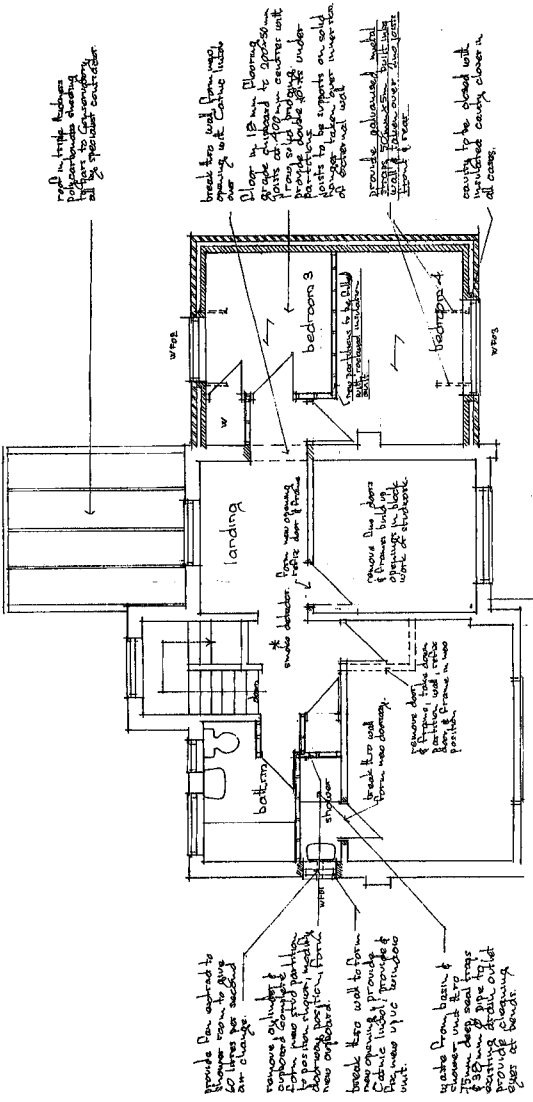
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1:100-300
1:200-500
1:500-1000
1:1000-1500

WATSON ARCHITECTS
DISTRICT COUNCIL
DATE: 21/04/15
OFFICE: 11/10/15
SCALE: 1:50

survey as existing of no 7 mardhill close grove oxon for mr & mrs s bambin
m b kenard practice the prior stone old manor house letcombe bossett oxon OX12 9 LP tel/fax 01295 769800

working drawing elevations
scale 1:50
drawing no 459*4*703 A

APPENDIX 1



roof plan

first floor plan

ground floor plan

roof in existing building
specimens - 100mm x 100mm
to be stripped down
detail drawing & calculation
to be sent to be approved
by City of White Plains
before work commences on
site. Note: rather than be
in accordance with the
existing.

roof in existing building
tiles to be replaced with
over 100mm gypc gutters to match
existing.

Note
Drawing amended to building
control letter about flat roofs
underslabs

1:20
1:50
1:100
1:200
1:500

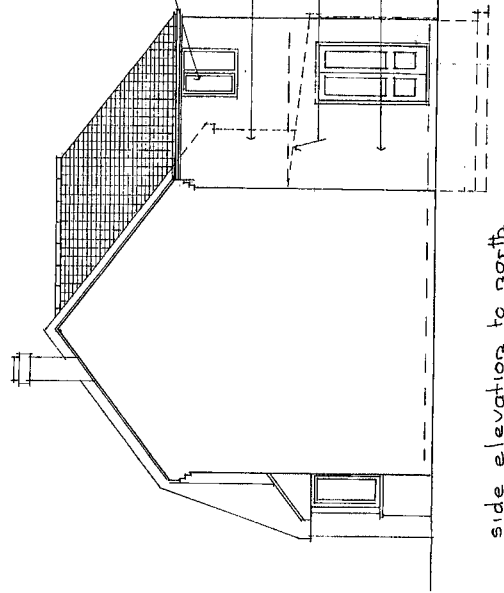
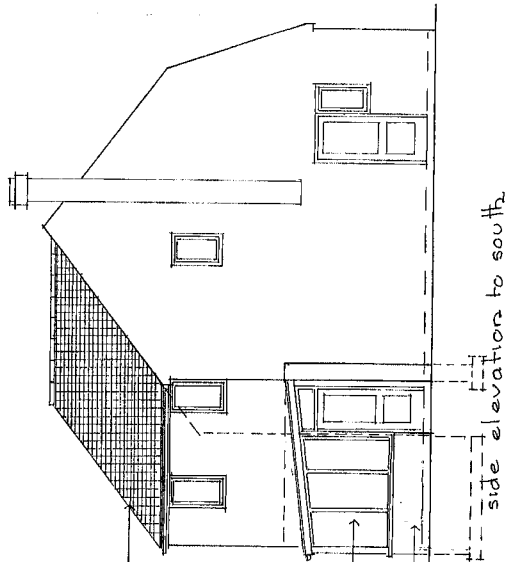
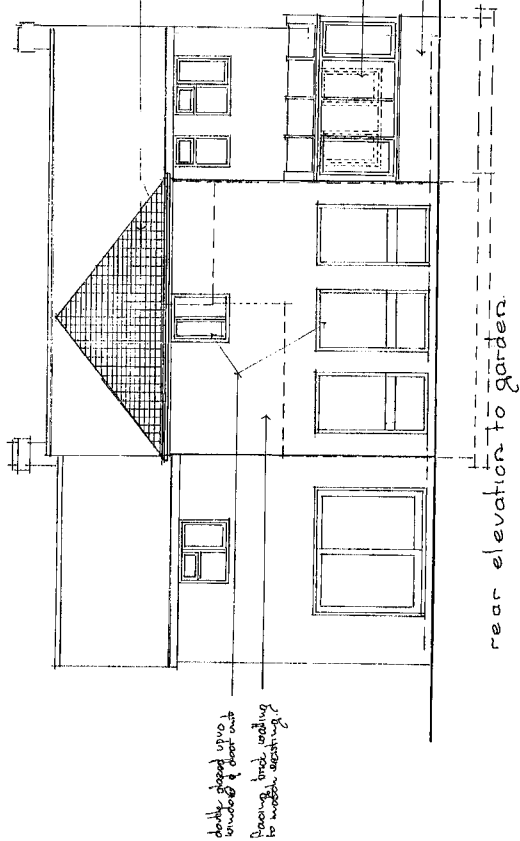
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Draughtsman and Architect.

VP 1/11/12
11/11/12
11/11/12
11/11/12

working drawing
scale 1:50
drawing no 459/03 #700A
C-80/1122-1/2

survey as existing of no 7 mandhill close grove oxon for mr & mrs s bambler.
the gran store old manor house itcombe bassett oxon OX12 9 LP tel/fax 01235 763800.

06/1789/101



existing glazed up to window of door unit
Facing brick existing to wooden existing
existing 1/2 vs placed conservatory between from front to side partition in this
Facing brick exist.
existing conservatory taken down & rebuilt on other side (shown walls in facing brick to match existing)
line of existing wall shown dotted
existing glazed up to window of door unit

1:50
1:50
1:50
1:50
1:50
1:50
1:50
1:50
1:50
1:50

The drawing is prepared by the Architectural Department of the Council of the City of London. It is intended to show the proposed alterations to the existing building. The Council is not responsible for the accuracy of the information provided in this drawing. It is the responsibility of the client to ensure that the information is correct and that the proposed alterations are in accordance with the relevant laws and regulations. The Council reserves the right to refuse to issue this drawing if it is not satisfied with the information provided.

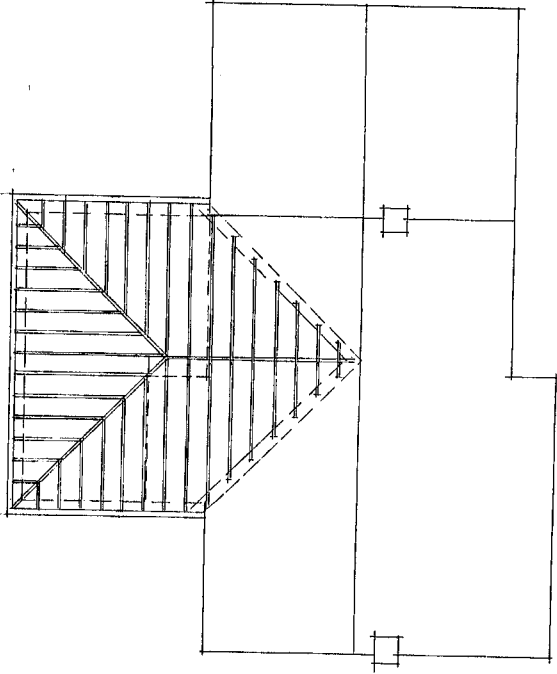
ARCHITECTURAL DEPARTMENT
CITY OF LONDON
7th FLOOR
CORPORATION HOUSE
60, WHITEHALL

working drawing elevations
scale 1:50
drawing no 459*6*1106
6/10/11205/A

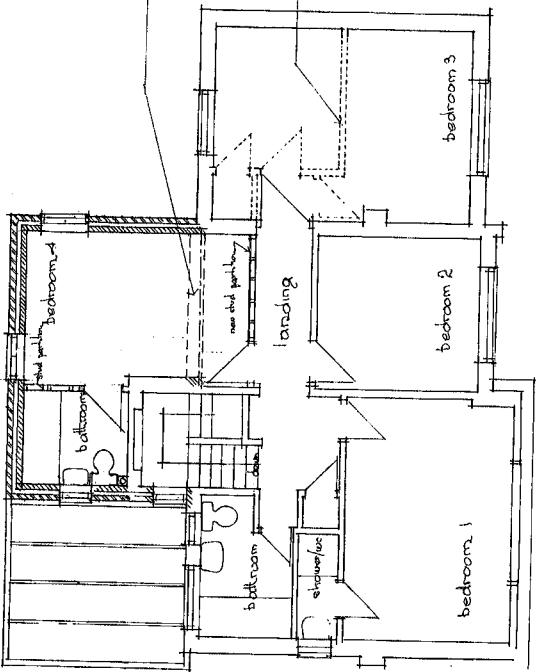
proposed demolition of garden room to be replaced with two storey extension at no 7 mandill close grove
in blenard practice the grain stone old manor house letcombe baseett oxon OX12 9 LP tel/fax 01295 768800
for Mr & Mrs S Hamblin
06/1789/9/L

APPENDIX 1

APPENDIX 1



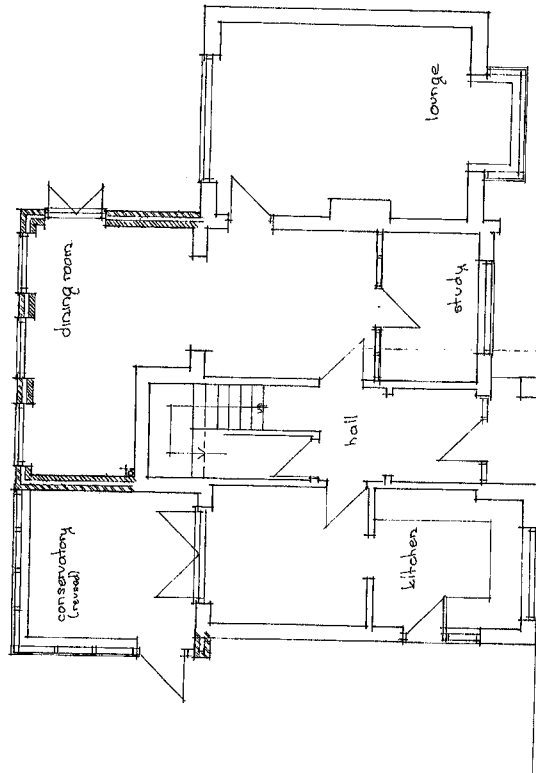
roof plan.



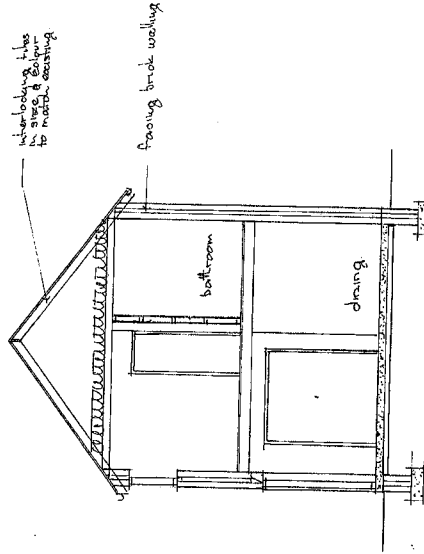
first floor plan

provide for the roof to carry wind loads to below floor level & remove all debris

take down pre-load beams, rafters to be removed & high level of surface



ground floor plan



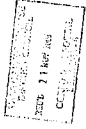
cross section.

woodwork to match existing

existing brick walling

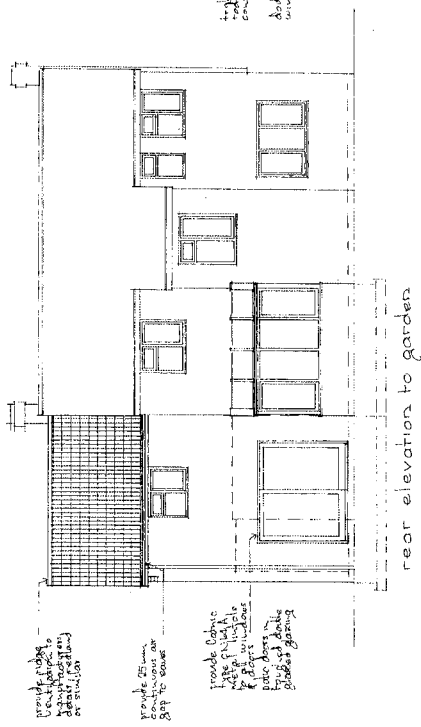


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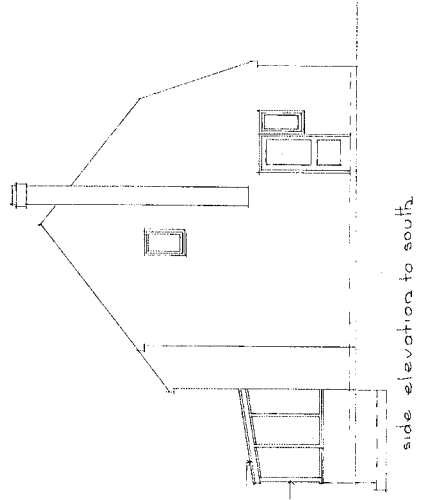


proposed demolition of garden room to be replaced with two storey extension at no 7 mandill close grove
 m. b. benard practice the grain store old manor house letcombe bassett oson ox 12 9 LP tel/fax 01297 768800
 working drawing section
 scale 1:50
 drawing no 459 x 3 v 1106
 06/07/2014/AV

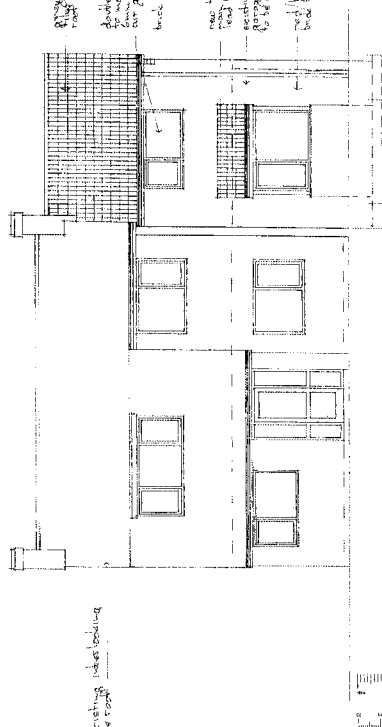
APPENDIX 2



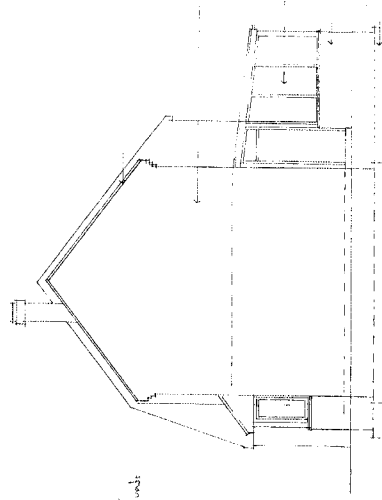
rear elevation to garden



side elevation to south



front elevation to road



side elevation to north

removed - refer to schedule

work in existing brickwork to match existing with leaded glass to balcony (return) or screen

new brickwork to match existing

double glazed PVC window to match existing with leaded glass to balcony (return) or screen

brickwork insulating

brickwork

new brickwork to match existing

existing sash window to be retained

new brickwork to match existing

scale 1:50

drawing no 4529**4*702

DATE OF ISSUE: 19/05/2003

DATE OF REVISION: 19/05/2003

NAME OF WHITE HORSE DISTRICT COUNCIL ENVIRONMENTAL SERVICES DEPARTMENT

NAME OF ARCHITECT: JAL

proposed alterations and extension to no 7 mardhill close grave oxon for mr & mrs s hamblin

mb lemond practice the gram store 518 maver house leicester leicestershire LE1 9 LP tel/fax 01337 763800

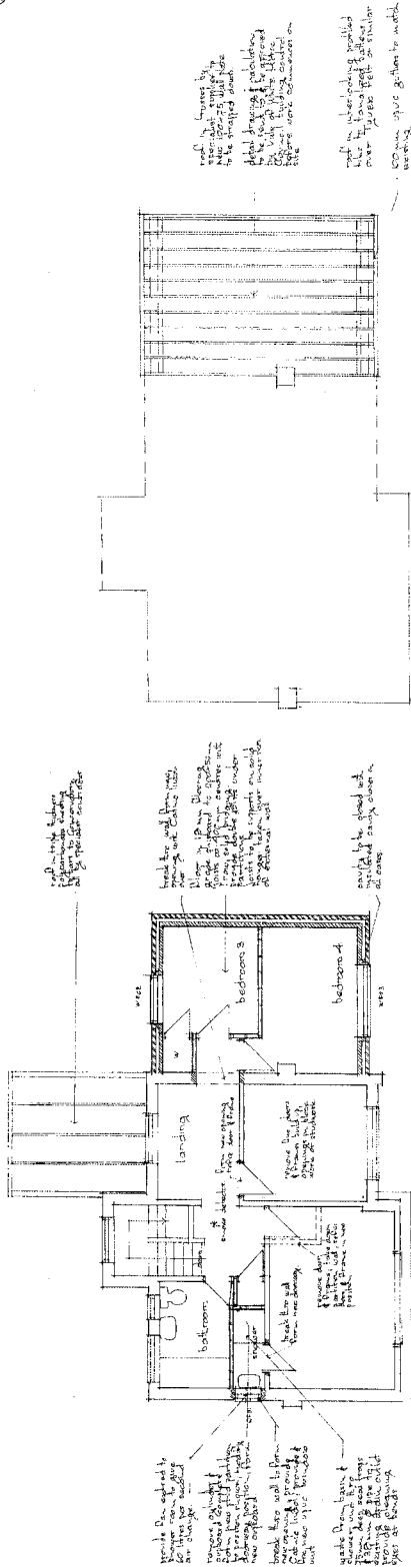
working drawing elevations

scale 1:50

drawing no 4529**4*702

APPENDIX 2

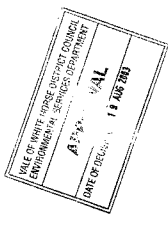
(A)



roof plan

first floor plan

ground floor plan



6/30/1925
working drawing
Scale 1/8" = 1'-0"
Drawing No. 459-3-725

proposed alterations and extension to no. 7 roadhill close grove oxon for mr & mrs s hombler
W. B. Keanard practice the great stone old manor house, Wakeham, Sussex, Eng. Tel. No. 01235 765800

Roof structure details:
Roof pitch: 12/12.
Roof materials: 1/2" plywood sheathing, 1" x 4" rafters, 2" x 6" joists.
Roof finish: 1/2" asphalt & 1/2" gravel.
Roof eaves: 12" deep, finished with horizontal siding.

Ground floor plan details:
Living room: 12' x 18'.
Dining room: 12' x 12'.
Kitchen: 10' x 12'.
Living room: 12' x 18'.
Boundary line.

First floor plan details:
Bedroom 1: 12' x 12'.
Bedroom 2: 12' x 12'.
Bathroom: 6' x 8'.
Landing: 6' x 8'.
Kitchen: 10' x 12'.
Dining room: 12' x 12'.
Living room: 12' x 18'.

STE/12024/3 – Mr. R. Tyrell.

Erection of a Dwelling and Part Demolition of Wall

Land at The Gables, 39 The Green, Steventon, Abingdon, Oxon. OX13 6RR.

STE/12024/4-CA – Mr. R. Tyrell.

Part Demolition of Wall.

The Gables, 39 The Green, Steventon, Abingdon, Oxon. OX13 6RR.

1.0 The Proposal

- 1.1 The Gables is a large detached house with a frontage onto the northern end of The Green, Steventon. Although it is quite an interesting Victorian building with decorative brickwork and a gothic appearance, it is not a Listed Building as seems to have been assumed by the applicant and consequently by members of the public. It has a large garden on its south side, which provides a substantial gap between the existing property and the neighbouring semi-detached cottages to the south. This is defined by a 1.5 metre high brick wall along the frontage and a 2 metre high brick wall at the rear, which abut another brick wall along the boundary with the next door property on the south side. There is a gated access from The Green on its north side and the driveway runs to a yard area to the rear of the property.
- 1.2 These Planning and Conservation Area consent applications are a resubmission of revised proposals for the site involving the erection of a house in the side garden of The Gables. This also involves the demolition of a 2 metre high brick wall at the rear of the garden and the creation of a pedestrian access through the front boundary wall. The existing access will serve the new house by extending the driveway to run along the rear boundary of the curtilage to a new detached two bay garage.
- 1.3 The new house is a substantial 4-bedroomed dwelling with a wide frontage and a gable to the rear. It is to be of brick and tile construction subject to later determination. It has a traditional design with regular proportions and is scaled to fit in with the adjoining properties. The application drawings, which include a street scene, are at **Appendix 1**.
- 1.4 The applications come before Committee as the Parish Council has objected.

2.0 Planning History

- 2.1 A previous scheme for the site was submitted in June last year. Because of reservations about the design of the house the applications were withdrawn to allow further discussions. The present applications have been submitted following negotiations with your Officers.

3.0 Planning Policies

- 3.1 Policy H11 of the adopted Local Plan permits new housing development such as this within the built up area of Steventon provided that the scale, layout, mass and design of the proposal does not harm the form, structure or character of the settlement or result in the loss of facilities important to the local community, including areas of formal or informal open space.
- 3.2 Policy DC1 permits development that is of a high quality of design in terms of layout, scale, mass, height, detailing, materials to be used, relationship with adjoining buildings and takes into account local distinctiveness and character.
- 3.3 Policy DC5 requires safe and convenient access and parking.
- 3.4 Policy DC9 will not permit development that would harm the amenities of adjoining properties or the wider environment in terms of, amongst other things, loss of privacy, daylight or sunlight, dominance or visual intrusion.

3.5 Policy HE1 requires development to preserve or enhance the character or appearance of the Conservation Area.

4.0 **Consultations**

4.1 Steventon Parish Council objects for the following reasons:

“The Parish Council fully supports the objections submitted by the neighbours and considers that all the points they raised must be taken into account when determining this application. The proposal would change the character of the conservation area, demolition of a grade 2 listed wall and a breach at the front for pedestrian access. The wall and enclosed garden constitutes an integral part of the building.”

4.2 The County Engineer has made no observations. His comments will be reported to the Meeting.

4.3 Two local residents have raised planning objections on the following common grounds:

- Concerns about drainage;
- Out of character with the Conservation Area and spoil the view from The Green;
- The loss of the garden and the integrity of its walls affects the setting and character of The Gables;
- The south side of the house is extremely close to the side boundary wall and could destroy the roots of a Holly tree which would then result in danger;
- Little Green is common land and the roads are in a bad state of repair. They cannot cope with the proposed development.

5.0 **Officer Comments**

5.1 The principle of an infill development on this plot would accord with Policy H11 if the design and other considerations set out can be satisfied. The previous submission was withdrawn as your Officers were not satisfied with the quality of design on this sensitive site. Negotiations have taken place and the design now submitted is considered to meet the requirements of Policy H11. The siting, massing and traditional design results in a well proportioned appearance that fits in with the scale and character of its surroundings.

5.2 As the relationship with the adjoining buildings is sympathetically handled and the symmetry of the design is of a high quality, appropriate planning conditions controlling the materials to be used will mean that the development complies with Policy DC1.

5.3 The use of the existing access to serve the new plot is considered satisfactory in traffic terms and because of its generous width, nearly 6 metres, and the alignment of the drive, these arrangements will not have a detrimental affect on the amenities of the existing house. As such, subject to the County Engineer raising no objections, Policy DC5 is satisfied.

5.4 The scheme has been designed to take into account the relationship of the development with The Gables and the neighbouring property to ensure that there is no overlooking involved. This is achieved as there are no living room windows on the upper floor of the new house on its side elevations. A generous width is retained between The Gables and the new dwelling and the existing house is left with a good sized garden. This also ensures that there will be no problems of overshadowing. Although there is a closer relationship between the new house and the property to the south, that property has a blank elevation facing the site. There is also a 2 metre high brick boundary wall between the existing and proposed properties. Furthermore, there is a mature holly tree on the neighbour's side where they have a conservatory. Because of the orientation of the properties there will be no over shadowing or loss of daylight. The development is therefore compliant with Policy DC9.

5.5 In the light of the above considerations and the imposition of appropriate conditions in respect of materials and the treatment of details, it is concluded that the development will help to

preserve and enhance the character and appearance of the Conservation Area and comply with Policy HE1.

5.6 In relation to the other planning issues raised in objections, planning conditions are proposed to require the submission and approval of a satisfactory scheme for foul and surface water drainage before development commences. The Council's Arboricultural Officer has been consulted about the likely impact of the development on the neighbouring holly tree and he confirms that whilst any remaining vigour, bearing in mind the age of the tree, might be impaired, the development should not make the tree dangerous. The existing 2 metre boundary wall between the tree and the development site should afford adequate protection.

6.0 **Recommendations**

STE/12024/3

6.1 *Subject to the County Engineer raising no objections, it is recommended that the planning application be approved subject to the following conditions:*

1. TL1 *Time Limit – Full Application.*
2. MC2 *Submission of Materials (Samples)*
3. CN5 *Submission of brick details*
4. CN8 *Submission of full Details*
5. RE9 *Submit/Drainage Details Surface W*

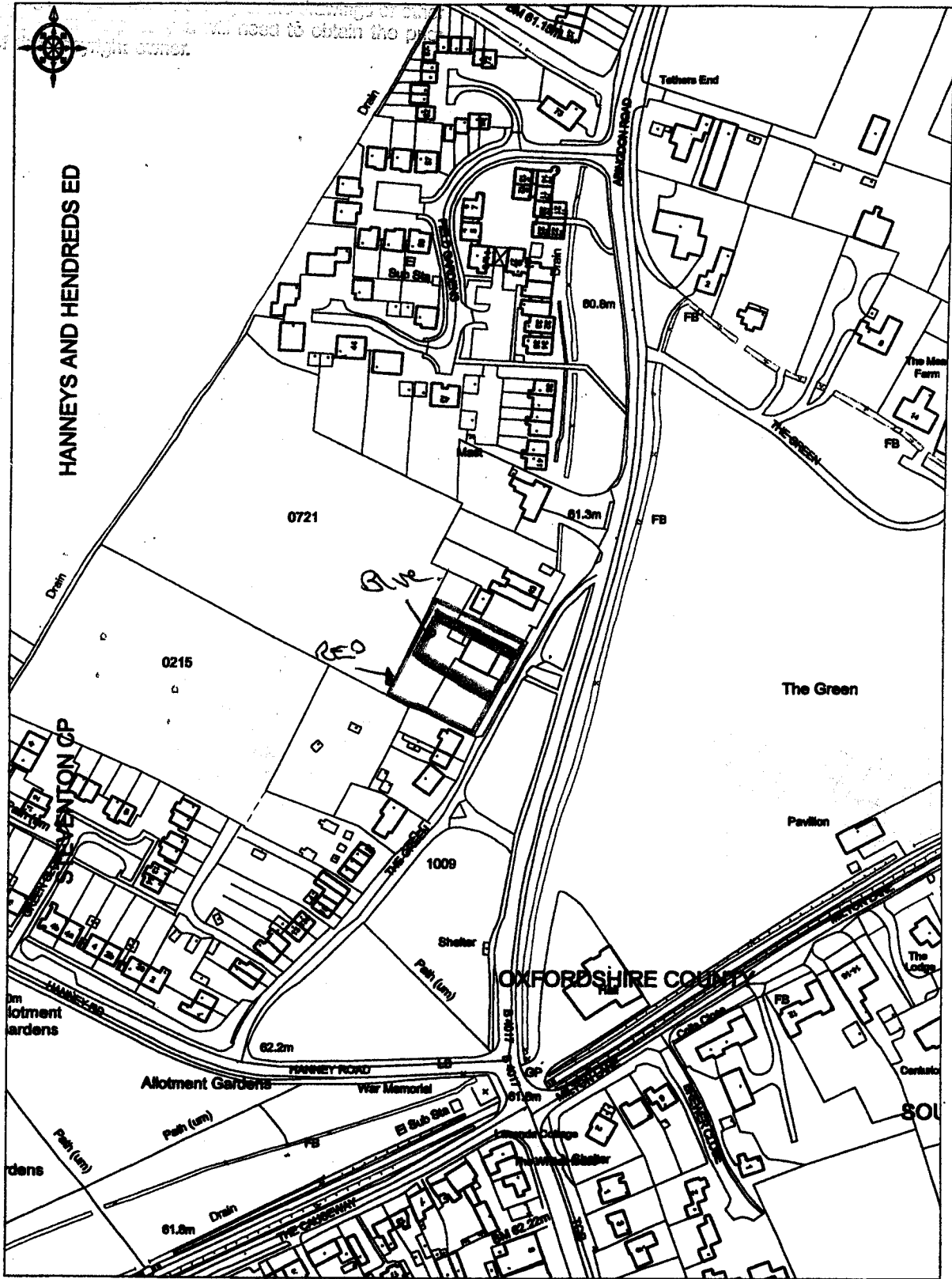
STE/12024/4-CA

6.2 *It is recommended that Conservation Area Consent be granted subject to the following condition:*

1. TL4 *Time Limit – LB/CA Consent*

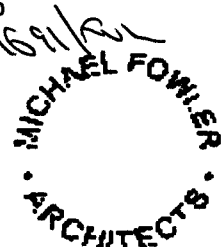
THE GABLES, STEVENTON

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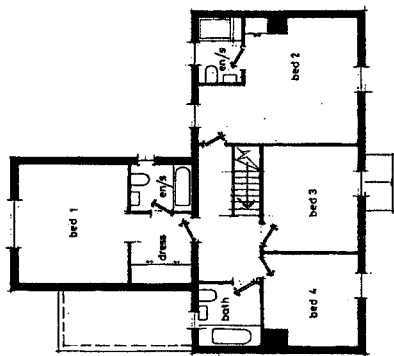
Michael Fowler Architects
 19 High Street, Pewsey, Wiltshire, SN9 5AF
 Tel: 01672 569444 Fax: 01672 569488
 E-mail: michael.fowler@talk21.com



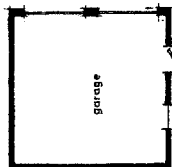
APPENDIX 1

ST Page 52 of 13

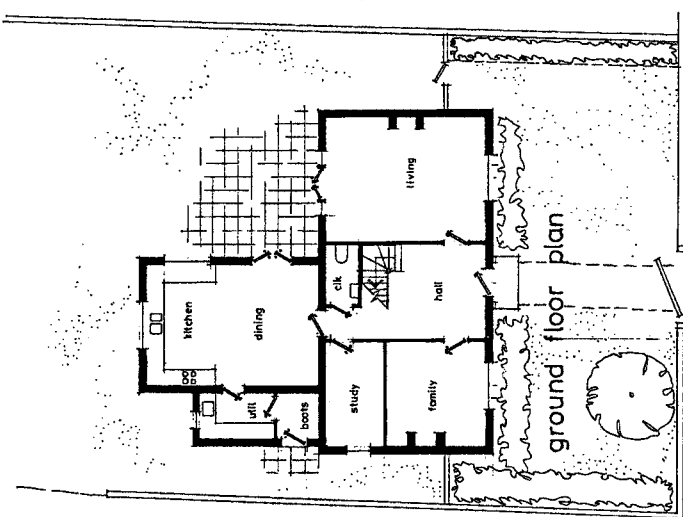
APPENDIX 1



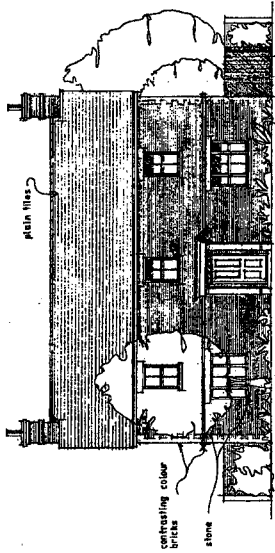
first floor plan



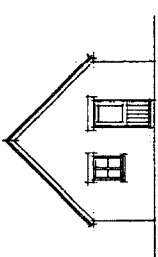
garage floor plan



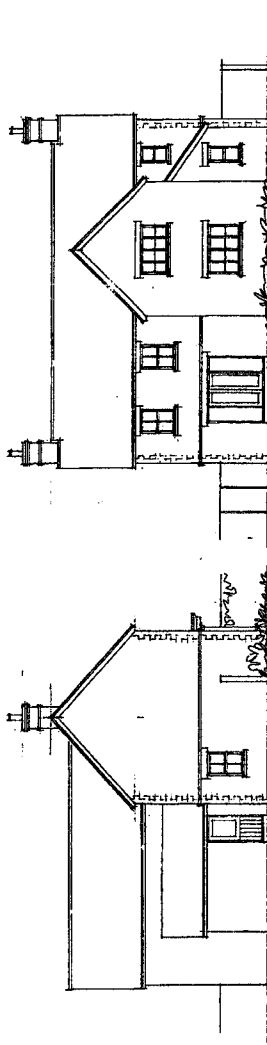
ground floor plan



east elevation

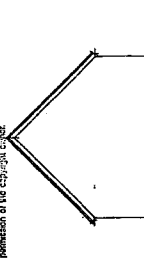


east ele. garage

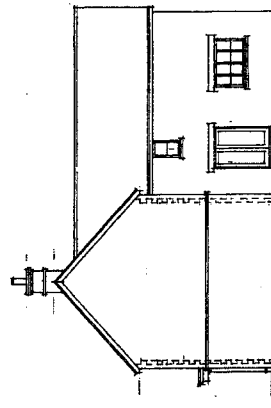


west elevation

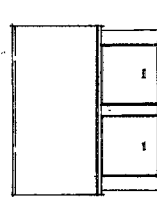
south elevation



west ele. garage



north elevation



north ele. garage

south ele. garage

B elevations amended 27/10/06
 A applied for planning 29/1/06

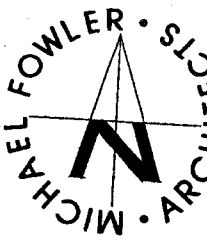
Consent, 248 Concession and 248/06 are in effect of relevant decisions and laws, all and buildings before commencing any work involving building work.

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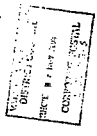
THE GABLES
 THE GREEN
 STEVENTON

design scheme

1:100 APRIL '06
 050807-02



19 High Street
 Pewsey
 Wiltshire
 SN9 5AF
 tel 01672 569444
 fax 01672 569488
 E-mail: michael.fowler@mfak21.com



ABG/19785/1 – Mrs R Vanderhyde

Demolition of existing porch, utility room and detached garage. Erection of flank and rear extensions and conversion of existing dwelling to create 4x1 bed apartments (resubmission of ABG/19785).

15 Springfield Drive, Abingdon. OX14 1JG

1.0 The Proposal

- 1.1 This application seeks full planning permission for the erection of a side and rear extension to 15 Springfield Drive together with the conversion of the extended dwelling to create 4 x 1 bedroom flats with associated parking to the front (1 space for each apartment).
- 1.2 The property is currently a 3 bedroom semi-detached dwelling situated on the western side of Springfield Drive within a reasonably sized plot. The site is bounded by a mixture of two storey and three storey residential buildings.
- 1.3 The application is a resubmission of a similar scheme for 3x1 bed units and 1x2 bed unit that was withdrawn in December on the grounds it had insufficient parking. This is a revised proposal therefore, for 4x1 bed units.
- 1.4 A copy of the plans showing the location of the proposal, its design and layout together with the design statement are attached at **Appendix 1**.
- 1.5 The application comes to Committee because several letters of objection have been received.

2.0 Planning History

- 2.1 There is no relevant planning history in respect of this property other than the previously withdrawn scheme mentioned above.

3.0 Planning Policies

Vale of White Horse Local Plan 2011

- 3.1 Policy GS5 (making efficient use of land and buildings) seeks to promote the efficient re-use of previously developed / unused land and buildings within settlements (provided there is no conflict with other policies in the Local Plan).
- 3.2 Policy H10 (development in the five main settlements) enables new housing development within the built-up areas of Abingdon, provided it makes efficient use of land, the layout, mass and design of the dwellings would not harm the character of the area and it does not involve the loss of facilities important to the local community (i.e. informal public open space).
- 3.3 Policy H14 (the sub-division of dwellings) confirms that the conversion or sub-division of properties into additional dwellings will be permitted provided the proposed units would be self contained, would have adequate amenity / living space and car parking provision, would not harm the character or appearance of the area and would cause demonstrable harm to neighbouring properties.
- 3.4 Policy H15 (housing densities) seeks net residential densities of at least 40 dwellings per hectare in the five main settlements, provided there would be no harm to the character of the surrounding area or the amenities of adjoining properties.
- 3.5 Policies DC1, DC5, DC6, and DC9 (quality of new development) are relevant and seek to ensure that all new development is of a high standard of design / landscaping, does not cause harm to the amenity of neighbours, and is acceptable in terms of highway safety.

3.6 PPS3, "Housing", is also relevant and reiterates the key objective of developing previously developed sites within urban areas, where suitable, ahead of green field sites and making the most effective and efficient use of land.

4.0 **Consultations**

4.1 Abingdon Town Council has no objections.

4.2 County Engineer – no objections, subject to 1 parking space per flat, and conditions on parking and access.

4.3 6 letters of objection have been received, which are summarised as follows:

- The plans still only provide parking for four cars. It is conceivable that with 2 people living in each flat up to 8 cars will be owned. This puts four cars on the road which is already overcrowded with on street parking.
- The plans show a tree that will overhang the boundary with no 13 Springfield Drive. It would best if it is removed.
- It is a shame a good family house is being made into flats.
- None of the objections previously raised appear to have been taken into account by the applicant.
- This will lead to an increase in traffic and will prevent children playing in the street.
- The flats will generate unacceptable levels of noise.
- Flats devalue neighbouring dwellings. (This is not a material planning consideration).
- The parking area for the flats and general use of the block will lead to unacceptable noise and disturbance to adjoining neighbours.
- Construction noise will be unbearable and inconvenient.

5.0 **Officer Comments**

5.1 The main issues in this case are considered to be 1) the principle of the development in this location, 2) the impact of the proposal on the character and appearance of the area, 3) the impact of the proposal on neighbouring properties, 4) the safety of the access and parking arrangements and 5) drainage issues.

5.2 On the first issue, Abingdon is identified in the Local Plan as an area that can accommodate new housing development providing the layout, mass and design of the proposal would not harm the character of the area. PPS 3 'Housing' also makes it a priority to use previously developed land for new housing. Furthermore, it encourages the use of innovative approaches to achieve higher densities within existing settlements. In this respect, Paragraph 10 of PPS3 specifically refers to the planning system delivering 'a mix of housing, to support a wide variety of households at a sufficient quantity to take account of need and demand and to seek to improve choice'. The principle of a development mix of flats and semi-detached dwellings is therefore considered acceptable and an appropriate form of development in this location.

5.3 Regarding the second issue, the development in the form proposed is not considered to be out of keeping with the locality. Springfield Drive consists of a mixture of semi-detached dwellings intermixed with blocks of flat accommodation. The area is predominantly suburban in appearance with dwellings that are set back from the road frontage. The proposed residential units are not considered to be an inappropriate form of development in the area and would provide small units to meet the needs of an increasing number of one and two person households.

5.4 Turning to the third issue, the impact upon neighbouring properties, it is considered that no harm would be caused to no. 13 Springfield Drive, which adjoins the site. The extension is not on the boundary with this adjoining semi-detached dwelling, and any impact relating to loss of light or loss of privacy is not considered sufficiently harmful to warrant refusal. The extension accords with the Council's adopted House Extension Design Guide in this respect. Furthermore, impacts

of noise on this property are not considered to be any more harmful than that which exists at present between the two semi-detached properties. Notwithstanding this, suitable mitigation measures and sound proofing can be provided as a requirement of building regulations approval, if necessary, during construction of the proposal.

- 5.5 The proposed flats will also not cause significant harm to the amenities currently enjoyed by those properties in Southmoor Way in terms of overlooking rear gardens, as a similar relationship to that which currently exists with no. 15 will be maintained. Similarly, properties across the road from the site are considered to be far enough away so as not to be adversely affected. In the light of these factors, Officers consider any additional impact upon neighbouring properties to be acceptable.
- 5.6 On the final issue, parking and access, the proposed arrangements are considered acceptable. The parking provision shown provides 1 space for each flat. This is considered to be sufficient so as not to lead to an increase in on street parking. Adequate visibility can also be achieved at the new access to ensure pedestrian and highway safety. The County Engineer has raised no objections to this proposal.

6.0 **Recommendation**

6.1 *That planning permission be granted subject to the following conditions:*

1. *TL1 Time Limit – Full Application*
2. *RE1 Matching materials*
3. *RE7 Boundary treatment*
4. *HY3 Access in accordance with specified plan*
5. *HY25 Car parking layout (Building)*

APPENDIX 1



RECEIVED 14 DEC 2006
 COUNTY COUNCIL

Siteplan® 1:1250



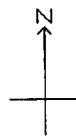
06/01916/FUL ABQ/19785/1



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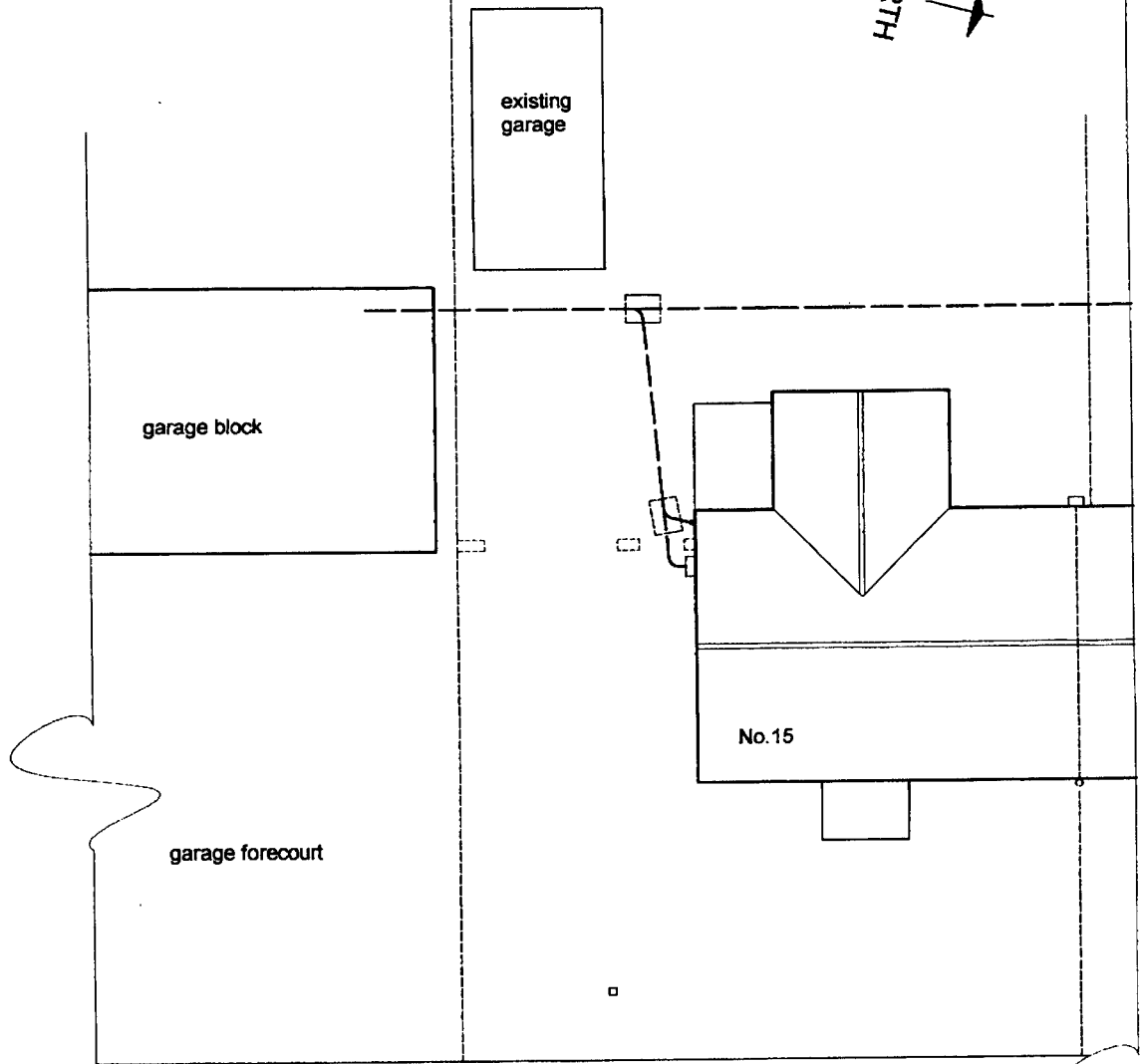


Centre Coordinates: 449113 197939

National Grid sheet reference at centre of this Siteplan: SU4997NW

Supplied by: Blackwells
 Serial Number: 01203400

APPENDIX 1



public footway

SPRINGFIELD DRIVE

WALTERS & WATKINS
 ENGINEERS
 14, DULWICH ROAD
 COMMERCIAL DISTRICT
 LONDON, S.E. 18

- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m

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de laigle/fur Feb 1978/511

A3

Project	15 SPRINGFIELD DRIVE, ABINGDON	Scale	1:100
Title	for Mrs R Vanderhyde	Date	03/06
EXISTING SITE LAYOUT			



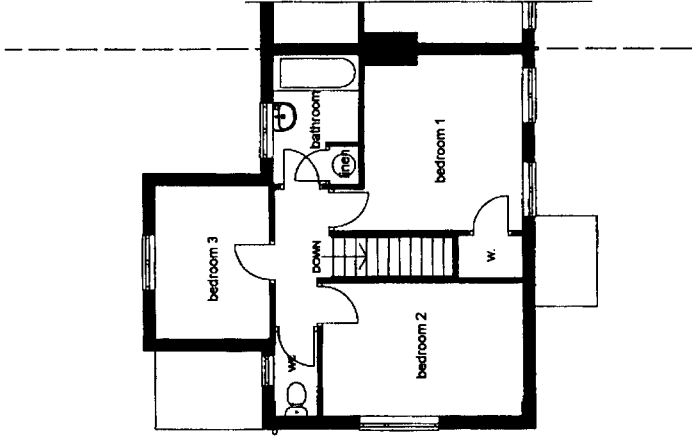
Ken Thornton Associates
 3 Priests Grove Abingdon Oxfordshire OX14 1XE
 Tel/Fax: 01235 535985

Draw No	2603/01	Rev	
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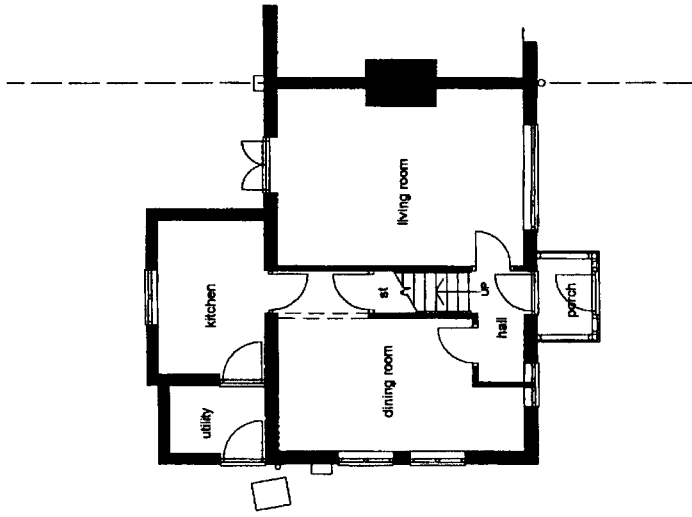
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1:50 = 3m
 1:100 = 6m
 1:200 = 12m
 1:500 = 30m
 1:1250 = 75m
 1:2500 = 150m

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 D.S. WEST-COULSON
 ARCHT 1 / 11/06
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FIRST FLOOR PLAN



GROUND FLOOR PLAN

(A3)

06/01/16/FUL ABG/19785/1

Project 15 SPRINGFIELD DRIVE, ABINGDON for Mrs R Vanderhyde		Scale 1:100
Title EXISTING FLOOR PLANS		Date 03/06
 Ken Thornton Associates 3 Priene Grove Abingdon Oxfordshire OX14 1XE Tel/Fax: 01235 333985		Draw No 2603/03 Rev

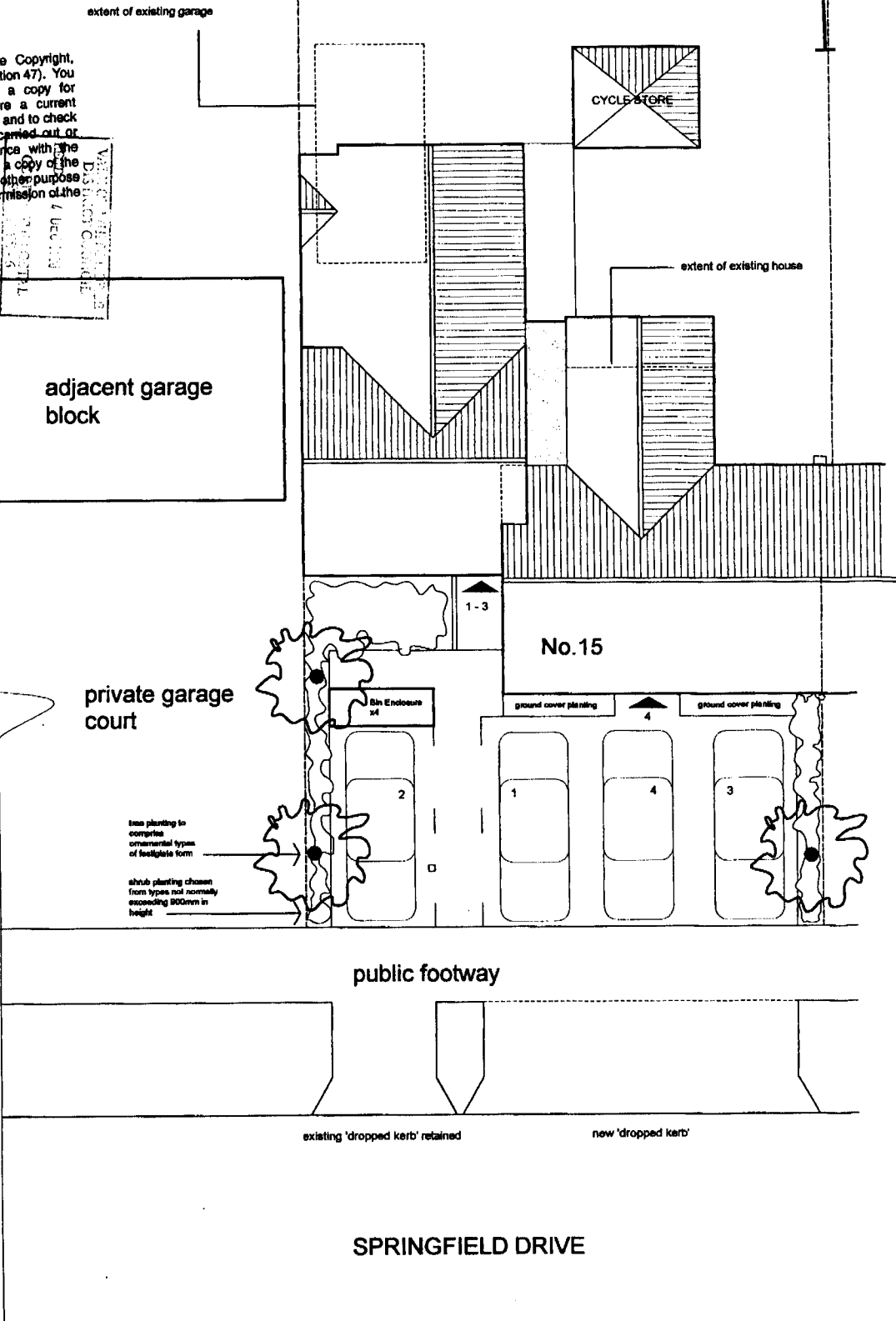
APPENDIX 1




COMMUNAL GARDEN AREA

1:50 = 3m
 1:100 = 6m
 1:200 = 12m
 1:500 = 30m
 1:1250 = 75m
 1:2500 = 150m

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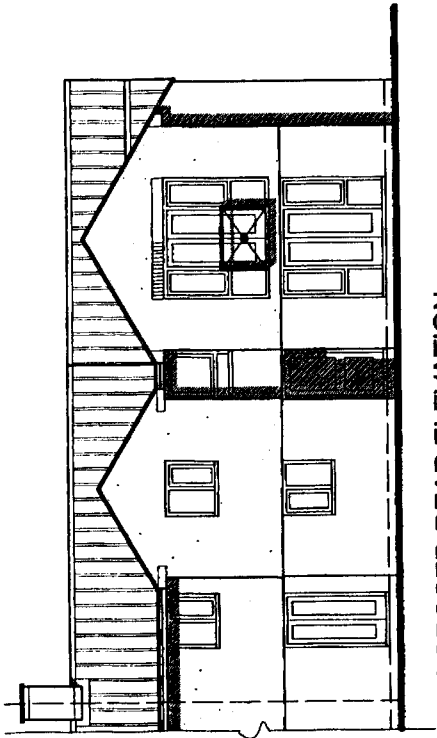
 Ken Thornton Associates 3 Prince Grove Abingdon Oxfordshire OX14 1XE T: 01235 517316 E: kta@ken-t.com	Title PROPOSED SITE LAYOUT	Date 09/06	Scale 1:100
	Project 15 SPRINGFIELD DRIVE, ABINGDON for Mrs R Vanderhyde	Dwg No 2603/04	Rev R

06/01/06/ful
 ABG/19785/1
 (A3)

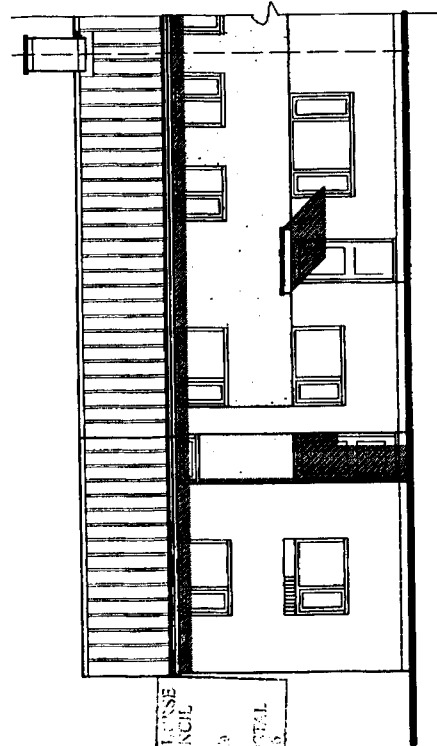
REVISION A : 11/06 - parking arrangements revised
 REVISION B : 12/06 - parking and bin storage revised

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APPENDIX 1

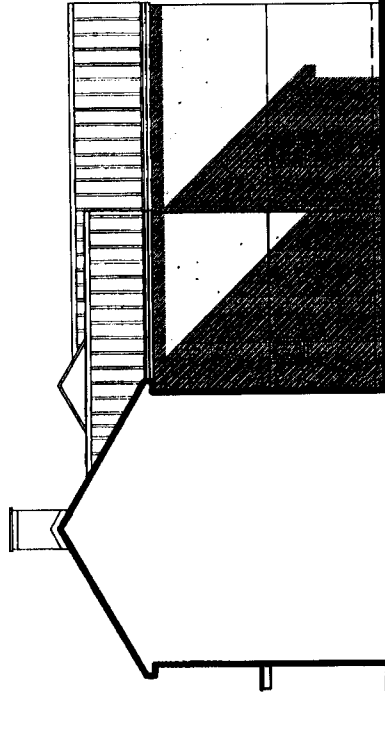


PROPOSED REAR ELEVATION

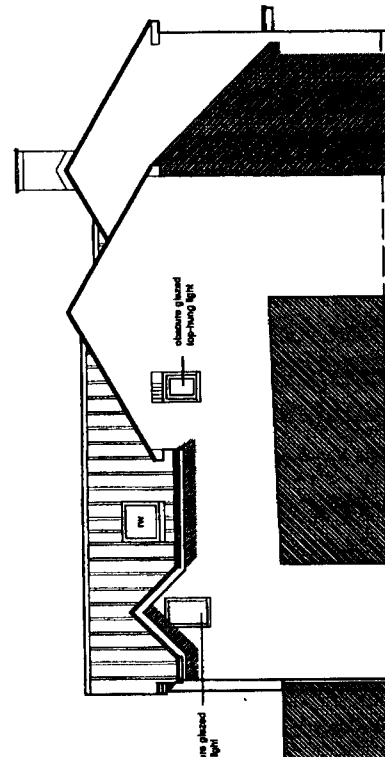


PROPOSED FRONT ELEVATION

VALE COUNCIL
DISTRICT COUNCIL
REC'D 14 Dec 05
CONSTRUCTION
SERVICES



PROPOSED FLANK TO NORTH



PROPOSED FLANK TO SOUTH

APPROXIMATE LOCATION
OF THREE STOREY
APARTMENT BUILDING
TO SOUTH

OUTLINE OF NEIGHBOURING STORE BUILDING AND GARAGE BLOCK

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- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m

REVISION A : 12/06 - entrance to unit 4 revised

A3

06/01916/FUL ABG/19785/1

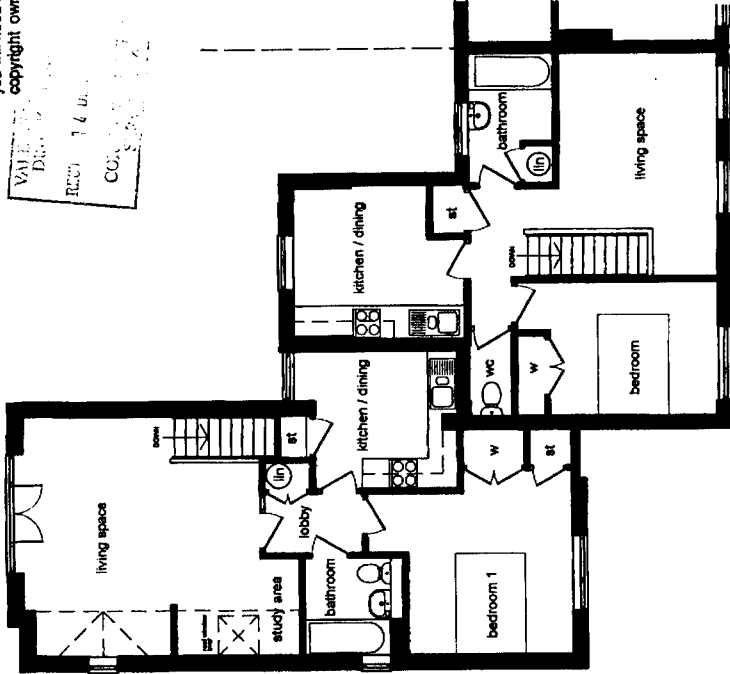
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Title	PROPOSED ELEVATIONS	Date	09/06
Dwg No	2603/05	Rev	A
Ken Thornton Associates 3 Prince Grove Abingdon Oxfordshire OX14 1XE Tel/Fax: 01235 535985			

APPENDIX 1

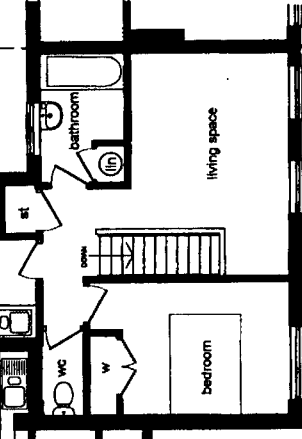
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VAN DER...
16 JUN 2006
CO...

UNIT 2 - 58.4 M.SQ. / 628 SQ.FT.



UNIT 4 - 46.8 M.SQ. / 504 SQ.FT.



1:50 = 3m
1:100 = 6m
1:200 = 12m
1:500 = 30m
1:1250 = 75m
1:2500 = 150m

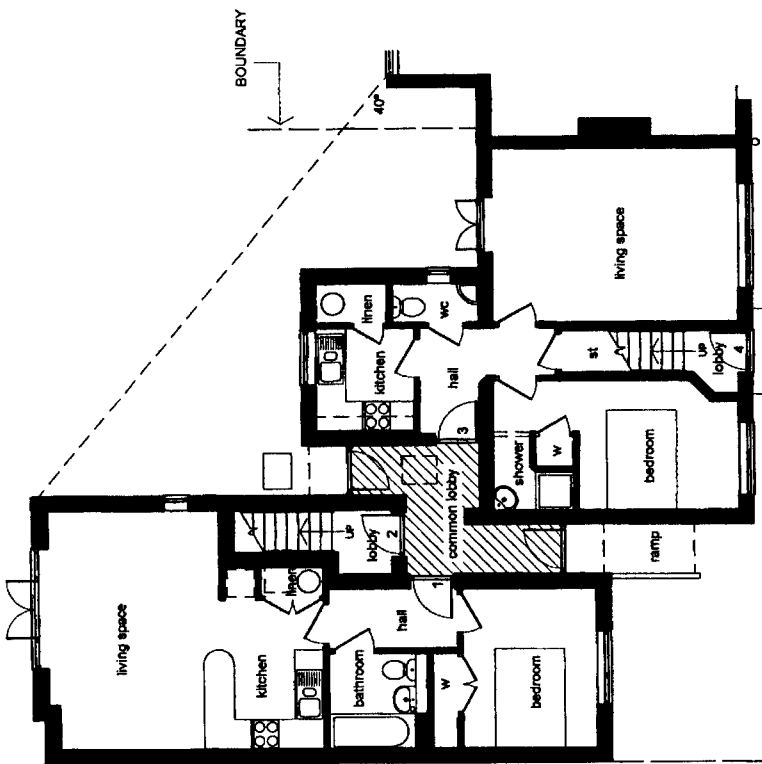
A3

FIRST FLOOR PLANS 06/01/16/FUL ABG/19/185/1

Project	15 SPRINGFIELD DRIVE, ABINGDON for Mrs R Vanderhyde	Scale	1:100
Title	PROPOSED FLOOR PLANS	Date	09/06
		Dwg No	2603/06
		Rev	B

REVISION A : 11/06 - unit 2 amended to 1 bedroom apartment
REVISION B : 12/06 - entrance to unit 4 revised

UNIT 1 - 41.3 M.SQ. / 445 SQ.FT.



UNIT 3 - 42.3 M.SQ. / 455 SQ.FT.

GROUND FLOOR PLANS

© copyright KTA 2006

APPENDIX 1

PROPOSED DEVELOPMENT AT 15 SPRINGFIELD DRIVE, ABINGDON TO CREATE 4 No. ONE BEDROOM APARTMENTS

DESIGN AND ACCESS STATEMENT

The proposed development would retain the dwelling known as No.15 Springfield Drive, which would be extended at the rear and converted to provide two self-contained 1 bedroom apartments : a two-storey flank extension would accommodate two 1 bedroom purpose built, self-contained apartments. It is intended that the apartments - which range in size from 41.3 m² to 58.4 m² - would provide starter homes for single persons and childless couples or, possibly, homes for older persons seeking to downsize from under-occupied dwellings in the area.

The proposed development would use 'brown land', which already has residential status, to provide smaller dwellings in a truly sustainable location : level access is available to public transport and the local shopping facilities in nearby Wootton Road (approximately 3 minutes walk) and the Abingdon and Witney College is also within easy walking distance. There is a Public House within a short distance of the proposal and the facilities of the Town Centre, and further public transport, are within easy walking distance (approximately 10 minutes walk).

It is proposed that the two-storey extensions to the flank and rear be built to reflect the design and materials of the existing dwelling - in order to blend with the street scene of Springfield Drive - with ridge heights which are identical, or subordinate, to the existing building. It should be noted that the land immediately adjacent to the proposal is occupied by a garage block and parking area - beyond which stand three-storey apartment buildings - ensuring that the proposal would have minimum impact upon neighbouring properties.

Each apartment would have access to a private amenity area at the rear of the building, which could be provided either in communal form or as privately allocated spaces, providing the equivalent of 40m² per apartment (minimum).

Provision would be made, within curtilage, for allocated parking of four vehicles : these would be arranged to allow opportunities for perimeter landscaping, to retain and enhance the domestic nature of the road. The proposed tree planting would comprise ornamental species of fastigate form. Discreet storage areas for refuse bins and recycling boxes would be provided for each apartment and secure, covered cycle storage would be provided to the rear of the building.

Continued.../ Page 2

APPENDIX 1

Page 2

PROPOSED ACCOMMODATION TO EXISTING DWELLING

It is proposed that a small two-storey extension be added to the existing rear projection of the dwelling and that the floor plan be revised to create a 1 bedroom apartment at ground floor level (Unit 3), accessed via the communal lobby area, and a 1 bedroom apartment at first floor level (Unit 4), accessed via the existing front entrance and staircase. Both apartments would provide a living space, a double bedroom, bath or showering facilities (with a separate wc compartment) and an enclosed kitchen area.

Sound-proofing and fire-resistance to the party walls, and access for the physically impaired, would be provided in line with the current edition of the Building Regulations.

PROPOSED ACCOMMODATION TO FLANK EXTENSION

This element would provide a 1 bedroom apartment at ground floor level (Unit 1), which would be accessed from the communal lobby area, and a 1 bedroom apartment at first floor level (Unit 2), accessed via a private staircase leading from the communal lobby area. Both units would provide a living space, double bedroom and full bathroom ; Unit 1 having a Kitchen area adjacent to the Living Space and Unit 2 having a separate Kitchen/Dining Room. Unit 2 would further benefit from a Study Area to the Living Space.

Sound-proofing and fire-resistance to the party walls, and access for the physically impaired, would be provided in line with the current edition of the Building Regulations.

Ken Thornton Associates - December 2006

NHI/19842 - Mr & Mrs A Tolley
Erection of a side and rear extension
6 Montagu Road, Botley, Oxford, OX2 9AH

1.0 The Proposal

- 1.1 This application seeks planning permission for the erection of a single storey extension to the side and rear of the semi-detached property. The proposed extension on the north east elevation extends along the side of the property and 4.2m into the rear garden. Its overall length is 10.7m. This would provide a garage 5.5m in depth with an eaves height of 2.3m and ridge height of 3.3m.
- 1.2 To the rear of the proposed garage the side extension would have an eaves height of 2.7m and ridge height of 3.3m. Both roofs slope away from the boundary and are hipped.
- 1.3 Nos.4 and 6 Montagu Road are on differing ground levels, no.4 being lower. The retaining wall which is on the boundary between the two properties is approximately 1.5m high and the proposed garage would be built on this boundary, with the rear part of the side extension slightly set off the boundary. Because of the differing ground levels the proposed garage would be the higher element of the side extension.
- 1.4 The proposed extension on the north west elevation extends 4.2m into the rear garden across the width of the property (5m) giving a total width of 7m with the inclusion of the side extension. The eaves height is 2.7m and the ridge height is 4m. The application drawing and site plan is at **Appendix 1**.
- 1.5 The application comes to Committee due to an objection received from North Hinksey Parish Council.

2.0 Planning History

- 2.1 There is no planning history for the property.

3.0 Planning Policies

- 3.1 Policy H24 of the adopted Local Plan allows for extensions to existing dwellings provided various criteria are satisfactory, including; i) the effect of the development on the character and appearance of the dwelling and on the area as a whole; ii) the materials blending with the existing dwelling; iii) there being no harmful effect on neighbouring properties in terms of overlooking or overshadowing.
- 3.2 Policies DC1 and DC9 of the Local Plan refer to the design of new development and the impact on neighbouring properties.

4.0 Consultations

- 4.1 North Hinksey Parish Council objects to the application, stating that 'the height of the planned garage is unacceptable to the neighbour as a result of difference in the lie of the land between both properties' and that 'the proposed development as it stands will reduce the light to 4 Montagu Road.
- 4.2 One neighbour objection has been received which relates to the following: The bulk of the proposed extension in particular the garage would be too great; the difference in ground levels between the two properties would result in the proposed extension dominating no 4; the proposal would take away natural light from the kitchen/dining area of no 4, reducing the view and creating a tunnel effect.
- 4.3 The County Engineer raises no objection subject to conditions.

5.0 **Officer Comments**

- 5.1 The main issues in determining this application are the impact on the street scene and the potential impact on neighbouring properties.
- 5.2 Given the position and size of the proposed extension, Officers consider the proposal would not have a detrimental impact on the character and appearance of the existing dwelling or on the area as a whole.
- 5.3 Officers also consider that there is minimal impact on no.8 as this property has a similar rear extension. The key determining issue is considered to be the impact of the proposal on no.4 in respect of overshadowing and over dominance.
- 5.4 The distance is 2.6m between the boundary and the side elevation of no.4, the proposed garage is set forward of the secondary window that serves the kitchen/dining area of no.4 and the lower roof slope of the proposal would be directly opposite this window. Officers consider that the proposal will not cause significant light loss to this room.
- 5.5 On balance the bulk of the proposal would not cause significant harm to no.4 and Members need to be aware that the applicant could build virtually all of the proposed garage and utility/cloakroom as permitted development. However, notwithstanding this, the proposal is considered acceptable by Officers.

6.0 **Recommendation**

6.1 *That planning permission be granted subject to the following conditions:-*

1. *TL1 Time Limit – Full Application*
2. *RE1 Matching Materials*
2. *Notwithstanding the provision of the Town and Country Planning (General Permitted Development Order 1995) (or any order revoking and re-enacting that order) no windows shall be inserted on the north east elevation of the development hereby permitted without the prior grant of planning permission.*

**HIN/19850 & HIN/19850/1 – Whitehorse Construction
Erection of single and two storey rear extension and carport.
Little Thatch, Church Road, Hinton Waldrist, SN7 8SE**

1.0 The Proposal

- 1.1 These two applications seek planning permission and listed building consent for the erection of single storey and two storey rear extensions and a detached carport. Little Thatch is a Grade II listed building of simple design and located within an overgrown site measuring 0.22 hectares. The building has been unoccupied for over 12 months.
- 1.2 Following negotiations, a number of changes have been made to the details of the proposal on the request of the Council's Conservation Officer. These include the repositioning of the carport and an increase of the roof pitch to 40 degrees, the replacement of the proposed gable end barge boards of the proposed two storey extension with two courses of brickwork, and an amendment to the internal layout of the existing building to retain the existing doors at the top of the stairs.
- 1.3 A location plan, together with amended floor plans and elevations are at **Appendix 1**.
- 1.4 These two applications come to Committee as the Parish Council has objected.

2.0 Planning History

- 2.1 The site has no relevant planning history.

3.0 Planning Policies

- 3.1 Policies HE5, DC1, and DC9 of the adopted Vale of White Horse Local Plan relate to alterations to listed buildings, and seek to ensure that all new development is of high standard of design and does not cause harm to the amenity of neighbours.

4.0 Consultations

- 4.1 Hinton Waldrist Parish Council objects to the applications for the following reasons: "1) New extension is out of all proportion to the original listed building. 2) New extension is out of keeping with the "listed" nature of the existing building, and 3) Object to clay tiles; either all new roofing in natural slate, or in thatch, in keeping with existing building."
- 4.2 Oxfordshire Architectural and Historical Society has objected raising the following concerns: proposed increase in the size of the existing floor area; the height of the proposed roof line in relationship to the existing cottage would form an unacceptable and overbearing extension.
- 4.3 The County Engineer has no objections subject to conditions.
- 4.4 The Conservation Officer has no objections subject to conditions.
- 4.5 No letters of objection have been received from neighbours.

5.0 Officer Comments

- 5.1 The main issues in determining these applications are considered to be whether the design of the proposed extensions and alterations and the proposed car port would affect the historic fabric and setting of the listed building and whether the proposals would have a detrimental impact on the character and appearance of the area and impact on neighbours.
- 5.2 Little Thatch is a very small stone building built with a hipped thatched roof. The building simple by design has a ground floor area of 48.5 square metres and a first floor which

measures 25.4 square metres. Consequently in order to make the building viable there is a need for a substantial extension to be built.

- 5.3 The proposed two storey rear extension will be linked via a proposed single storey extension which will replace an existing single storey lean-to structure. It will be located adjacent to and to the rear of the existing listed building, to provide additional living accommodation. It will project a maximum of 13 metres in a westerly direction. It will be a maximum of 10.8 metres wide.
- 5.4 The eaves height of the pitched roof for the two storey rear extension will be a maximum of 4.1 metres with a ridge height of 7.2 metres, approximately a metre below the main ridge height of the existing listed building.
- 5.5 The proposed extensions are to be constructed with natural stone to walls with oak lintels and brick quoins, painted timber windows and joinery, leaded cheek dormer windows, conservation roof lights, plain clay roof tiles and slates. The proposed carport is to be constructed with weather boarding on a timber frame with plain clay roof tiles. Officers consider that the proposed extensions and alterations and the proposed car port are sympathetic in design and in keeping with the fabric and setting of the listed building.
- 5.6 Officers also consider that due to the orientation and distance away the proposal would not have a harmful impact on the neighbouring properties in terms of overlooking or overshadowing.
- 5.7 The Council's Conservation Officer has no objection to the proposed development. The proposed two storey rear extension, although substantial in scale, is separated from the main building by a subsidiary link thereby reducing its impact on the principal building. This obviates the need for the listed building itself to undergo substantial internal alterations. On balance, therefore, Officers consider the proposal to be acceptable.

6.0 **Recommendations**

HIN/19850

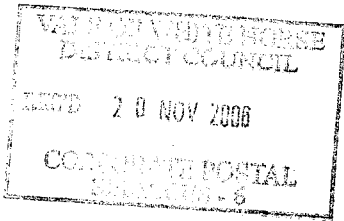
6.1 *That planning permission be granted subject to the following conditions:*

1. TL1 *Time Limit – Full Application*
2. MC2 *Submission of Materials (Samples)*
3. MC20 *Amended Plans*
4. HY26 *Car Parking Provision*
5. HY29 *No Surface Water*

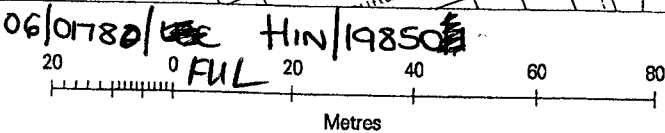
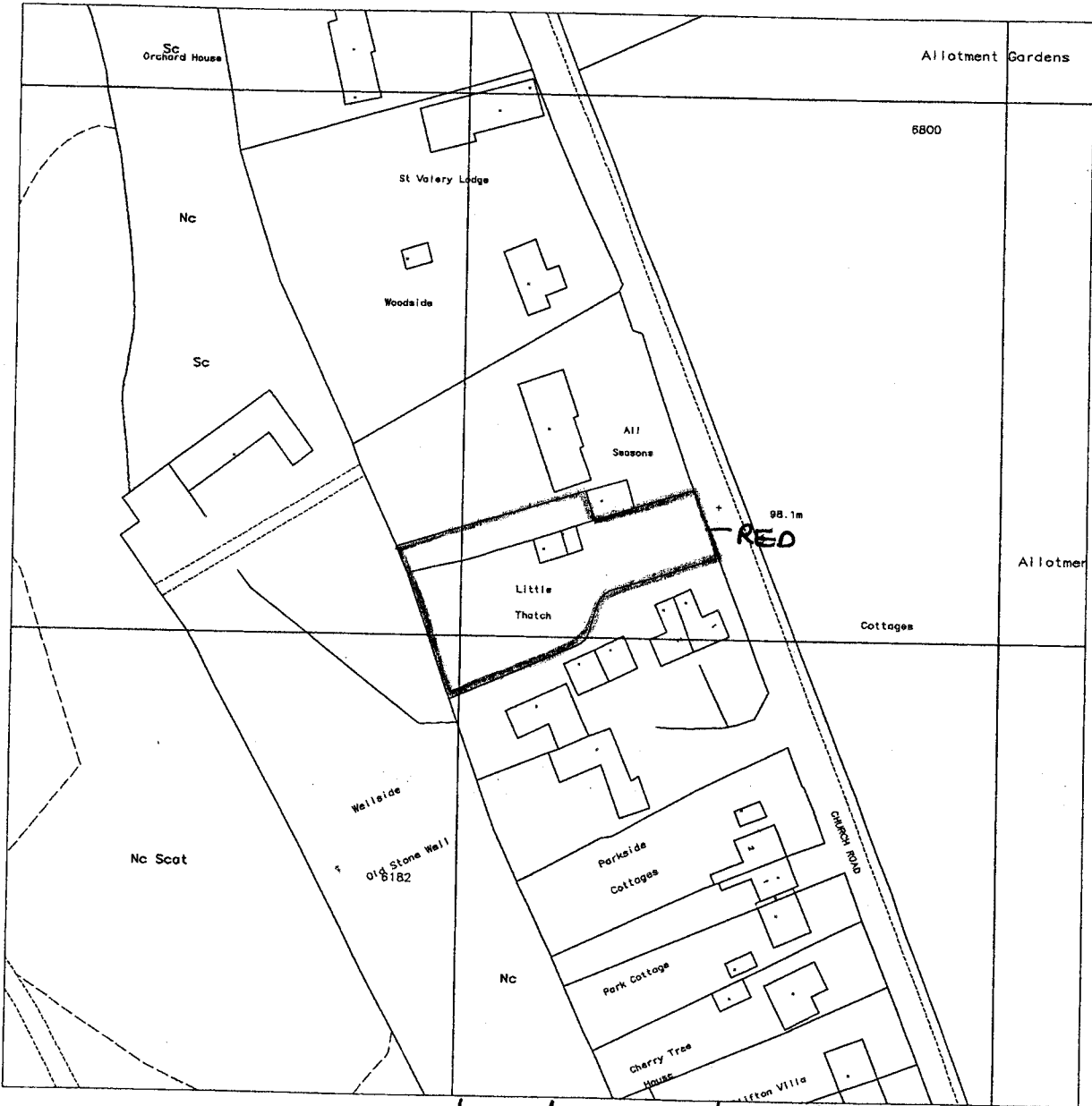
HIN/19850/1

6.2 *That listed building consent be granted subject to the following conditions:*

1. TL4 *Time Limit*
2. MC2 *Submission of Materials (Samples)*
3. MC20 *Amended Plans*



Siteplan® 1:1250

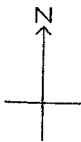


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Centre Coordinates: 437616 198915

National Grid sheet reference at centre of this Siteplan: SU3798

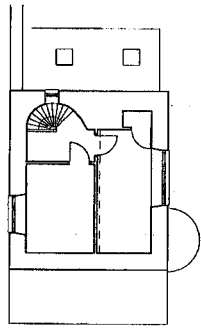
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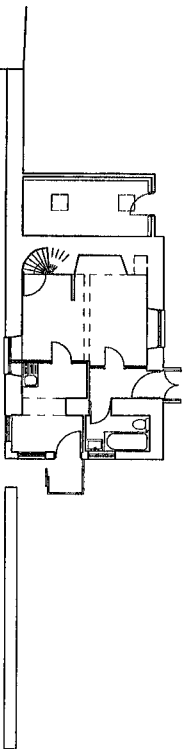
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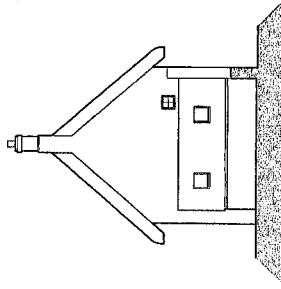
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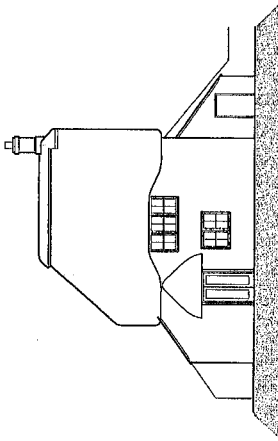
FIRST FLOOR PLAN



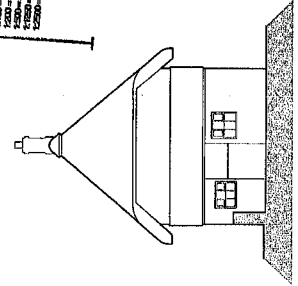
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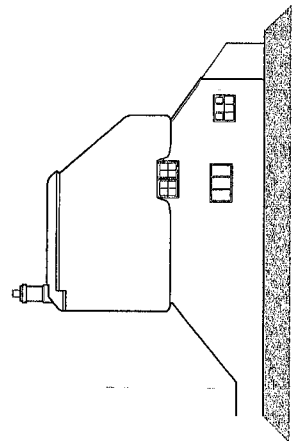
EAST ELEVATION



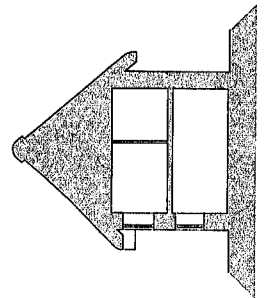
SOUTH ELEVATION



1.50m
3.00m
4.50m
6.00m
7.50m
9.00m
10.50m
12.00m
13.50m
15.00m



SOUTH ELEVATION



SECTION

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APPENDIX 1

Ariscab

Chartered /

5 Shriventhe
Business Pt
Majors Row
Oxfordshire
T 01793 781
F 01793 781
gordon@ariscab.
www.ariscab.

for the

de la Torre / Ful.
LITTLE THATCH
CHURCH ROAD
HINTON WALDRIST

drawing

PLANS, SECTIONS AND ELEVATIONS
as existing

scale (eA1)

1:100

drawing no.

A1/A06725/100

date

SEPT.2006

revision

A1/A06725/100

HIN/19850 & HIN/19850/1
Page 78

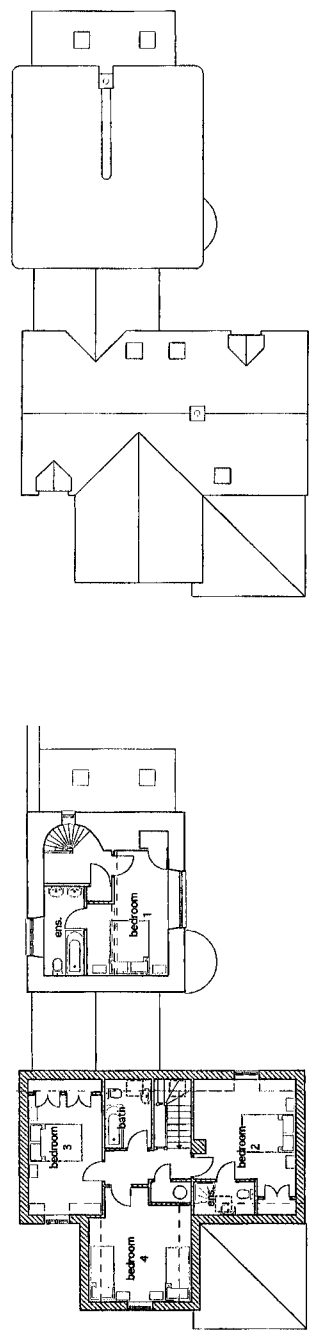


SITE PLAN
scale 1:500

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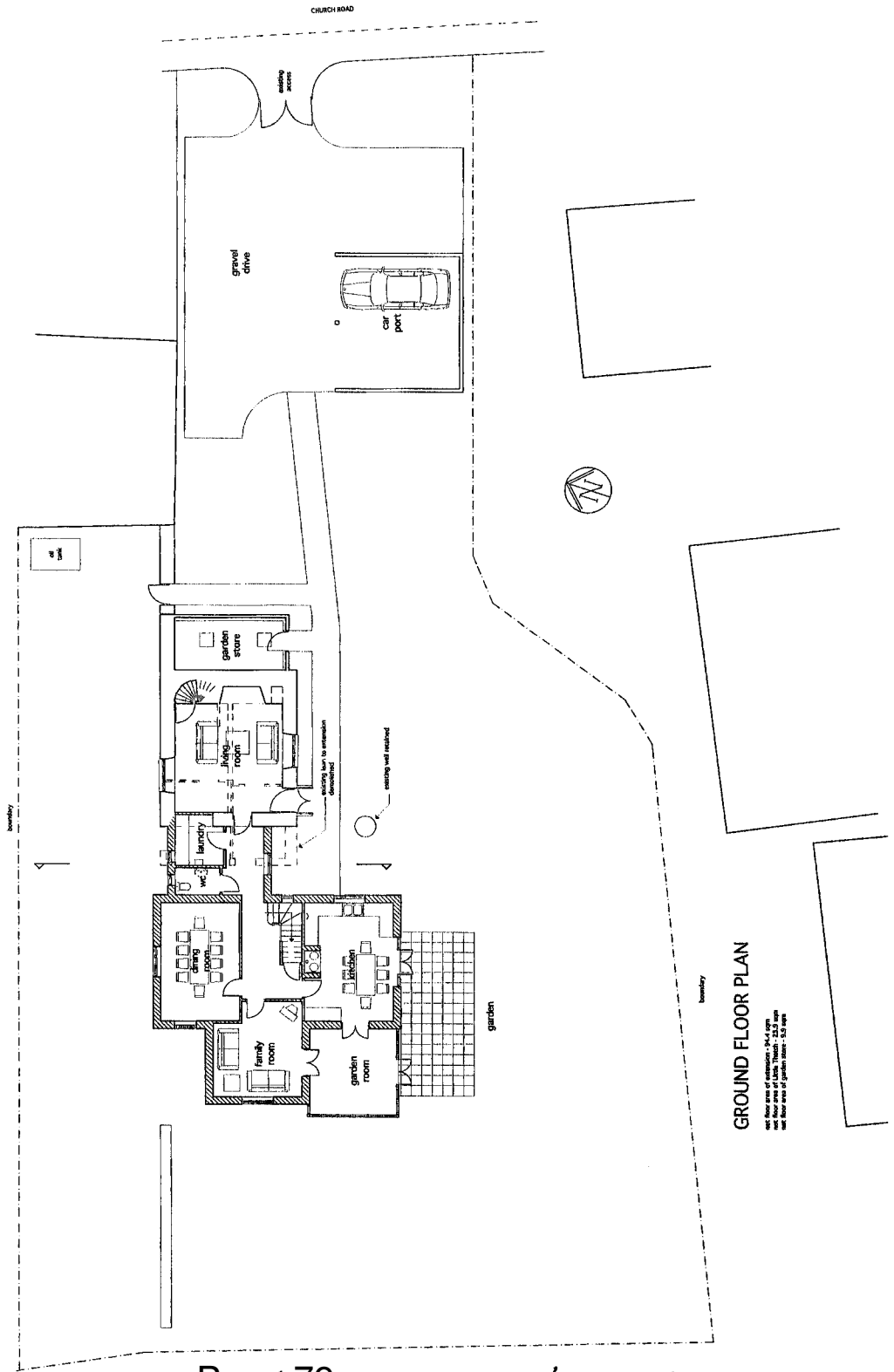
REV	DESCRIPTION	DATE
A	Customer moved away from northern boundary	01.11.06
B	Plot boundary moved to retain existing drive to existing building	16.12.06



ROOF PLAN

FIRST FLOOR PLAN

net floor area of extension: 15.4 sqm
net floor area of J19850: 25.2 sqm



GROUND FLOOR PLAN

net floor area of extension: 14.4 sqm
net floor area of J19850: 25.2 sqm
net floor area of garden: 2.3 sqm

APPENDIX 1



job title

LITTLE THAI
CHURCH RC
HINTON WAL

PLANS
as proposed

scale: (of A1)

1:100

drawing no.

A1/A06725/20.

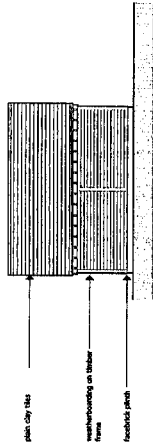
06/07/2010 HIN/19850

VALUED FOR THE REGISTER
DISTRICT COUNCIL
ENTRY 318 REC 206
CORPORATE COUNCIL
SURREY COUNTY COUNCIL

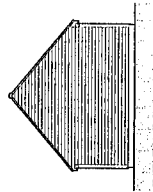
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PLANNING

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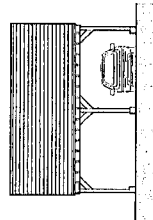
CARPORT ELEVATIONS



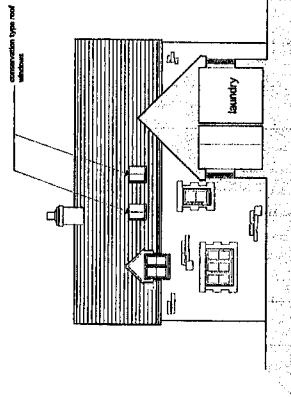
rear elevation
scale 1.100



side elevation



front elevation

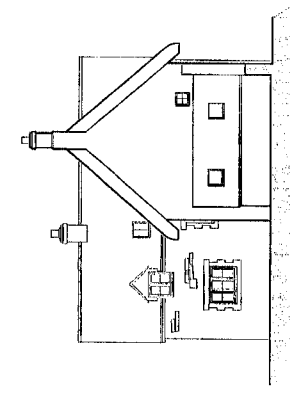
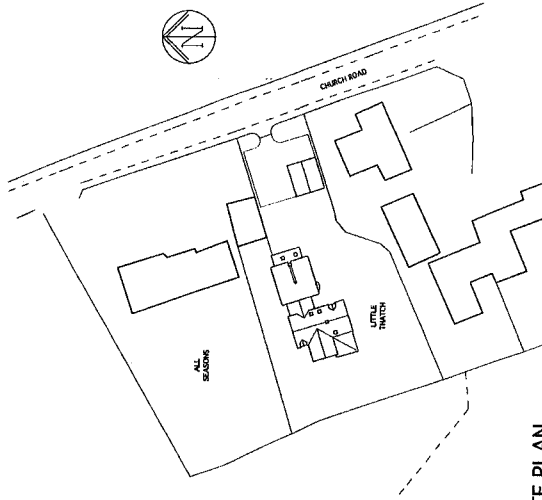


SECTION

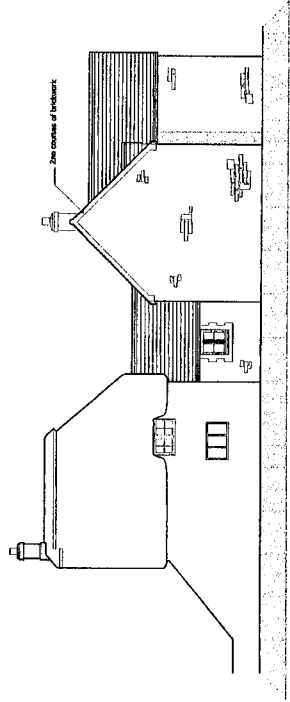
- SCHEDULE OF MATERIALS
- WALLS: natural stone with oak timbers and facebrick quoits
 - ROOF: plain clay tile, natural slate
 - DORNERS: leaded cheeks and gables
 - WINDOWS: painted timber
 - DOORS: painted timber
 - RAINWATER GOODS: cast aluminium

EAST ELEVATION

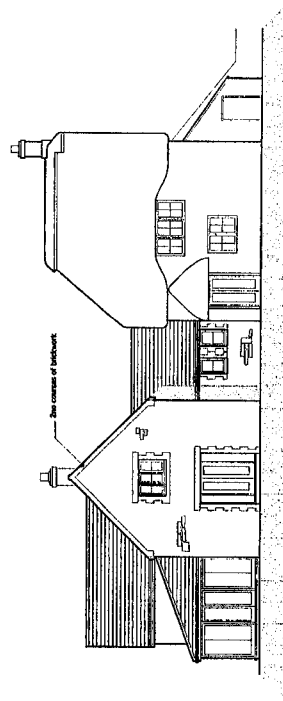
SITE PLAN
scale 1.500



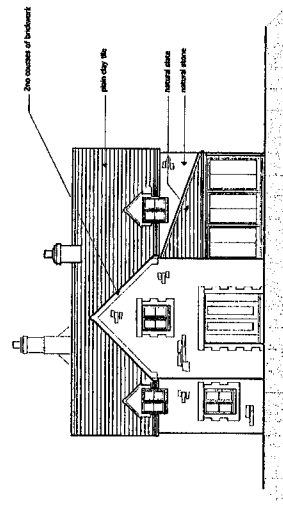
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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REV	DESCRIPTION	DATE
A	On part completed. Refer plans to correct. Increased height levels to external floor plates.	16.12.06

VALLEY VIEW HOUSES
DISTRICT COUNCIL
REF: 11/04/06
CORPORATE POLITICAL
SERVICES - 3

Chatterton Architects

ARCADIA

Job title

LITTLE THATCI
CHURCH ROAD
HINTON WALD

drawing

SITE PLAN, SE
as proposed

scale (A1)

1:100

drawing no.

A1/A06725/201

APPENDIX 1

- 5 St
- Bus
- Majk
- Oxk
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- F 01
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- WNY

06/07/2019 RAL HIN/19850

ABG/19871 – Mr & Mrs Fernback

Erection of a rear conservatory and new window to rear.

9 River View Terrace, Coopers Lane, Abingdon, OX14 5GL

1.0 The Proposal

1.1 This application seeks planning permission for a conservatory on the rear (south) elevation of the property which backs onto the River Ock. Amended plans will be provided for Committee which will show the depth of the proposed conservatory amended from 3.5m to 3m and the roof amended from a gable end to lean-to. The proposal is 4.7m wide, with the eaves and ridge height to be confirmed on receipt of the amended plans. The application drawings and site plan are at **Appendix 1**.

1.2 The application comes to Committee due to an objection received from Abingdon Town Council.

2.0 Planning History

2.1 There is no planning history for the property.

3.0 Planning Policies

3.1 Policy H24 of the adopted Local Plan to 2011 allow for extensions to existing dwellings provided various criteria are satisfactory, including; i) the effect of the development on the character and appearance of the dwelling and on the area as a whole; ii) the materials blending with the existing dwelling; iii) there being no harmful effect on neighbouring properties in terms of overlooking or overshadowing.

3.2 Policies DC1 and DC9 of the adopted Local Plan refer to the design of new development and the impact on neighbouring properties.

4.0 Consultations

4.1 Abingdon Town Council objects to the application, stating that 'the proposal is contrary to policy H24 (ii) and (iii) of the adopted Local Plan and object to the conservatory being constructed in white PVC.'

4.2 The County Engineer raises no objections.

5.0 Officer Comments

5.1 The main issues in determining this application are the visual impact of the conservatory and the potential impact on neighbouring properties.

5.2 Given the position and size of the proposed conservatory, Officers consider the proposal would not have a detrimental impact on the character and appearance of the existing dwelling or on the area as a whole. It is likely that the proposed conservatory would not be visible from the River Ock footpath during the Summer because of vegetation and although it may be visible in Winter, this will be a relatively distant view and it is not considered the conservatory would be visually harmful.

5.3 Officers consider that the impact of the proposal on the adjacent secondary kitchen window of no. 10 River Terrace in respect of overshadowing and over dominance would be minimal. The proposed single storey extension complies with advice in the House Extensions Design Guide.

6.0 **Recommendation**

6.1 *That planning permission be granted subject to the following conditions:*

1. *TL1 Time Limit – Full Application*
2. *RE1 Matching Materials*
3. *MC20 Amended Plans*

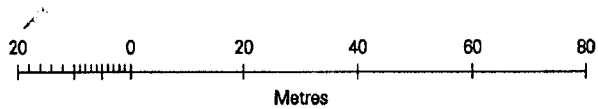
APPENDIX 1



VALE OF WHITE HORSE
DISTRICT COUNCIL
Siteplan 1:1250
REC'D 08 DEC 2006
CORPORATE POSTAL
SERVICES - 5

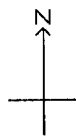


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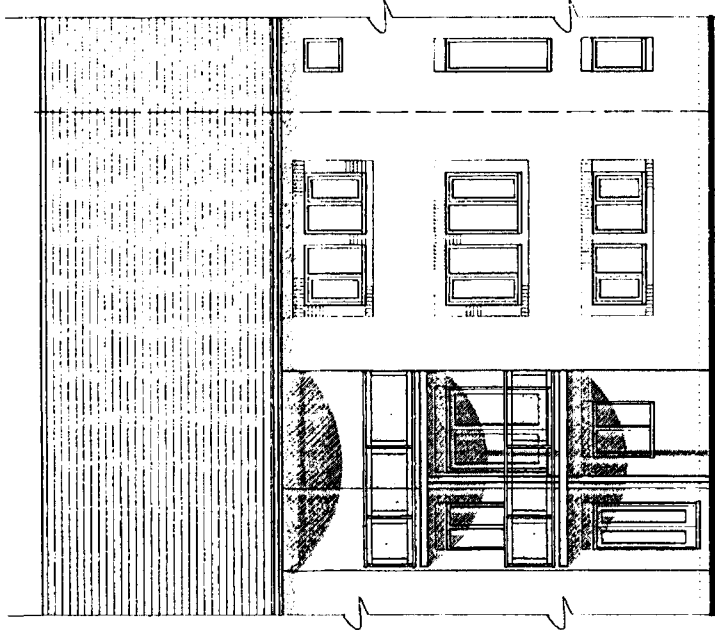


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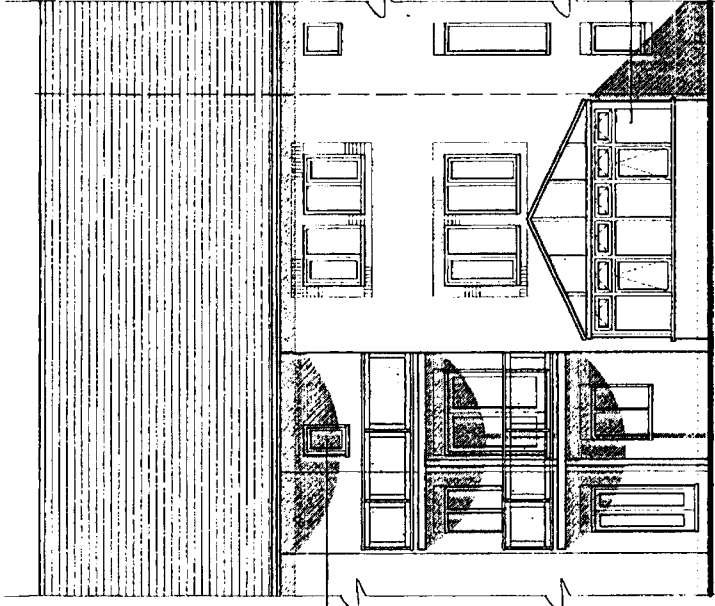
National Grid sheet reference at centre of this Siteplan: SU4996NW

Supplied by: Blackwells
Serial Number: 01190600

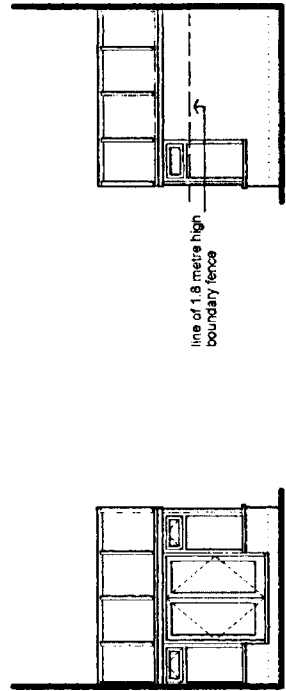
06/01/2007/AV *ABE/19871. A4.*



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



PROPOSED FLANK ELEVATION (West)


PROPOSED FLANK ELEVATION (East)

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VALE OF WHITE HORSE DISTRICT COUNCIL
REC'D 08 DEC 2006
CORPORATE POSTAL SERVICES - 3

- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m

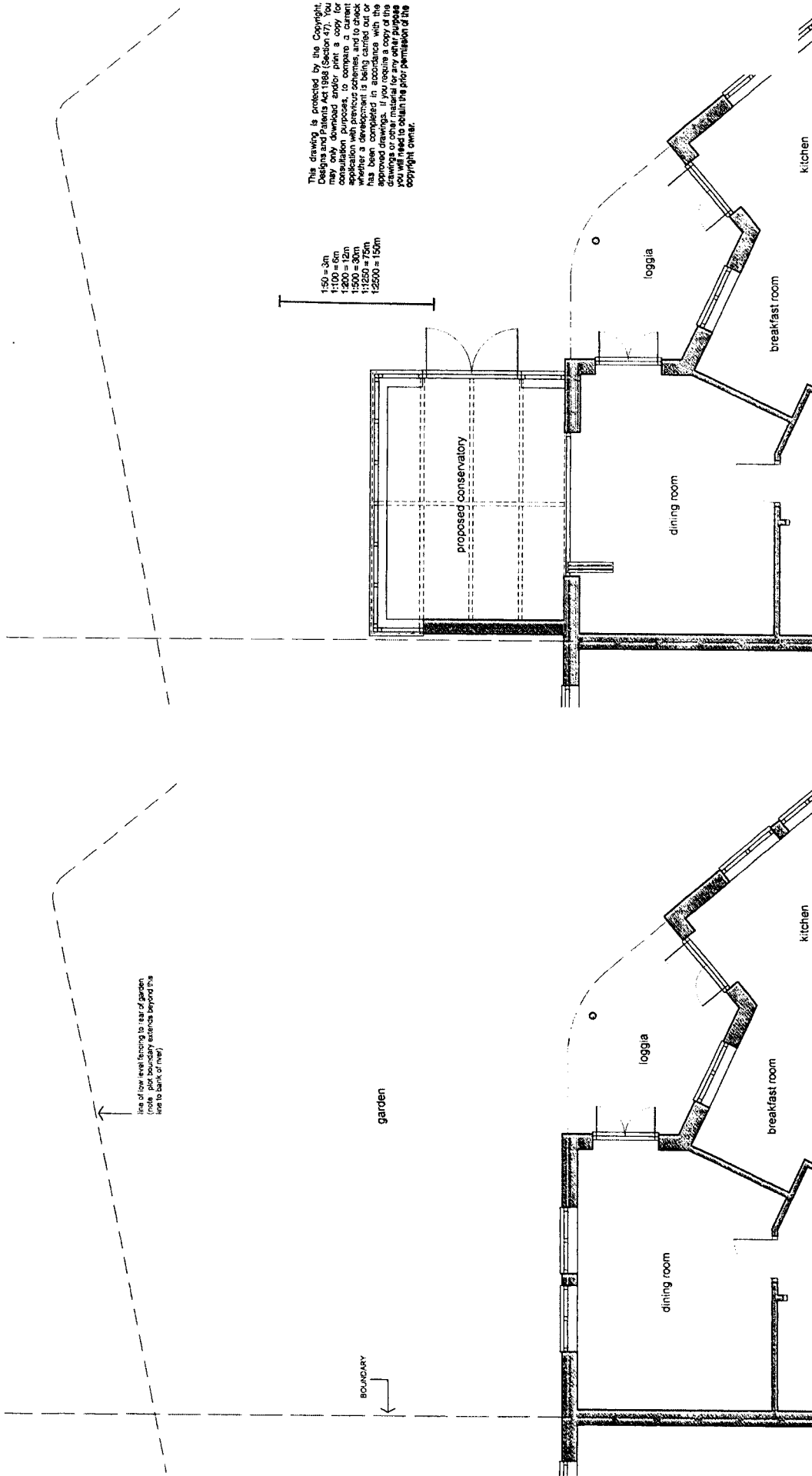
06/01/2006 *ASB/2006* *A3*

Project 9 RIVER VIEW TERRACE, ABINGDON for Mr and Mrs S Fernback		Scale 1:100
Title PLANNING DRAWING (Elevations)		Date 11/06
 Ken Thornton Associates 3 Prince Grove Abingdon Oxfordshire OX14 1XE Tel/Fax: 01235 335985		Dig No 2625/01 Rev

APPENDIX 1

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- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:400 = 24m
- 1:800 = 48m
- 1:2500 = 150m



PROPOSED FLOOR PLAN

EXISTING FLOOR PLAN

VALLE OF WHITE HORSE DISTRICT COUNCIL
 DEPT 0 & DEC 2006
 CORPORATE HOSTAL SERVICES - 3

OSLORELLAN ARS/19871
 Project 9 RIVER VIEW TERRACE, ABINGDON
 for Mr and Mrs S Fernback

Scale	1:50
Date	11/06
File	PLANNING DRAWING (floor plans)

Drawn No	2625/02
Rev	

Ken Thornton Associates
 2 Prince Street, Abingdon, Oxfordshire OX14 1XE
 TEL: 01235 339957