

Date: 1 March 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, 12TH MARCH, 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 29 January 2007.

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 **165/06** of the Deputy Director refers.

10. **DRA/251/2 - Demolition of garage & conservatory. Erection of two storey extensions to front, flank & rear and single storey to rear. Erection of garage. (Resubmission of DRA/251/1). Tamameh, Chiers Drive, Drayton, OX14 4JR**

(Wards Affected: Drayton)

(Pages 23 - 38)

11. **ABG/400/6 - Erection of 4 cone canopies to garden/patio. Alterations to porch flat roof. The Boundary House, 69 Oxford Road, Abingdon, OX14 2AA**

(Wards Affected: Abingdon Northcourt)

(Pages 39 - 49)

12. **ABG/1175/23 - Demolition of petrol station & showroom. Erection of 62 dwellings, Abingdon Service Station / Crossroads Garage, Drayton Road, Abingdon, OX14 5HT**

(Wards Affected: Abingdon Ock Meadow)

(Pages 50 - 58)

13. **GFA/7697/8 - Alterations to conservatory. Change of use from highway land to residential. Erection of railings. 29 Marlborough Street, Faringdon, SN7 7JL**

(Wards Affected: Faringdon and The Coxwells)

(Pages 59 - 67)

14. **GFA/16464/3-X - Residential development, land rear of Winslow House, Coxwell Road, Faringdon, SN7 7SW**

(Wards Affected: Faringdon and The Coxwells)

(Pages 68 - 71)

15. **SHR/17622/2 - Erection of a dwelling, land adjacent to Tarifa Cottage, Faringdon Road, Shrivenham, SN6 8AJ**

(Wards Affected: Shrivenham)

(Pages 72 - 86)

16. **GFA/19649/1 - Residential development, Land adjoining Coxwell House and Winslow House, Coxwell Road, Faringdon. SN7 7SW**

(Wards Affected: Faringdon and The Coxwells)

(Pages 87 - 89)

17. **ABG/19731 - Re-development of car park for residential use, Cattle Market Car Park, Abbey Close, Abingdon, OX14 3JE**

(Wards Affected: Abingdon Abbey and Barton)

(Page 90)

18. **KEN/19763/1 - Erection of a two storey dwelling and attached garage. 17 & 19 Edward Road, Kennington, OX1 5LH**

(Wards Affected: Kennington and South Hinksey)

(Pages 91 - 101)

19. **CUM/19874 - Demolition of garage, kitchen & porch. Erection of a two storey extension, single storey kitchen and hall extension, 89, Eynsham Road, Botley, OX2 9BY**

(Wards Affected: Appleton and Cumnor)

(Pages 102 - 123)

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

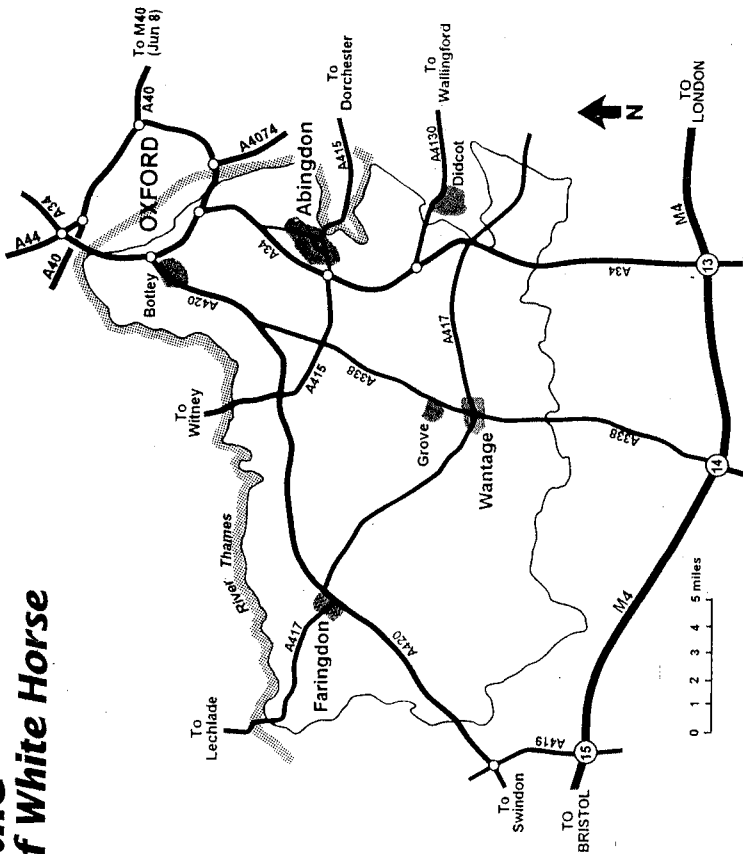
Create a safer community and improve the quality of life among Vale residents

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

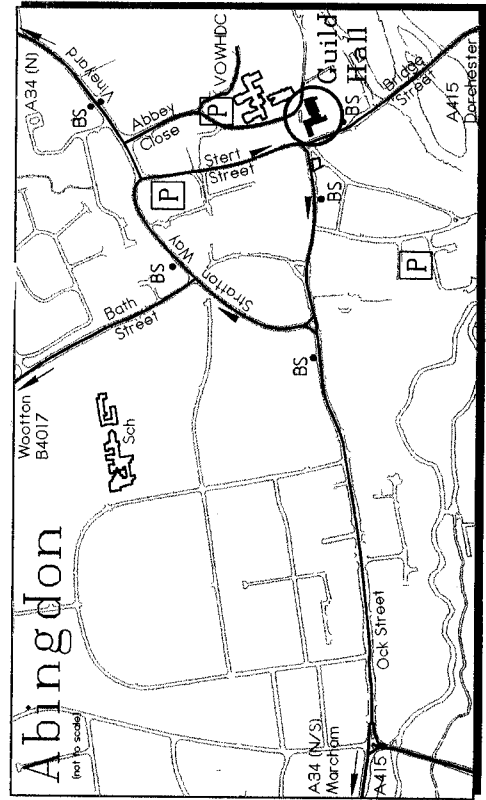
Help disadvantaged groups and individuals within the Vale to realise their full potential

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.132

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

**HELD AT THE GUILDHALL, ABINGDON ON
MONDAY, 29TH JANUARY, 2007 AT 6.30PM**

Open to the Public, including the Press

PRESENT:

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

SUBSTITUTE MEMBER: Councillor Bob Johnston for Councillor Terry Quinlan.

NON MEMBER: Councillor Derek Rawson.

OFFICERS: Martin Deans, Mike Gilbert, Geraldine Le Cointe, Jason Lindsey and Stuart Walker.

NUMBER OF MEMBERS OF THE PUBLIC: 19

DC.236 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 Terry Quinlan.

DC.237 MINUTES

The Minutes of the meeting of the Committee held on 27 November 2006 were adopted and signed as a correct record.

DC.238 DECLARATIONS OF INTEREST

Councillor	Type of Interest	Item	Reason	Minute Ref
Terry Cox	Personal	GRO/4788/3	The spouse of the objector making a statement at the meeting was a fellow District Councillor	DC.246
Roger Cox	Personal	GRO/4788/3	The spouse of the objector making a statement at the meeting was a fellow District Councillor	DC.246
Tony de Vere	Personal	GRO/4788/3	The spouse of the objector making a statement at the meeting was a fellow	DC.246

			District Councillor	
Richard Farrell	Personal	GRO/4788/3 ABG/19785/1	The spouse of the objector making a statement at the meeting was a fellow District Councillor Board Member of The Vale Housing Association Ltd.	DC.246 DC.250
Richard Gibson	Personal	GRO/4788/3	The spouse of the objector making a statement at the meeting was a fellow District Councillor	DC.246
Jenny Hannaby	Personal	Forthcoming Public Inquiries and Hearings Materials GRO/4788/3	Proprietor of a bed and breakfast establishment in Wantage Trustee of the Wantage Nursing Home Trust The spouse of the objector making a statement at the meeting was a fellow District Councillor	DC.244 DC.243 DC.246
Bob Johnston	Personal	GRO/4788/3	The spouse of the objector making a statement at the meeting was a fellow District Councillor	DC.246
Monica Lovatt	Personal	GRO/4788/3	The spouse of the objector making a statement at the meeting was a fellow District Councillor	DC.246
Jim Moley	Personal	GRO/4788/3	The spouse of the objector making a statement at the meeting was a fellow District Councillor	DC.246
Briony Newport	Personal	GRO/4788/3	The spouse of the objector making a statement at the meeting was a fellow	DC.246

		NHI/19842	District Councillor Acquainted with the applicant and neighbour.	DC.251
Jerry Patterson	Personal	GRO/4788/3	The spouse of the objector making a statement at the meeting was a fellow District Councillor	DC.246
Derek Rawson	Personal	GRO/4788/3 CUM/8320/1	The spouse of the objector making a statement at the meeting was a fellow District Councillor Resident of Cumnor Hill but not close enough to the application site to warrant a neighbour notification letter.	DC.246 DC.247
Peter Saunders	Personal	GRO/4788/3	The spouse of the objector making a statement at the meeting was a fellow District Councillor	DC.246
Margaret Turner	Personal	GRO/4788/3	The spouse of the objector making a statement at the meeting was a fellow District Councillor	DC.246
Pam Westwood	Personal and Prejudicial	GRO/4788/3	Resident of Vale Avenue and the spouse of the objector making a statement at the meeting was a fellow District Councillor	DC.246
John Woodford	Personal	GRO/4788/3	The spouse of the objector making a statement at the meeting was a fellow District Councillor	DC.246

DC.239 URGENT BUSINESS AND CHAIR'S ANNOUNCEMENTS

The Chair advised that Agenda Item 12 – CUM/8320/1 would be considered immediately after Agenda Item 9 – Forthcoming Public Inquiries and Hearings.

DC.240 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None.

DC.241 QUESTIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None.

DC.242 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 33

It was noted that 8 members of the public had each given notice that they wished to make a statement. However, it was noted that one member of the public had declined to do so.

DC.243 MATERIALS

The Committee considered materials in respect of the following application:-

50 Bed Elderly Persons Home on the Former Wantage Health Centre Site, Garston Lane, Wantage (WAN/271/9)

RESOLVED

that the use of the following materials be approved:-

- Marley Modern Smooth Brown interlocking tiles
- Terca Sherbourne Red bricks on the main walls and window/door flat arch detail
- Terca Burnham Buff bricks on quoins.

DC.244 FORTHCOMING PUBLIC INQUIRIES AND HEARINGS

(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).

A list of forthcoming public inquiries and hearings was presented.

The Area Planning Officer updated the Committee on the appeals in respect of Greensands, Reading Road, East Hendred. She advised that a Public Inquiry in respect of the appeals against the Enforcement Notice, refusal of planning permission for the construction of a tarmac access road and an area of hard standing and a refusal by Oxfordshire County Council for a recycling facility would be held on 27 and 28 February and 1 March 2007. She explained that the appellant had queried whether the Enforcement Notice had been legally served and the Council's Barrister was currently considering this matter. An appeal had been lodged and a Public Inquiry requested against refusal of planning permission for the retrospective application to retain the guest house and associated buildings.

RESOLVED

that the list be received.

DC.245 ECH/235/43 - ERECTION OF TWO INDUSTRIAL UNITS FOR B1, B2 AND B8 USES, LAND ADJOINING UNIT 2, W & G ESTATE, EAST CHALLOW

The Area Planning Officer advised that should planning permission be granted in respect of this application she would wish to add a further condition MC34 – contaminated land.

The Committee considered that further development of the site and the design of the proposed buildings were acceptable.

By 15 votes to nil it was

RESOLVED

that application ECH/235/43 be approved subject to the conditions set out in the report, together with a further condition MC34 – contaminated land.

DC.246 GRO/4788/3 - SINGLE AND TWO STOREY REAR EXTENSIONS, 9 VALE AVENUE, GROVE, OX12 7LU

(Councillor Pam Westwood had declared a personal and prejudicial interest in this application and in accordance with Standing Order 34 she left the meeting during its consideration. Councillors Terry Cox, Roger Cox, Tony de Vere, Richard Farrell, Richard Gibson, Jenny Hannaby, Bob Johnston, Monica Lovatt, Jim Moley, Briony Newport, Jerry Patterson, Derek Rawson, Peter Saunders, Margaret Turner and John Woodford 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 of objection had been received from the owners of 11 Vale Avenue raising concerns relating to over development of the site, restriction of natural light to their property, erosion of privacy to the rear garden, recent garage conversion without planning permission and the further expansion of an existing child minding business. In respect of the garage conversion the Area Planning Officer confirmed that planning permission was not required. Furthermore, it was reported that the County Engineer had raised no objection subject to the provision of two off street car parking spaces being provided on the site.

Mrs M Phillips of 11 Vale Avenue, made a statement objecting to the application raising concerns relating to matters already covered in the report and reported above. She claimed that the proposed development of an additional 227 square feet would result in the original dwelling having been increased in size by 100%. She asked that if planning permission was granted the two new ground floor windows of the proposed lounge be glazed with opaque glass to maintain privacy. Finally, she expressed her disappointment that Members of the Committee had not visited her property to gauge the impact of the proposed development.

In response to Members' concerns regarding the alleged expansion of the child minding business at the application site, the Area Planning Officer explained that the Council had not been previously aware of a child minding business at the site and would need to investigate. As a general rule, the Council adhered to informal guidance in respect of child minding businesses operated from residential properties, in that planning permission would be required for any business looking after more than six children (including any children resident at the property).

Members generally accepted that the proposed development accorded with the Council's design guidance, although it was recognised that it was a large extension. In considering the application, Members were of the view that the two new ground floor windows of the proposed lounge should be obscure glazed. The Area Planning Officer explained that the two windows

could be inserted in the existing single storey extension, prior to the proposed two storey extension being built, without the need for them to be obscure glazed. However, an informative could be attached to any permission granted suggesting the use of obscure glazing.

By 14 votes to nil, it was

RESOLVED

that application GRO/4788/3 be approved subject to the conditions set out in the report, together with informative suggesting that the two new ground floor windows be obscure glazed and advising that planning permission would be required for a child minding business looking after more than six children (this figure to include any children resident at the property).

DC.247 CUM/8320/1 - DEMOLITION OF HOUSE AND GARAGE. ERECTION OF REPLACEMENT BUILDING COMPRISING FLATS. ERECTION OF HOUSES AND COACH HOUSE, OFF-STREET PARKING AND LANDSCAPING, 40 CUMNOR HILL, OX2 9HB

(Councillor Derek Rawson had declared a personal interest in this application and in accordance with Standing Order 34 he remained in the meeting during its consideration).

It was reported that following the Agenda despatch, a further four letters of representation had been received, three of which had been circulated to Members of the Committee, prior to the meeting. The letters of representation received were as follows:-

Dr P Hawtin, Chairman of Cumnor Parish Council

Dr Hawtin referred to the statement made by Mr J Phillcox, the applicant's agent, to the last meeting of the Development Control Committee, in which he stated that the amended plans had been discussed with the Parish Council. Dr Hawtin advised that the amended plans had never been shown to the Parish Council prior to their submission to the Vale Planning Department and asked that this factual error be drawn to the attention of the Committee. Furthermore, Dr Hawtin advised that there was considerable surprise within the Parish regarding resolution (b) of the draft Minute relating to this application, in that it was the recollection of those parishioners present at the meeting on 8 January that the acceptance of the principle of development, including the demolition of 40 Cumnor Hill was never formally put to the meeting.

Mr J Rees – 36 Cumnor Hill

Mr Rees made reference to his statement made at the last meeting objecting to application CUM/8320/1, advising that he did not feel that his remarks had been adequately covered in the draft Minute.

Mr R Whitlock – 26A Cumnor Hill

Mr Whitlock expressed concern that the reasons for refusal before the Committee did not cover all of the objections to the proposal and sought the agreement of the Committee to support the additional reasons suggested by Councillor Derek Rawson. The additional reasons related to damage to the character of the area, harm to the Badger habitat and the established wildlife corridor and the adverse impact of the proposed development on properties in Third Acre Rise.

The fourth letter of representation concerned the accuracy of the draft Minute in respect of resolution (b) and the Committee's decision to accept the principle of development, including

the demolition of 40 Cumnor Hill. The letter requested that the draft Minute be amended by the deletion of resolution (b).

The Principal Planning Officer advised that the suggested reasons for refusal as outlined in the report were considered by the Officers to accurately reflect the Committee's concerns expressed in the resolution to refuse the application at the last meeting of the Committee.

The Committee noted an amendment to the draft Minute with the insertion of the words "It was proposed by Councillor Jerry Patterson, seconded by Councillor Richard Gibson and" at the start of the final paragraph of the preamble. In respect of resolution (b), Councillors Jerry Patterson, Richard Gibson and Terry Cox each confirmed that this had formed part of the proposition put to the Meeting and voted upon. In this regard, the Committee confirmed that the draft Minute, as amended above, was an accurate record of the debate and the decision taken.

One of the local Members present at the meeting expressed the view that the Committee should only have considered the Officer report and either approved or refused the application. Referring to the suggested reasons for refusal, he sought to expand the reasons to include defining the established character of Cumnor Hill and an additional reason regarding the impact on a Badger sett on the site and the wider established wildlife corridor. He also sought to include the impact on the properties in Third Acre Rise in draft refusal reason Number 2.

In response, the Development Control Manager explained that it was not necessary to precisely define the character of the area, as this would be clearly explained at any appeal hearing that might be held. In respect of the impact on the Badger sett, he explained that in the absence of an objection from Natural England, the Committee was unable to use this as a reason for refusal and to do so would be unreasonable.

Another Member referred to increased noise disturbance from vehicles entering the site and enquired whether this was covered by Policy DC9 in the second reason for refusal. In response the Principal Planning Officer advised that increased noise had not formed part of the Committee's resolution to refuse the application and DC9 in this instance referred to the harm to amenities relating to overshadowing, over dominance and overlooking. Furthermore, any reason used in respect of noise disturbance would need to be supported by a report from the Council's Environmental Health Officer.

It was proposed by the Chair and by 15 votes to nil, it was

RESOLVED

that application CUM/8320/1 be refused for the reasons set out in the report.

DC.248 GRO/11225/2 - DEMOLITION OF EXISTING GARDEN ROOM. ERECTION OF A TWO STOREY REAR EXTENSION & NEW CONSERVATORY, 7 MANDHILL CLOSE, GROVE, OX12 7HY

It was reported that amended plans had been received, which omitted the window on the side elevation and therefore, should planning permission be granted a further condition (MC20) be added.

One of the local Members present at the meeting welcomed the amended plans. However, she explained that the neighbour still felt the proposed extension was over dominant and would result in a loss of privacy to the rear garden.

One Member referred to the location of the neighbouring property and noted that its rear garden was already overlooked both by the applicant's existing windows and by properties in Sharland Close. Another Member remarked that the issue of privacy was not helped by the layout of the properties in Mandhill Close.

By 14 votes to nil, with 1 abstention, it was

RESOLVED

that application GRO/11225/2 be approved subject to the conditions set out in the report and a further condition MC20 – amended plans.

DC.249 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

It was reported that the County Engineer's comments had not yet been received. He was not expected to raise any objections, as he had raised no objection to a previous similar application at the site, subject to parking and manoeuvring areas being maintained and the prevention of the garages being converted to living accommodation.

Mrs S Rees made a statement objecting to the application, raising concerns relating to matters already covered in the report. She claimed that the amended plan made little difference to the impact on the local area and referred to the number of complaints regarding parking along Little Green, which not only caused damage to the Green but prevented access for emergency vehicles.

Mr M Fowler, the applicant's agent made a statement in support of the application. He explained that the proposed development accorded with Local Plan Policies H11 and DC1 and referred to the amount of consultation which had been carried out with the Council's Conservation Officer to achieve an acceptable design. He reminded the Committee that the wall was not listed and that the Council's Arboricultural Officer had considered the proposed measures to protect the Holly tree acceptable. Finally, he advised that drainage and parking at the site had been adequately addressed.

One Member referred to the protection of the Holly tree and suggested a further condition requiring hand digging around the tree during construction works.

By 15 votes to nil, it was

RESOLVED

that applications STE/12024/3 and STE/12024/4-CA be approved subject to the conditions set out in the report, with a further condition requiring hand digging around the Holly tree being added in respect of application STE/12024/3.

DC.250 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

(Councillor Richard Farrell had declared a personal interest in this application and in accordance with Standing Order 34 he remained in the meeting during its consideration).

Mrs T Dodd made a statement objecting to the application, raising concerns relating to matters already covered in the report. She referred to the proposed bin store, which, in the event that planning permission was granted should be located to the rear of the proposed development.

The two local Members present at the meeting acknowledged that this was a controversial application locally but it was difficult to refuse on policy grounds. Concerns regarding parking were accepted but the County Engineer had raised no objection. Reference was made to a successful recent appeal for a similar development at 186 Wootton Road, Abingdon, in which costs had been awarded against the Council. Finally, referring to the proposal to plant three trees, the local Members sought clarification as to the species to be planted and suggested that the number be reduced to two. In response the Area Planning Officer advised that the type and location of the trees could be covered by a landscaping condition.

One Member referred to the proposed bin store and stressed the importance that it was sensitively designed and sited.

By 15 votes to nil, it was

RESOLVED

that application ABG/19785/1 be approved subject to the conditions set out in the report, together with additional conditions relating to landscaping and bin enclosure.

DC.251 NHI/19842 - ERECTION OF A SIDE AND REAR EXTENSION, 6 MONTAGU ROAD, BOTLEY, OX2 9AH

(Councillor Briony Newport had declared a personal interest in this application and in accordance with Standing Order 34 she remained in the meeting during its consideration).

It was reported that in the event that planning permission was granted, a further condition MC20 be added.

Mr P Stevens, on behalf of the Parish Council, made a statement objecting to the application, raising concerns relating to matters already covered in the report. He asked that further negotiations be undertaken in respect of the proposed garage by setting it back from the boundary, keeping its height as low as possible and reducing its length by two metres to lessen the impact on the neighbouring property. If this was not feasible then he urged the Committee to refuse the application.

Mrs J Cecile made a statement objecting to the application raising concerns relating to matters already covered in the report and by the previous speaker. She accepted the need for the additional living space at the property and acknowledged that there had been much discussion between the applicant, Planning Officers and herself regarding the application. However, she still considered that the proposal would have an adverse impact on her property, resulting in the loss of amenity. She stressed the importance of her side window, which currently provided natural light to her kitchen/dining area.

One of the local Members, present at the meeting highlighted the problem of the differing ground levels between the application site and the neighbouring property and accepted that the applicant had met some of the concerns previously expressed by the neighbour. In planning terms, however, she considered that the proposal was acceptable.

Other Members considered that the differing ground levels was a major concern, which resulted in the proposed development dominating the neighbouring property and blocking the natural light to such an extent that it was unacceptably harmful to the neighbour's amenities.

Other Members noted that a similar proposal could be built as permitted development and therefore it would be difficult to refuse the application as submitted.

The Development Control Manager confirmed that a side extension could be built as permitted development, which was only 6m³ smaller than the proposal.

By 10 votes to 4, with 1 abstention, it was

RESOLVED

that application NHI/19842 be approved subject to the conditions set out in the report and a further condition MC20.

DC.252 HIN/19850 AND HIN/19850/1- ERECTION OF SINGLE AND TWO STOREY REAR EXTENSION AND CARPORT, LITTLE THATCH, CHURCH ROAD, HINTON WALDRIST, SN7 8SE

The Development Control Manager referred to Planning Policy Statement 15, which encouraged flexibility in the application of standards to bring Listed Buildings back into use.

Mr G Haslett, the applicant's agent, made a statement in support of the application. He referred to the Parish Council's objections regarding the size of the extension and the use of materials and advised that the proposed extension would be subservient to the main building and referred to examples locally of the proposed materials to be used. He advised that the building had been empty for 18 months and its interior was a health hazard. The existing single storey lean-to structure and thatch to the main building were both in a poor state of repair.

The Committee welcomed the proposed development which was considered to be well designed, with a good use of materials.

By 15 votes to nil, it was

RESOLVED

that applications HIN/19850 and HIN/19850/1 be approved subject to the conditions set out in the report.

DC.253 ABG/19871 - ERECTION OF A REAR CONSERVATORY AND NEW WINDOW TO REAR, 9 RIVER VIEW TERRACE, COOPERS LANE, ABINGDON, OX14 5GL

Members generally considered the proposed development to be in keeping and visually well screened from the Ock Valley Walk. However, one Member expressed a contrary view that the proposed development would be visible from the Ock Valley Walk and that the conservatory would be out of keeping. He considered that allowing this application would set a dangerous precedent and referred to similar proposals at 52 Coopers Lane, Abingdon and Lady Place, Sutton Courtenay which had both been dismissed on appeal.

In response, the Development Control Manager explained that in recommending approval, the Officers had been mindful of the 52 Coopers Lane appeal decision, which had been refused on the ground of visual impact. In respect of the proposal before the Committee, the visual impact would be from a distance and so the proposal was not so prominent. Furthermore, many of the neighbouring properties had first floor balconies, which limited the opportunities to add conservatories.

By 14 votes to 1, it was

RESOLVED

that application ABG/19871 be approved subject to the conditions set out in the report.

The meeting rose at 8.52 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
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	Dismissed 23.1.07
22.05.06	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 Oxon SN7 8QS	Demolition of existing house and garage. Erection of a dwelling and garage.	Written Representations	North	Dismissed – 26.10.06
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

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
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
28.07.06	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	
21.11.06	APP/V3120/A/06/203049 7/WF	CUM/18846/3	M & W Richardson	Chilswell Farm Villa, Boats Hill, Oxford, OX1 5HB	Erection of a replacement dwelling including linked garage	Written Representations	North	
21.11.06	APP/V3120/A/06/203070 8/WF	ABG/19673	Mr & Mrs A Grimes	31 Curtis Avenue, Abingdon, OX14 3JUL	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	
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	EHE/1965/10	L Wells	Greensands	Construction of tarmac access		South	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
	5	Against the LPA Refusal of an application		Reading Road East Hendred Wantage Oxon OX12 8JE	road and the construction of an area of Hard-standing surrounded by an Earth Bund. (Retrospective)	Public Inquiry 27.2.07		
24.04.06	APP/V3120/A/06/2012860	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
01.06.06	APP/V3120/A/06/2013279	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	Dismissed 20.02.07
13.07.06	APP/V3120/E/06/2019099/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/06/2021219/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 11pm to midnight.	Written Reps	South	Dismissed 09.01.07
06.09.06	APP/V3120/A/06/2023755/WF	WAN/16143/1 Against the LPA Refusal of an application	Mr and Mrs Thompson	Ham Mill Ickleton Road Wantage Oxon OX12 9JA	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	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
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	
27.10.06	APP/V3120/A/06/202674 9/NWF	MIL/17362/2 Against the LPA Refusal of an application	Mr A Wichello	Bramley Cottage Milton Hill Steventon 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 Stanford In The Vale Faringdon Oxon SN7 8LH	Erection of a small scale wind turbine	Written reps	South	
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	Retrospective application for the retention of guest house	Public Inquiry	South	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
				East Hendred Wantage Oxon OX12 8JE	and associated buildings.			
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	
09.01.07	APP/V3120/A/07/203455 2/WF	SUT/4647/1-X	S Alden	2 Abingdon Road Sutton Courtenay Abingdon Oxon OX14 4NF	Erection of a dwelling and garage. Alterations to existing access to create new joint access.	Written Reps	South	
30.01.07	APP/V3120/H/07/1200836	SUT/6342/23	HSBC UK Active Property Fund And Charterland LTD	Paradigm House Trident Park Basil Hill Road Didcot Oxon OX11 7HJ	Erection of a non-illuminated sign	Written Reps	South	
30.01.07	APP/V3120/A/07/203544 5	WAN/19614	Mrs E O'Donnell	42 Foliat Drive Wantage Oxon OX12 7AL	Erection of a detached dwelling.	Hearing	South	
31.01.07	APP/V3120/A/07/203655 3	SHR/19619	Hannick Homes	17 Highworth Road Shrivenham Swindon Wilts SN6 8BH	Erection of 4 x 3 bedroomed semi detached cottages.	Written Reps	South	
09.02.07	APP/V3120/A/07/203728 1/WF	SHR/5532/7	Mr and Mrs Humpphreys	Pennyhooks Farm Pennyhooks Lane Shrivenham Swindon Wilts SN6 8EX	Extension to garage to form self-contained ancillary accommodation	Written Reps	South	
06.01.07	APP/V3120/A/07/203325 2	GCO/2087/21-X	Tape Crown Ltd	Lorry Park, Chowle farm Industrial Estate, A420 Faringdon, Oxon	Cessation of existing lorry park use. Erection of new building for business use (648sq.m) with new parking and turning area. New Access to A420 and closure of 2 existing accesses	Written Reps	North	
06.01.07	APP/V3120/A/07/203325	GCO/2087/22	Tape Crown Ltd	Lorry Park	New access to A420 and	Written Reps	North	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
	9			Chowle Farm Industrial Estate A420 Faringdon Oxon	closure of two existing accesses.			

G:\Admin\Committee Schedules\List of Forthcoming Public Inquiries and Hearings

DRA/251/2 – Mr & Mrs A Walters

**Demolition of existing attached garage & conservatory. Erection of two storey extensions to front, flank & rear. Erection of a single storey extension to rear. Erection of a detached garage. (Resubmission of application DRA/251/1).
Tamameh, Chiers Drive, Drayton, OX14 4JR.**

1.0 The Proposal

1.1 This application seeks planning permission for the demolition of an existing garage and conservatory located on the north-east (front) and south-west (rear) elevations respectively. It is proposed to construct a two storey extension on the north-east elevation which would measure 4.9 metres long by 4.1 metres wide, with an eaves height of 4.6 metres and a ridge height of 6.2 metres. A further two storey extension is proposed on the north-west elevation, with wings projecting to the north-east and south-west. Measuring 13.8 metres long (in total) and 4.1 metres wide, the projection to the north-west would have an eaves height of 4.6 metres and a ridge height of 6.9 metres (in line with the existing dwelling), with the two wings having an eaves height of 4.6 metres and a ridge height of 6.2 metres. The proposed single storey rear extension on the south-west elevation measures 6 metres long and approximately 6 metres wide, with an eaves height of 2.2 metres and a ridge height of 4.3 metres. The proposed detached garage would be located on the north of the application site between the dwelling and the High Street, and would measure 5.89 metres in both length and width, with an eaves height of 2.2 metres and a ridge height of 4.3 metres. A copy of the site plan and application drawings is at **Appendix 1**.

1.2 The application site lies within Drayton Conservation Area.

1.3 The application comes to Committee due to an objection received from Drayton Parish Council.

2.0 Planning History

2.1 An application for the 'Demolition of existing garage and conservatory. Erection of a two storey extension to the front, side and rear. Erection of a single storey extension to the rear' was withdrawn in June 2006. A copy of the withdrawn plans is at **Appendix 2**.

2.2 Conservation area consent for the 'Demolition of existing garage, conservatory, front and rear porches' was granted in January 2007 (application DRA/251/3-CA).

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 Policy DC1 of the Local Plan refers to the design of new development, and seeks to ensure development is of a high quality and takes into account local distinctiveness and character.

3.3 Policy DC9 of the Local Plan refers to the impact of new development on the amenities of neighbouring properties and the wider environment in terms of, among other things, loss of privacy, daylight or sunlight, and dominance or visual intrusion.

3.4 Policy HE1 of the Local Plan seeks to ensure that development within or affecting the setting of a Conservation Area preserves or enhances the established character or appearance of the

area.

4.0 **Consultations**

4.1 Drayton Parish Council objects to the proposal stating the following points:

- Proposed extension is enormous relative to size of plot and may be intrusive to / overwhelm neighbouring dwellings.
- Concern over energy and water costs of such an extension.
- Against Local Plan Policies DC2, DC9 and H24.
- Out of keeping with provisions of revised Supplementary Planning Guidance on House Extensions as outlined under 2.1, 2.6, 2.9, 3.1, 8.1 and 9.2.

4.2 Three letters of objections have been received, which include the following points:

- Proposed design is wasteful of energy.
- Conservation of water should also be considered.
- Proposal will dominate the neighbouring properties of Aeolian [to the south] and 58 High Street.
- Remodelling not sympathetic to the surroundings and overall street scene.
- Enclosing effect on Chiers Drive and losing the openness of the current surroundings.
- Impact on an existing Beech tree.
- Concern over single storey chimney, which if to be an open fire may cause a smoke problem on the High Street.
- Proposal out of scale in the Conservation Area.
- Concern over whether the proposed garage would further block the already difficult exit and entrance onto the narrow Chiers Drive.
- Request that some trees be planted to foil the outline of a greatly enlarged house and roof line.

4.3 The Council's Conservation Officer has no comment to make on the application.

4.4 The County Engineer has no objection to the proposal 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 Conservation Area, the potential impact on neighbouring properties, and the impact on highway safety.

5.2 It is your Officer's opinion that the architectural style of the existing property, which was constructed in the 1960's, does not make a positive contribution to the character or appearance of the conservation area. The proposed extensions and remodelling of the dwelling would enhance the overall appearance of the area by simplifying the existing mixture of external materials, with the scale and massing of the proposal sitting comfortably within the site and not detracting from the character of the area. It should be noted that the proposal has been significantly reduced in size and scale from that previously submitted. To ensure the materials used in the development have regard to the conservation area, it is recommended that samples be submitted for approval prior to the commencement of any work (see Condition 2 below).

5.3 Given the position of neighbouring properties, your Officers consider that the proposal would not have a detrimental impact on the amenities of these properties. The nearest property is Aeolian House to the south which, given its orientation would not be overshadowed by the proposal, and

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as the nearest two storey element of the proposal projects in a north-easterly direction away from this property, it is not felt that over dominance would occur. Furthermore, the proposal does not include any windows that would directly overlook any adjoining properties, as those at first floor level in the north-west elevation would serve a family bathroom and en-suite and could be conditioned to be obscured glazed. In order to prevent potential overlooking in the future, it is recommended

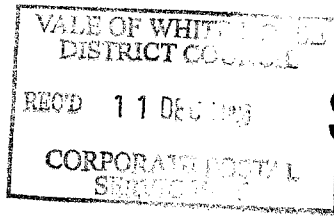
that permitted development rights be removed in respect to the insertion of new windows in the development without the prior grant of planning permission (see Condition 3 below).

- 5.4 The proposed garage, located between the dwelling and the High Street to the north, together with the proposed drive area, would provide adequate car parking provision within the site. In order to ensure that this off-street parking provision is maintained, it is recommended that it be conditioned to remain as such (see Condition 4 below).
- 5.5 Finally the issues raised relating to water and energy use are not considered to be material to a proposal to extend an existing building.

6.0 **Recommendation**

6.1 *It is recommended that planning permission be granted, subject to the following conditions:-*

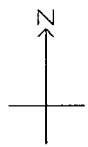
1. TL1 *Time Limit – Full Application*
2. MC2 *Submission of Materials (Samples)*
3. MC10 *Obscured Glazing (Vent)*
4. RE14 *Garage Accommodation*
5. MC20 *Amended Plans*



Siteplan™ 1:1250



06/01887/ful DRA/251/2



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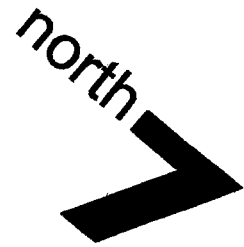
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Centre Coordinates: 448136 194057

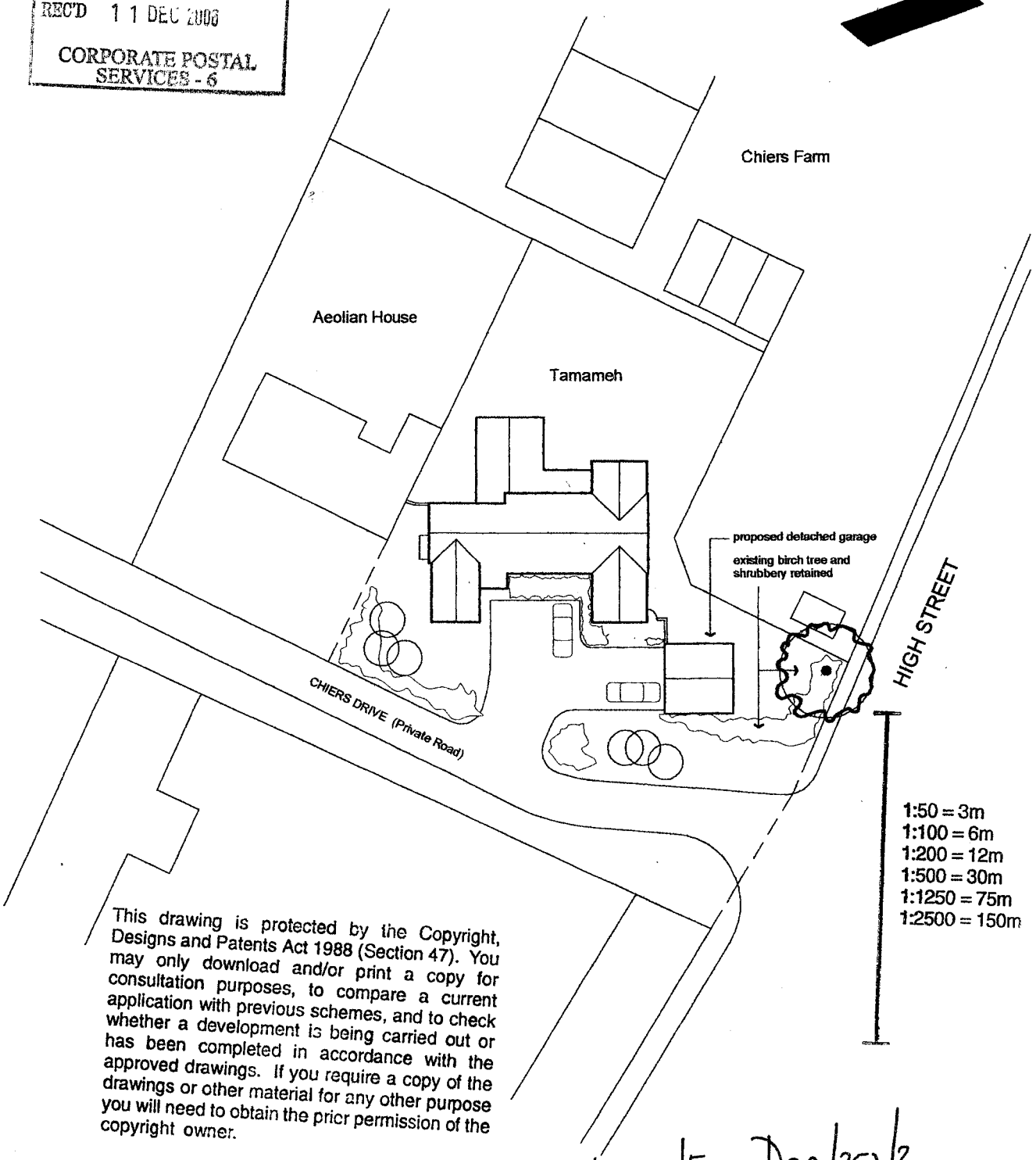
National Grid sheet reference at centre of this Siteplan: SU4894

Supplied by: Blackwells
Serial Number: 01190700

APPENDIX 1



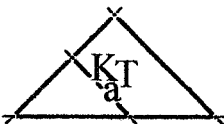
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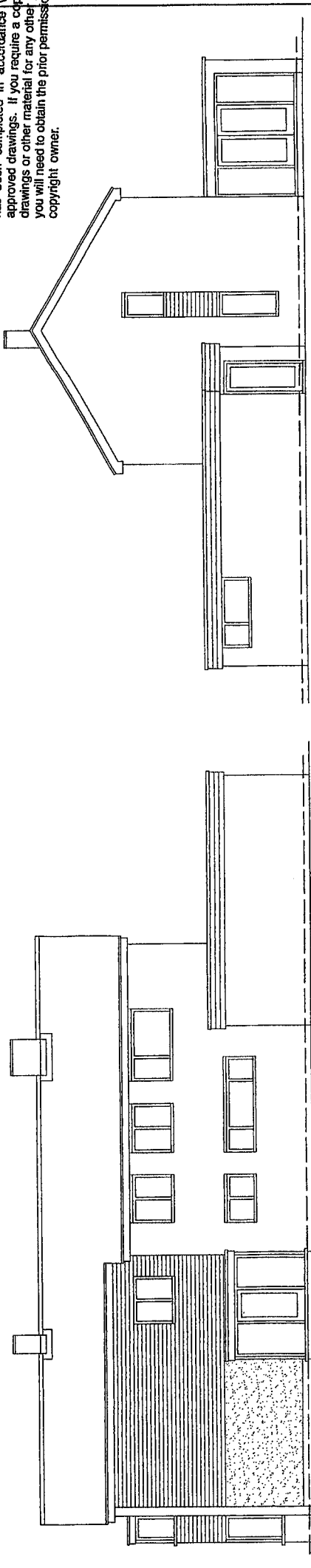
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06/01887/HUL DRA/251/2

Project TAMAMEH, CHIERS DR, HIGH STREET, DRAYTON for Mr and Mrs A Walters		Scale 1:500
Title BLOCK PLAN		Date 11/06
	Drg No 2513/00	
	Ken Thornton Associates 3 Prince Grove Abingdon Oxfordshire OX14 1XE Tel/Fax: 01235 535985	
Rev		

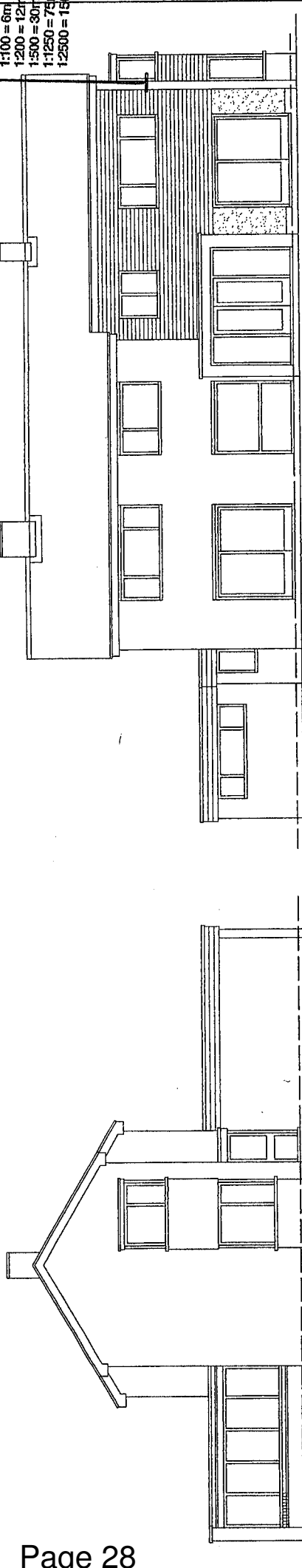
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FRONT ELEVATION

FLANK ELEVATION (NORTH-WEST)


1:50 = 3m
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 1:1250 = 75m
 1:2500 = 150m



FLANK ELEVATION (SOUTH-EAST)

REAR ELEVATION

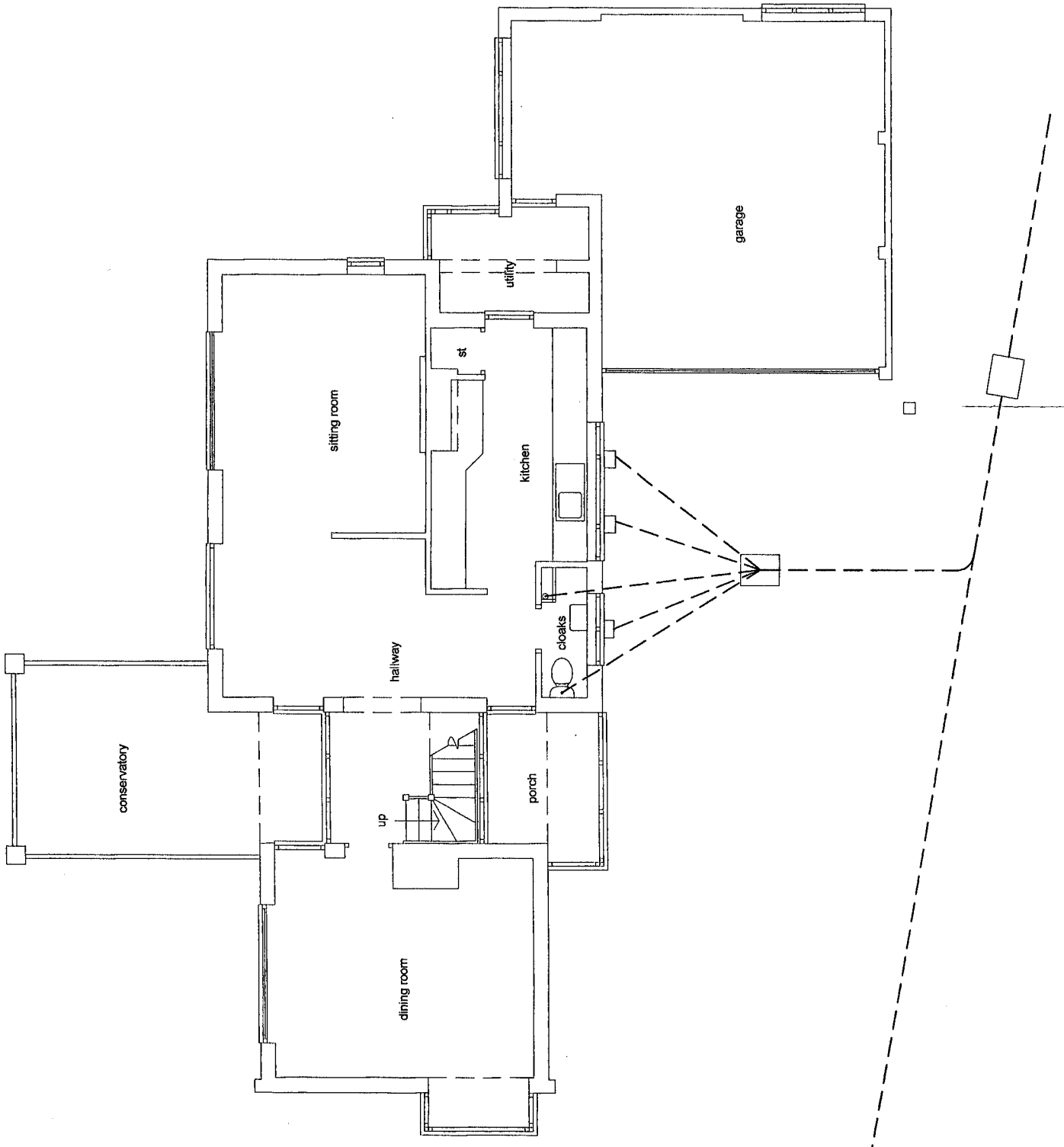
Oglo1887/Jul Dec/25/12

Project	TAMAMEH, CHIERS DRIVE, DRAYTON for Mr and Mrs A Walters	Scale	1:100
Title	EXISTING ELEVATIONS	Date	01/06
 Ken Thornton Associates 3 Prince Grove Abingdon Oxfordshire OX14 1XE Tel/Fax: 01235 535985		Dwg No	2513/01
		Rev	

APPENDIX 1

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APPENDIX 1



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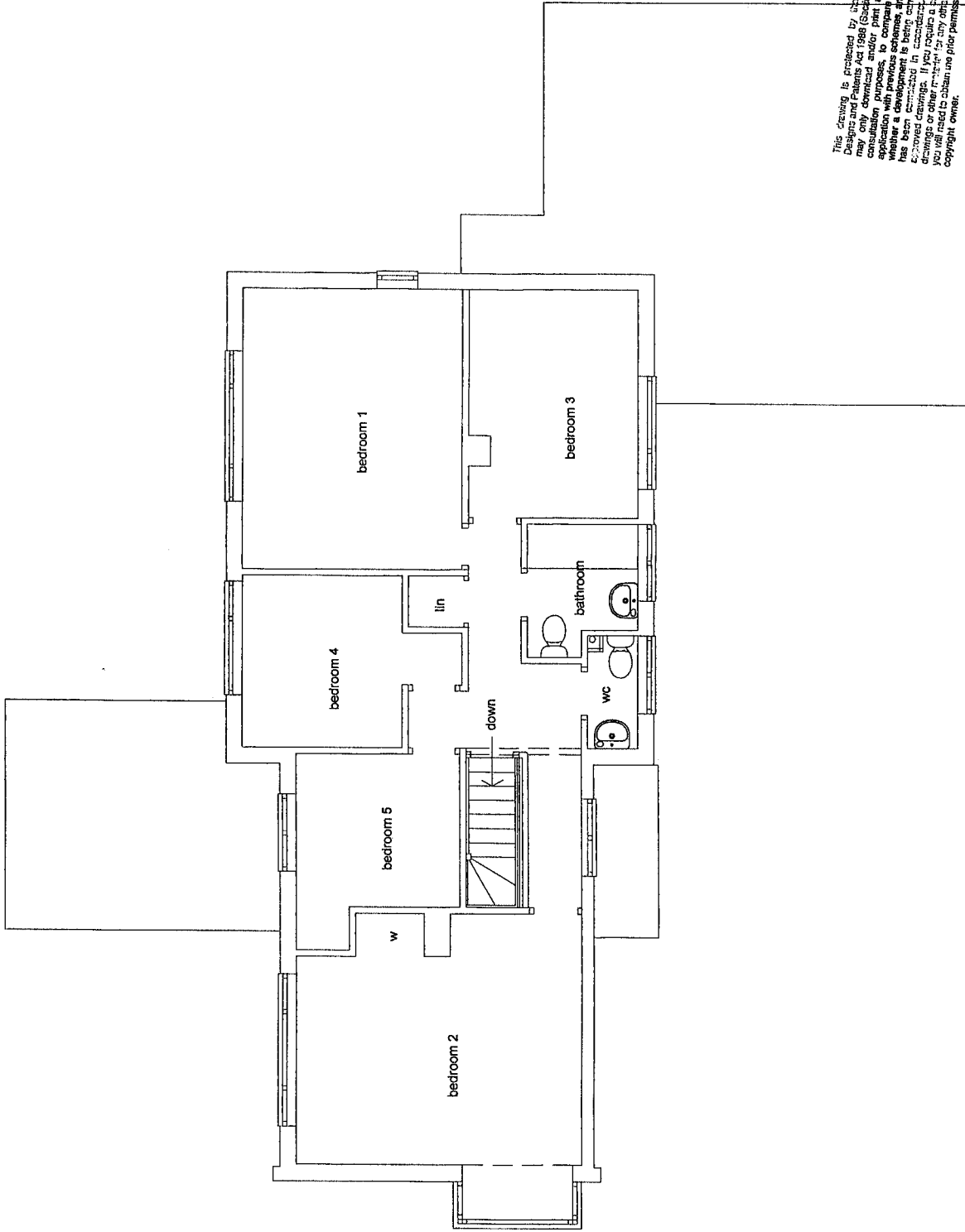
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06/01887/FUL Dra/251/2
 Project: TAMAMEH, CHIERS DRIVE, DRAYTON
 for Mr and Mrs A. Walters
 Title: EXISTING GROUND FLOOR PLANS
 Scale: 1:50
 Date: 01/06
 Rev:

Ken Thornton Associates
 2 Prince Grove Abingdon Oxfordshire OX14 1XE
 Tel/Fax: 01235 53985
 Dig No: 2513/02

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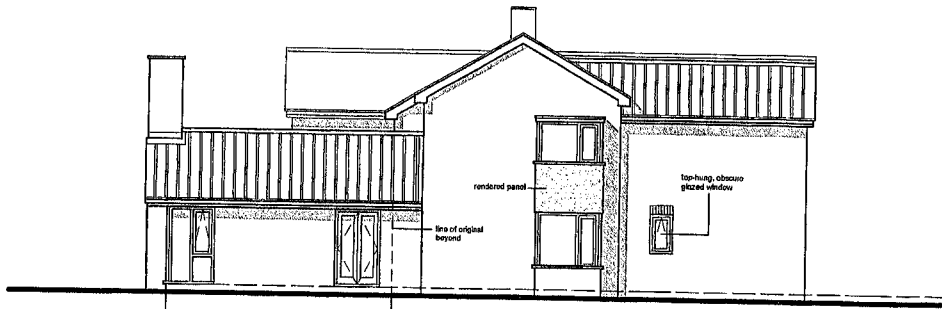
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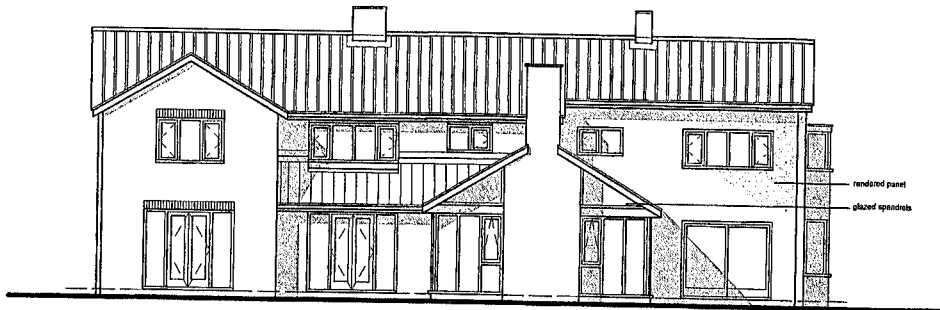
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Title	EXISTING FIRST FLOOR PLANS	Date	01/06
Dwg No	2513/03	Rev	
Ken Thornton Associates 3 Prince Grove Abingdon Oxfordshire OX14 1XE Tel/Fax: 01235 535985			



FRONT ELEVATION

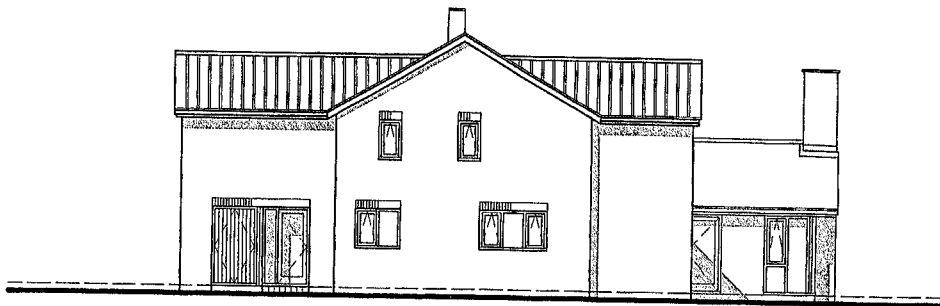


FLANK ELEVATION (SOUTH-EAST)



REAR ELEVATION

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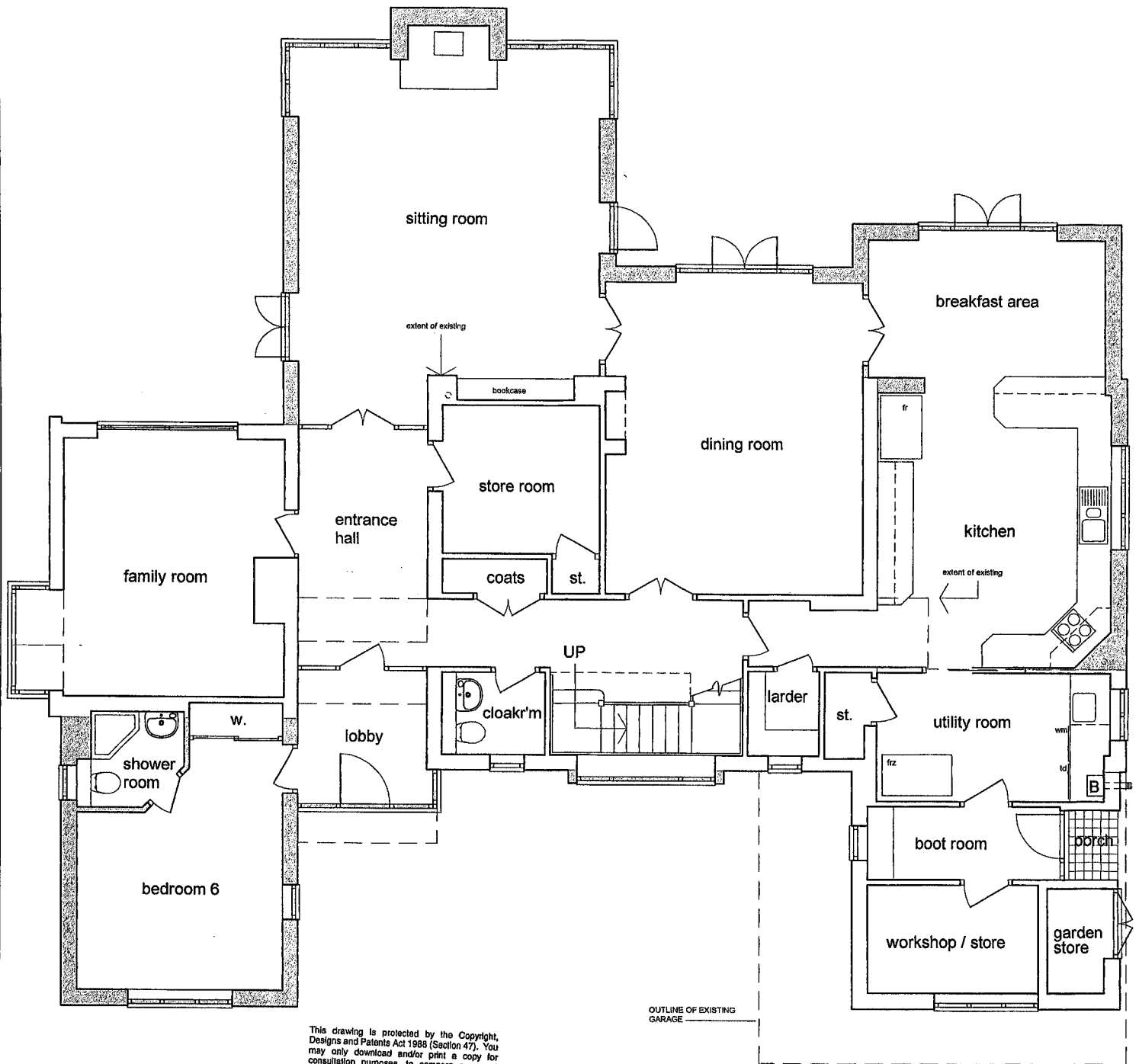
FLANK ELEVATION (NORTH-WEST)

**AMENDED
PLAN**

REVISION A : JULY 2006 - GENERAL REVISIONS TO SCHEME
REVISION B : AUG 2006 - SCHEME RE-DESIGNED
REVISION C : FEB 2007 - EXISTING CHIMNEY ADDED TO FRONT AND REAR ELEVATIONS

	Project TANAMIEH, CHIEFS DR, HIGH STREET, DRAVTON for Mr and Mrs A Walters	Date 04/06
	Scale 1:100	Rev C
Planning Drawing (proposed elevations)	30A / 251 / 2 06 / 01829 / P.C.	
Ken Thornton Associates 3 Tripe Gate Alington, Cheltenham, Glos GL51 4JZ Telf: 01252 533985	Dwg No 2513/04	

APPENDIX 1



PROPOSED GROUND FLOOR PLAN

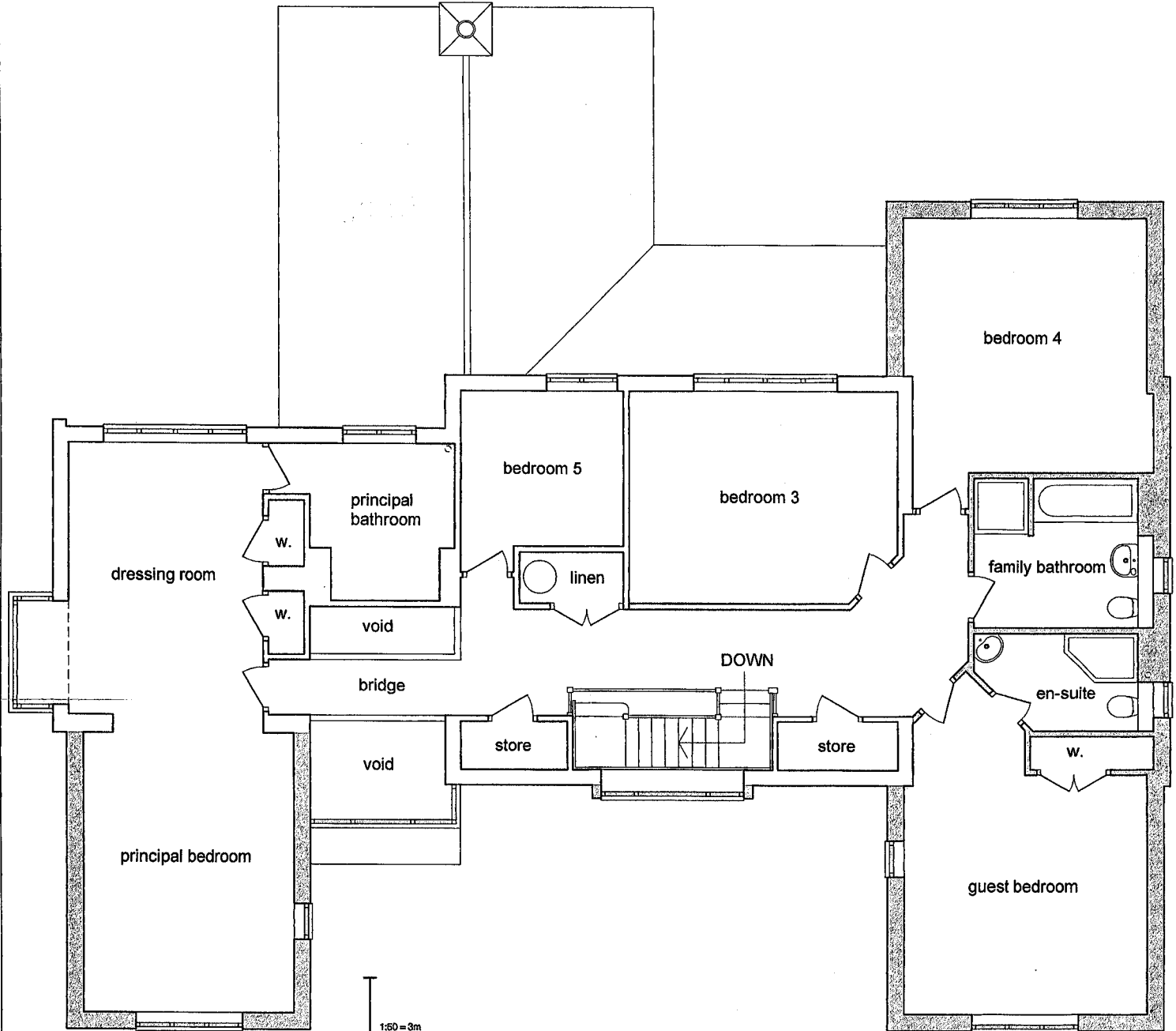
note: hatched areas indicate proposed extension beyond existing building

06/01887/ful DRA/251/2

	Project	TANWAMIEH, CHIERS DR, HIGH STREET, DRAYTON	Scale	1:50
	Client	for Mr and Mrs A Walkers	Date	04/06
	Drawn	2513/05	Rev	B
	Checked			

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APPENDIX 1



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 1:1250 = 75m
 1:2500 = 150m

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PROPOSED FIRST FLOOR PLAN

note: hatched areas indicate proposed extension beyond existing building

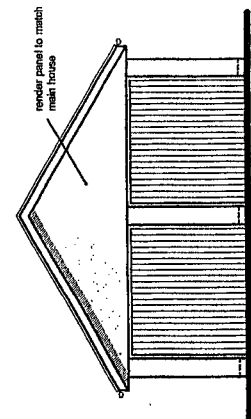
06/01887/FUL DA/251/2

REVISION A: JULY 2008 - GENERAL REVISIONS TO SCHEME
 REVISION B: AUG 2006 - SCHEME RE-DESIGN

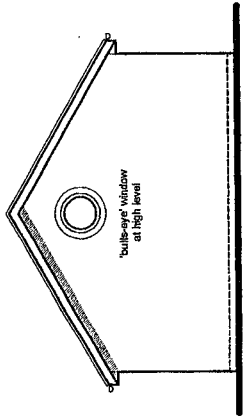
	Project: TAMAMEH, CHIEFS DR, HIGH STREET, DRAUGHTON for Mr and Mrs A Walters	Title: PLANNING DRAWING (proposed first floor plan)	Scale: 1:50
	Ken Thornton Associates 3 Prince Street, Millers Dale, Wakefield WF1 1JX Tel: 01924 251306	Date: 04/06	Rev: B

(A2)

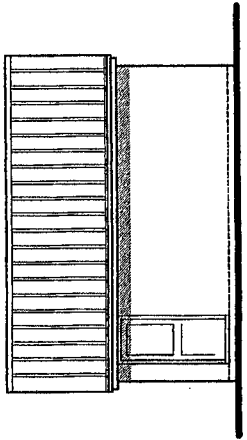
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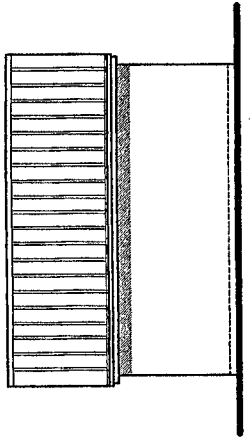
FRONT ELEVATION



REAR ELEVATION

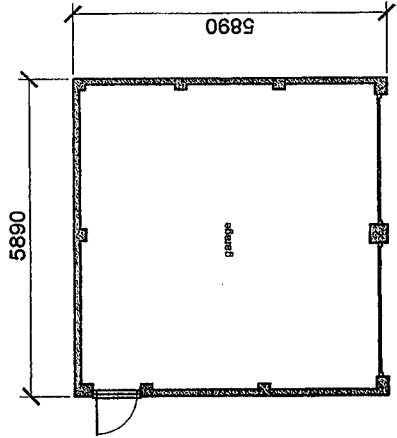


FLANK ELEVATION (West)



FLANK ELEVATION (East)

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



FLOOR PLAN

VALE OF WESTER HORS
DISTRICT COUNCIL
REC'D 11 DEC 2006
CORPORATE POSTAL
SERVICES - 6

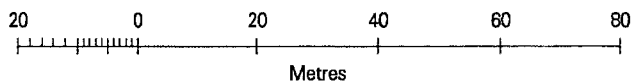
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Title	PLANNING DRAWING (Detached Garage)	Date	11/06
		Dwg No	2513/07
		Rev	

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





06/00158/FUL DRA/25/11



Centre Coordinates: 448135 194056

National Grid sheet reference at centre
of this Siteplan: SU4894

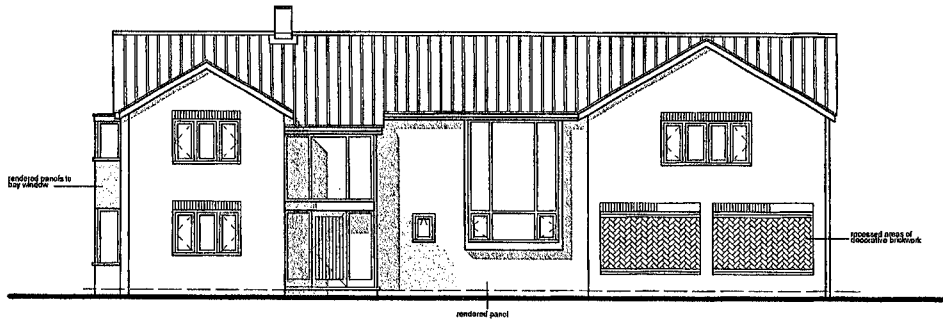
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Serial Number: 00809200

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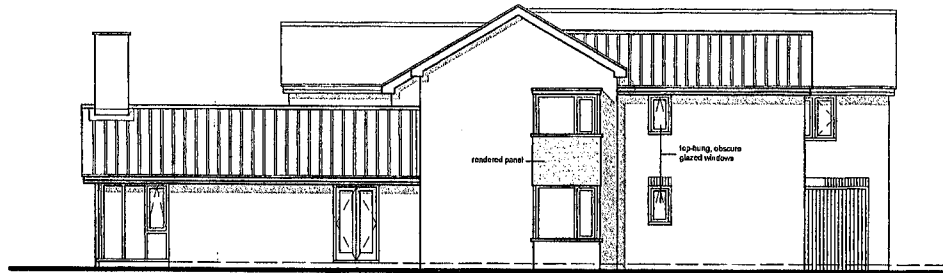
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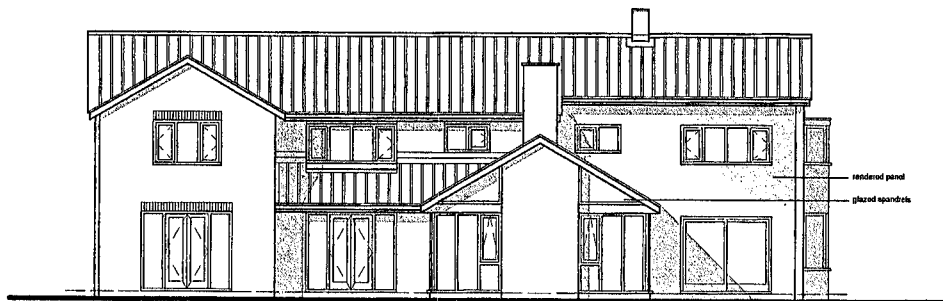
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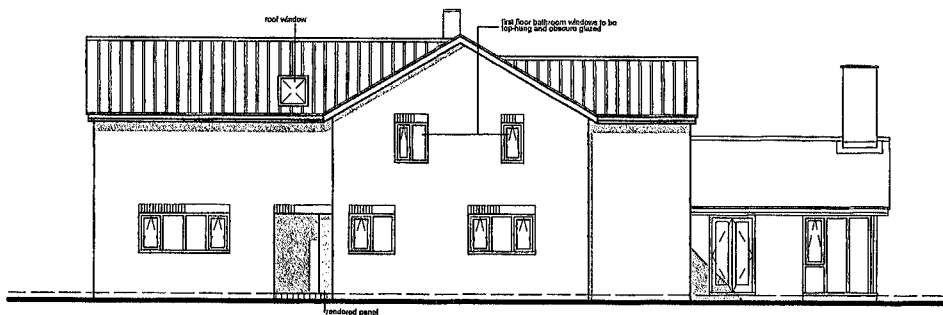
FRONT ELEVATION



FLANK ELEVATION (SOUTH-EAST)



REAR ELEVATION



FLANK ELEVATION (NORTH-WEST)

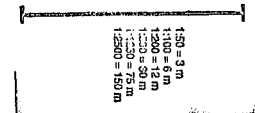
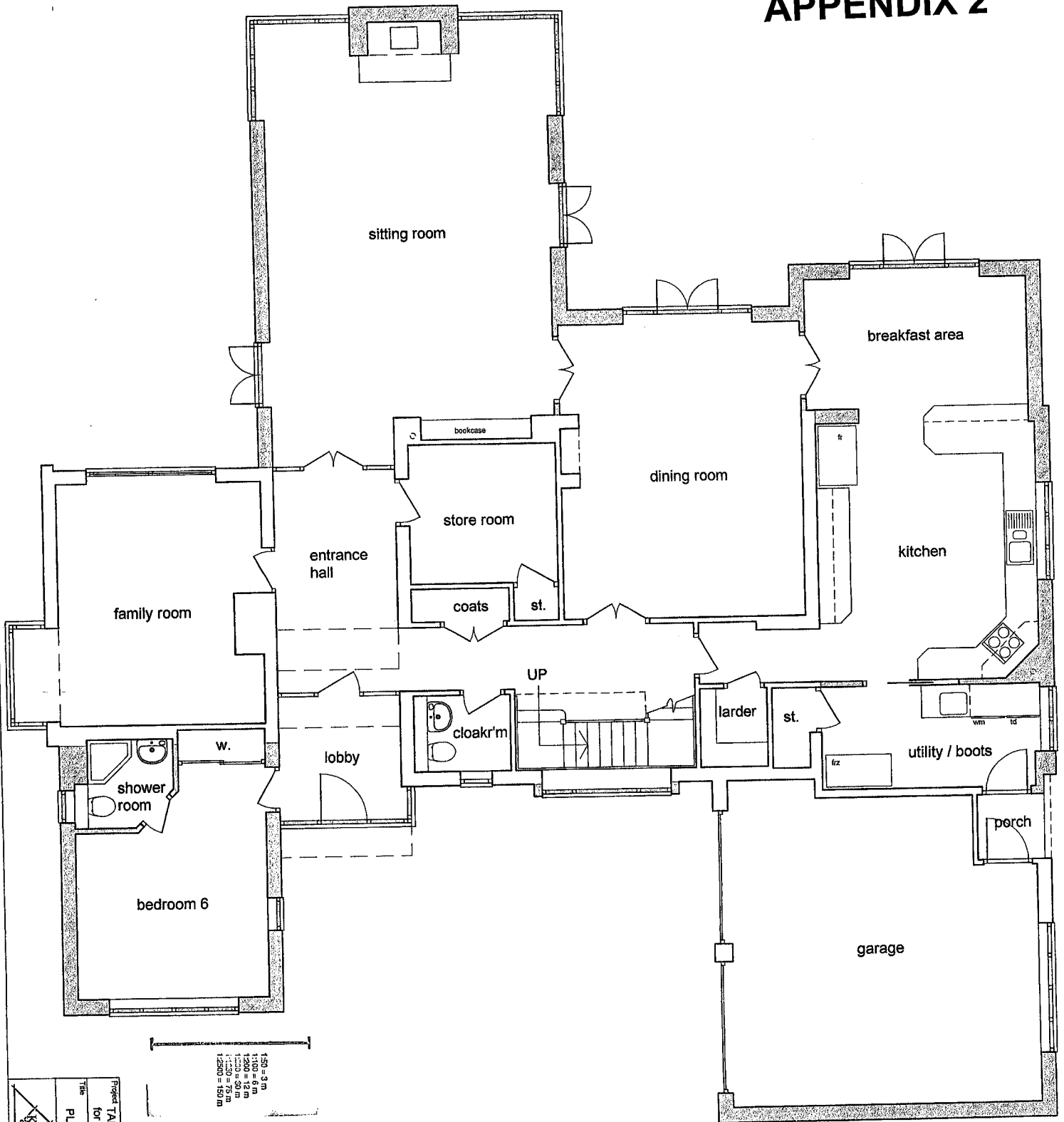
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1:50 = 3 m
 1:100 = 6 m
 1:200 = 12 m
 1:500 = 30 m
 1:1250 = 7.5 m
 1:2500 = 15.0 m

	Ken Thornton Associates 3 Prince George Avenue, Oxfordshire OX14 1XE Tel/Fax: 01235 533985	Date 04/06	Scale 1:100
	Project TAMAMEH, CHERS DR, HIGH STREET, DRAVTON for Mr and Mrs A Walters	Title PLANNING DRAWING (proposed elevations)	Drawing No 2513/04

VALE OF WHITE HORSE DISTRICT COUNCIL
 RBC'D 02 MAY 2004
 CORPORATE POSTAL SERVICES - 3

APPENDIX 2



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PROPOSED GROUND FLOOR PLAN

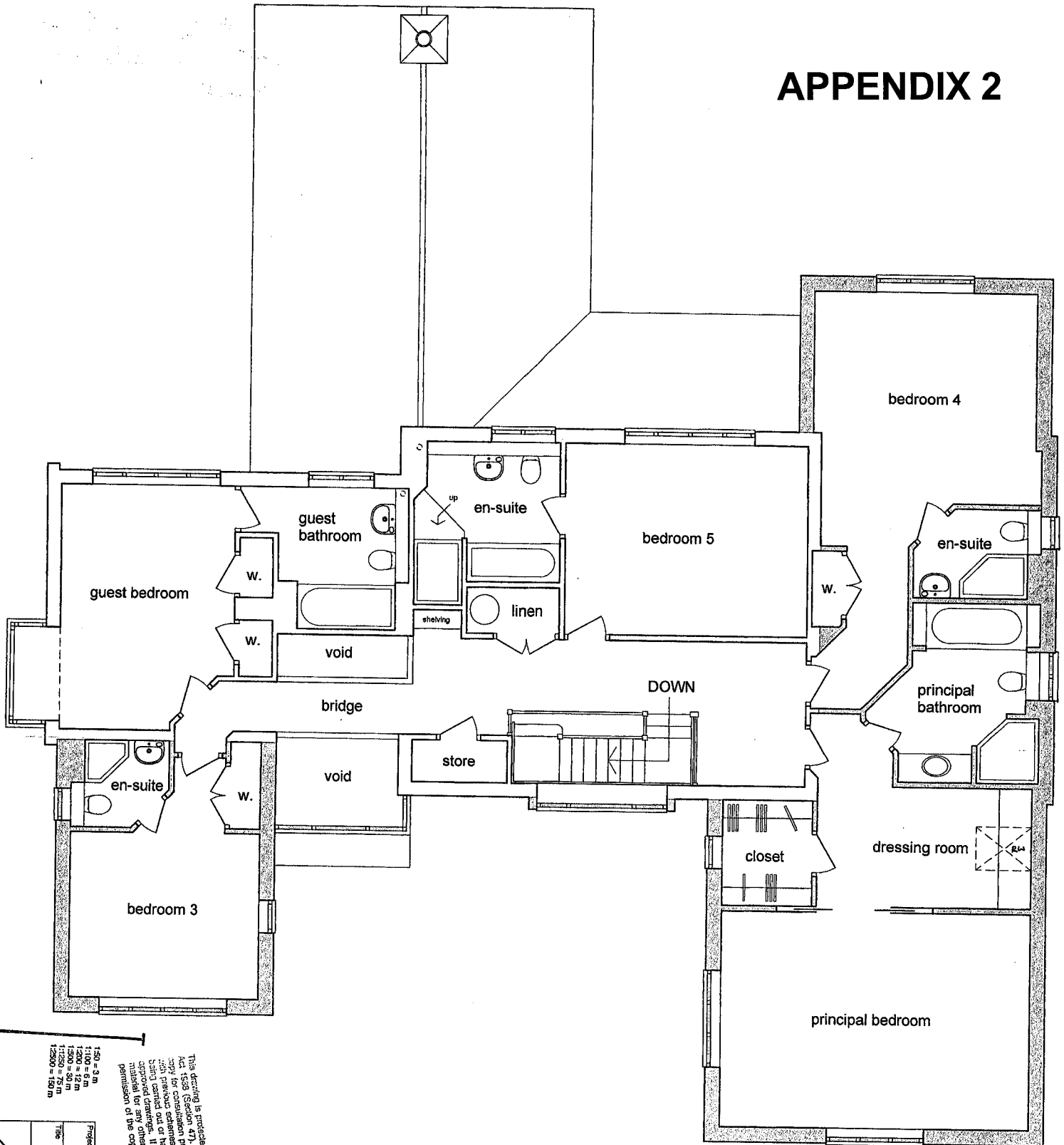
note: hatched areas indicate proposed extension beyond existing building

	Title Project TAMAMEH, CHIEFS DR, HIGH STREET, DRAVTON for Mr and Mrs A Walters	Date 04/06
	The PLANNING DRAWING (proposed ground floor)	Scale 1:50
Ken Thornton Associates 3 Prince George Asylum Orchard, OX14 1XE Telf: 01235 53985	Drawn by 2513/05	Rev 04/06

06/00788/FLA DeA/JS/11

VALE OF WHITE HORSE DISTRICT COUNCIL
 REC'D 02 MAY 2006
 CORPORATE POSTAL SERVICES 3

APPENDIX 2



PROPOSED FIRST FLOOR PLAN

note: hatched areas indicate proposed extension beyond existing building

150 = 9 m
1100 = 9 m
1200 = 12 m
1300 = 30 m
17200 = 75 m
18200 = 150 m

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Q6/00758/FL - 09A/CS/11

Project TAMAMEH, CHIEFS DR, HIGH STREET, DRAVTON
for Mr and Mrs A Walters

Title PLANNING DRAWING (proposed first floor plan) Date 04/06

Ken Thornton Associates
3 Fines Court, Abingdon, Oxfordshire OX14 1XE
Tel: 01235 533585
Dwg No 2513/06

VALE OF WHITFORD DISTRICT COUNCIL
REC'D 02 MAY 2006
CORPORATE POSTAL SERVICES - 3

ABG/400/6 - Greene King Pub Co

Erection of 4 cone canopies to garden/patio. Alterations to porch flat roof.

The Boundary House, 69 Oxford Road, Abingdon, OX14 2AA.

1.0 **The Proposal**

1.1 This application is for the erection of four cone canopies linked to the front entrance porch by extending the existing flat roof. The canopy structure will provide a covered open sided smoking area within the existing beer garden. **Appendix 1** is the Design and Access Statement.

1.2 **Appendix 2** are a site location and block plan, and **Appendix 3** details the elevation and floor plans.

1.3 The application comes to Committee because of objections received from Abingdon Town Council.

2.0 **Planning History**

2.1 None relevant.

3.0 **Planning Policies**

3.1 Policies DC1 and DC9 of the adopted Local Plan require all new development to achieve a high standard of design, and not cause harm to neighbours.

4.0 **Consultations**

4.1 Abingdon Town Council objects:

“Contrary to Policies DC1 and DC2 of the of the Vale’s Adopted Local Plan 2011, as adjacent to a conservation area. It was hoped that patio heaters would not be erected as wasteful use of energy.”

4.2 Two letters of objection have been received - concerns include:

- * Use of patio heaters (N.B patio heaters do not require planning permission)
- * incongruous
- * visually intrusive
- * unneighbourly

4.3 The County Engineer raises no objection.

5.0 **Officer Comments**

5.1 The main issues to consider in determining this application are:

- (i) whether the proposed development would have a harmful impact on the character and appearance of the area;
- (ii) whether the proposal would have a harmful impact on the amenities of neighbouring properties.

5.2 The Boundary House lies outside the Abingdon Northcourt Conservation Area; it is set well back from the Oxford Road and sits within mature landscaped gardens. The proposal is of lightweight construction with open sides, its dimensions are 5.9m wide, 5.9m long, with an eaves height of 2.2m rising to 3.2m at the cone’s pinnacle. As the proposal is located 18.5m away from Oxford Road it is not considered that a refusal based on harm to the character and appearance of the area could be justified.

5.3 The second issue is impact on neighbours. Concern has been expressed by the neighbouring property 67 Oxford Road. The objections are primarily on grounds of potential harm caused by visual intrusion – design and colour, noise and unneighbourliness. However, account needs to be taken of the existing patio area and beer garden, the proposal being located well within the site and the colour of the canopy – dark green – can be capable of being secured by condition. Your Officers therefore consider that the proposal does not cause any greater harm than the existing situation and refusal based on harm to neighbouring properties cannot be justified.

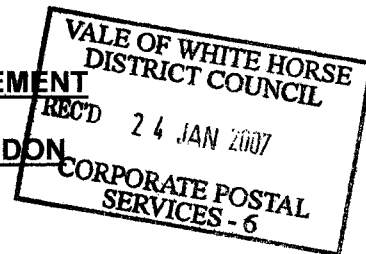
6.0 **Recommendation**

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

1. *TL1 Time Limit – Full Application*
2. *The colour of the canopy shall be dark green*

APPENDIX 1

DESIGN AND ACCESS STATEMENT BOUNDARY HOUSE, ABINGDON



Use What the buildings and spaces will be used for.

The proposal is to erect a timber framed 'cone' canopy structure to be used as a smoking area solution to the front of the existing premises supported on posts with open sides. This is to be linked with the existing entrance lobby by extending the flat roof over the lobby to provide a covered canopy.

Amount: How much development.

The proposed 'canopy' will provide cover to part of the extended patio area within the existing beer garden.

The covered area is approximately 35m² and provide approx. 28 No covered seating spaces.

Layout The way the buildings, routes and open spaces (public and private) are provided, placed and oriented on site and in context with surroundings.

The proposals do not change the existing vehicular or pedestrian access routes to this site.

Scale How the height, width and length of the building(s) are in relation to surroundings.

The size and scale of the proposal has been considered and has been kept to a minimum.

Landscaping Treatment of public and private spaces to enhance or protect the amenities of site and surrounding area through hard and soft landscaping measures.

The existing patio areas, hard and soft landscaping and existing trees have all been considered during the design process. These proposals therefore require no significant changes to that which exists; making use of existing paved areas wherever possible and extending the paved area beneath the proposal.

One small magnolia tree is to be removed.

Appearance Aspect of a place or building that demonstrates visual impression, including external built form, architecture, materials, decoration, lighting, colour and texture.

The proposed 'piccadilli cone' structure is constructed with timber posts and beams with a tensile fabric roof covering as enclosed details.

The new paving is to match the existing style of paving and all levels are to be suitable for disabled access.

Appraising the Context

Assessment

An assessment of the proposals immediate and wider context in terms of physical, social and economic characteristics and relevant planning policies has been undertaken.

Involvement

The local community and customers of the premises have been consulted along with professional advisers and the client in the appraisal and design of this scheme.

Evaluation

All the information that has been gathered has been considered and evaluated in the preparation of this scheme.

Design

The overall design of this scheme has evolved from the consideration of all details obtained during the Assessment, Involvement and Evaluation process

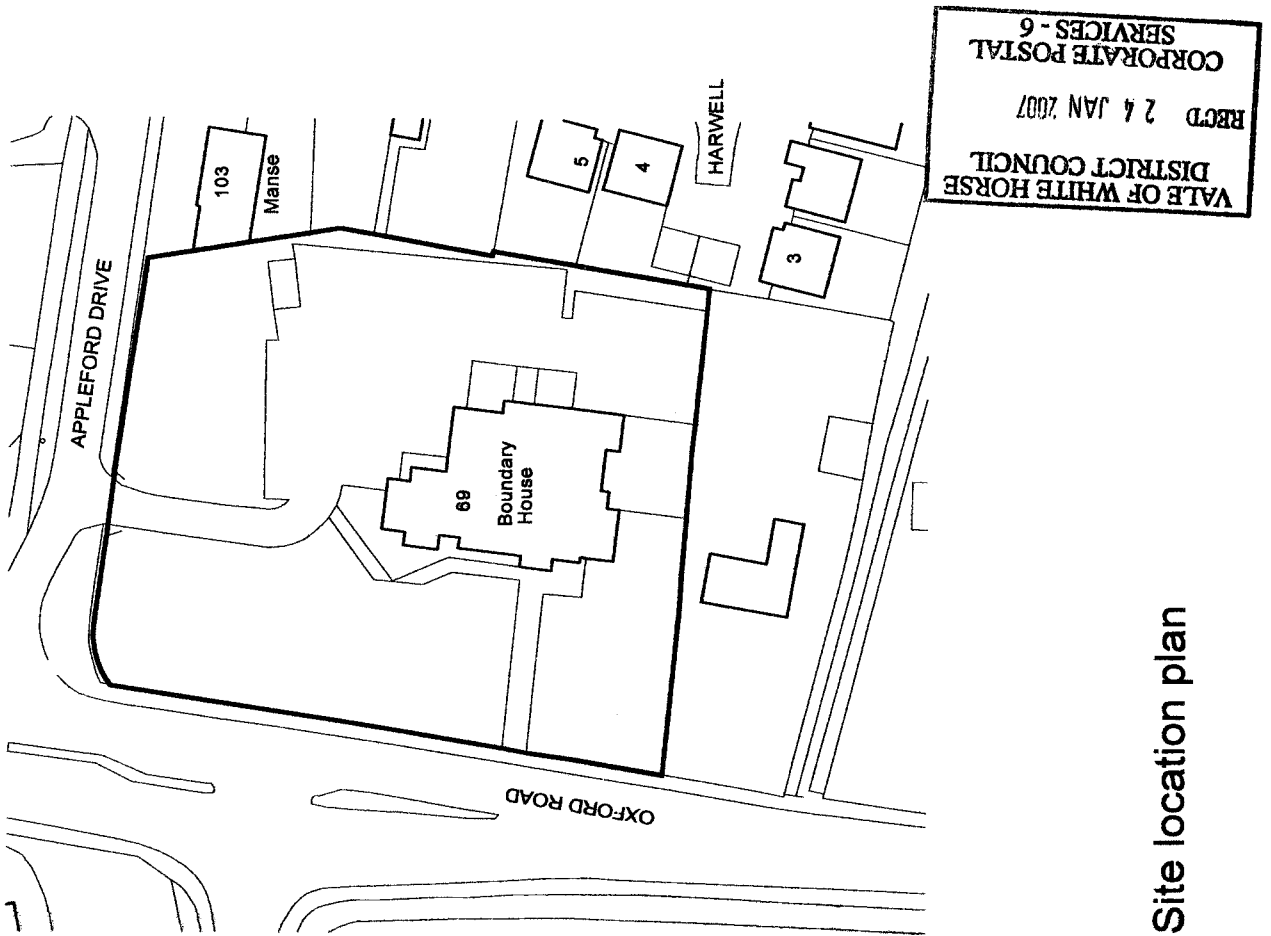
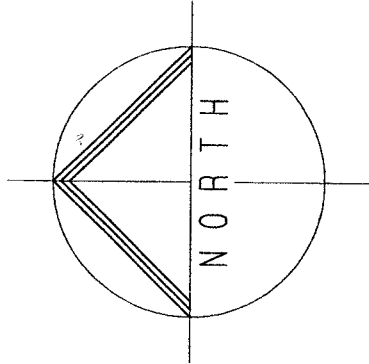
Access Component

The proposals have been designed considering both vehicular and pedestrian access.

However as the proposals have no impact on the existing vehicular access this has been discounted.

The existing pedestrian access to the premises remains unaltered by these proposals. These existing routes have been audited for DDA compliance and Disabled access will be improved.

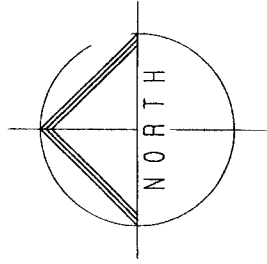
APPENDIX 2



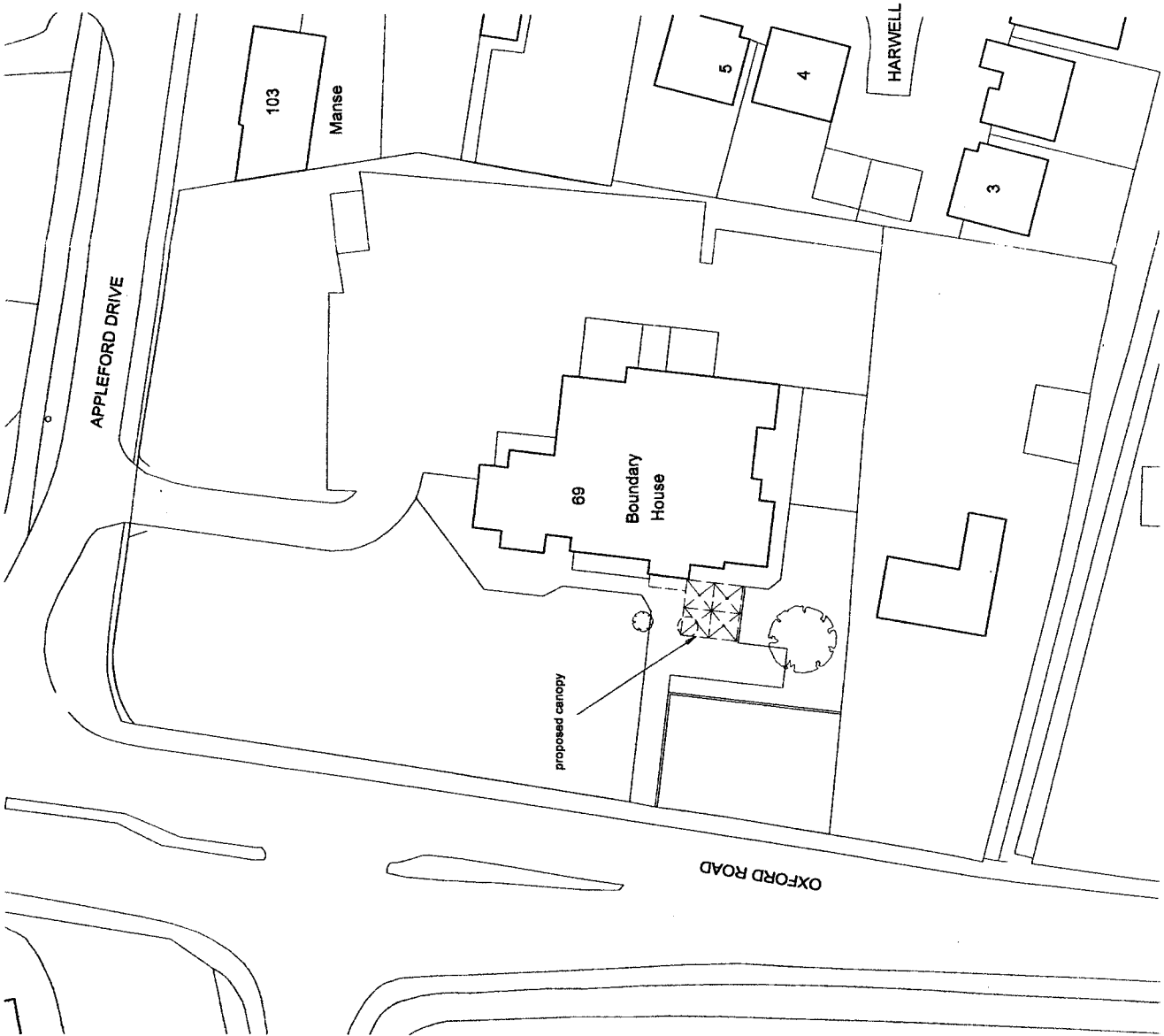
Site location plan

PROPOSAL Site location plan	REVISIONS	CLIENT Greene King	DATE Jan 2007
	ADDRESS Boundary House 69 Oxford Road Abingdon Oxfordshire	SCALE 1:1000 @ A4	DDC NO NDP/895.15
		<small> nova design partnership 1st Floor, Business Centre Harbottle Way Harbottle, NE21 4NP T: 01834 295820 F: 01834 295821 E: info@novadesign.org </small>	

APPENDIX 2



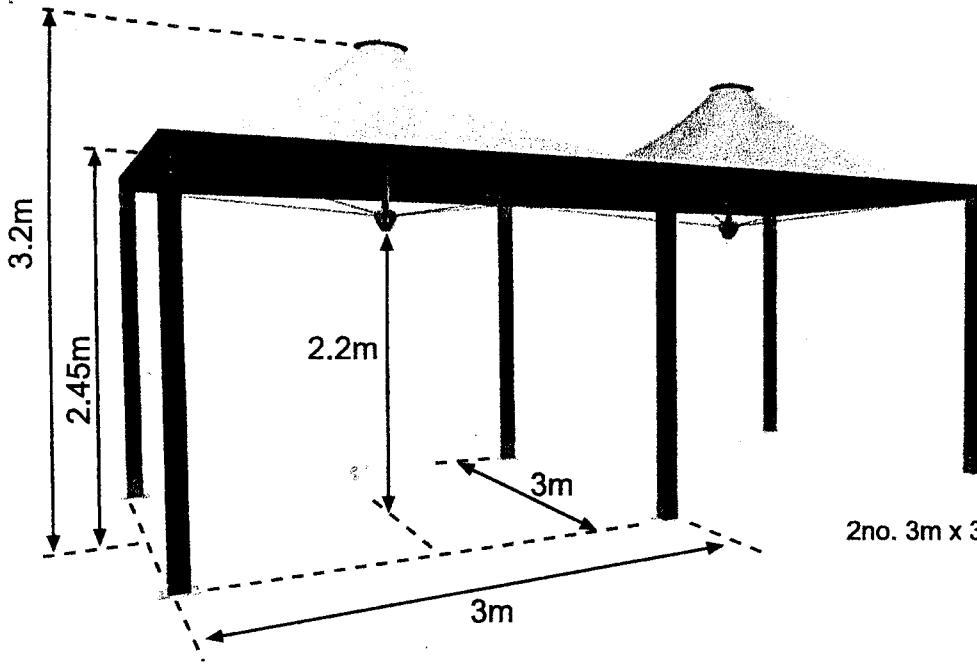
**VALE OF WHITE HORSE
 DISTRICT COUNCIL**
 REPTD 24 JAN 2007
**CORPORATE POSTAL
 SERVICES - 6**



NOVA Site plan	NOVA	DATE Jan 2007	NOVA
NOVA Boundary House 69 Oxford Road Abingdon Oxfordshire	CLIENT Greene King	SCALE 1:500 @ A3	NOVA NDP/895.14
n d p	NOVA	design	partnership

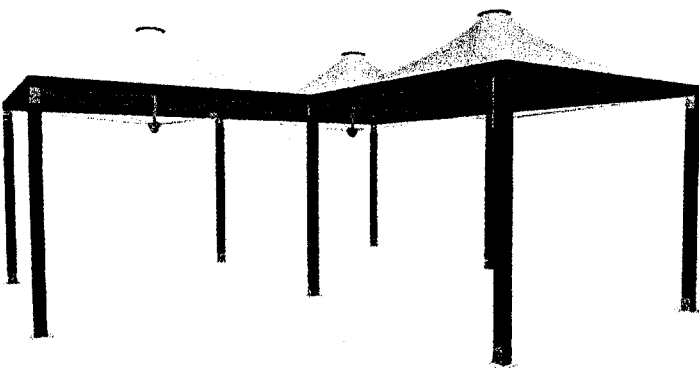
Site plan

The Piccadilly Cone Canopy

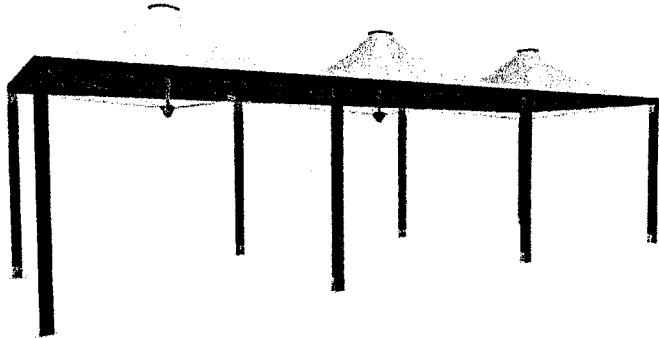


2no. 3m x 3m Cone Canopies

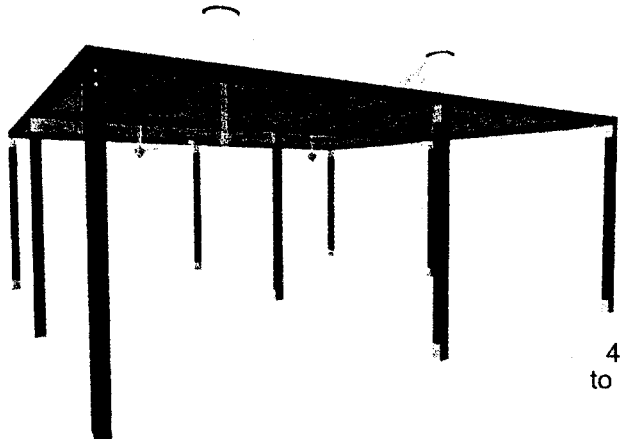
VALE OF WHITE HORSE
DISTRICT COUNCIL
RECD 24 JAN 2007
CORPORATE POSTAL
SERVICES - 6



3no. 3m x 3m Cone Canopies -
to produce and L formation



3no. 3m x 3m Cone Canopies
to produce a 9m x 3m structure

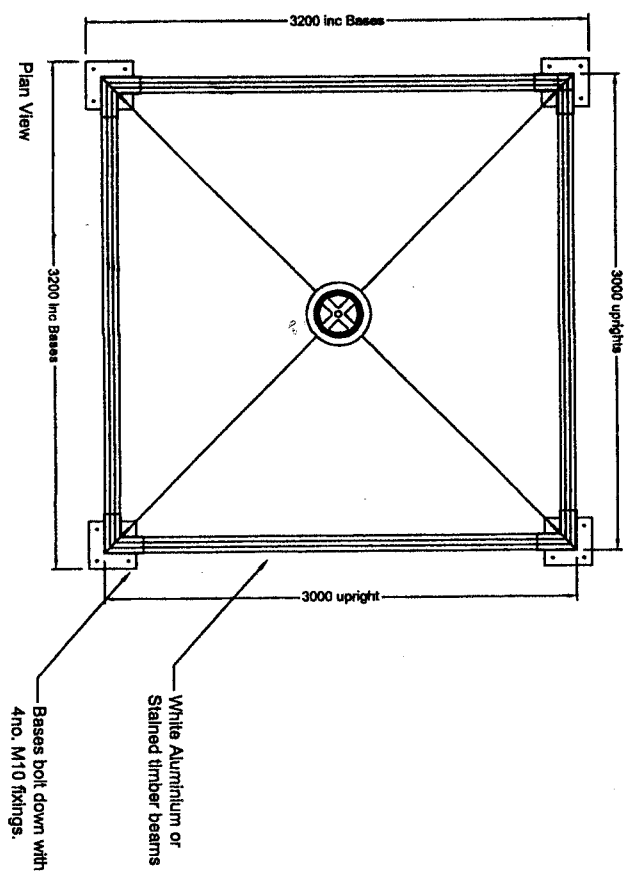
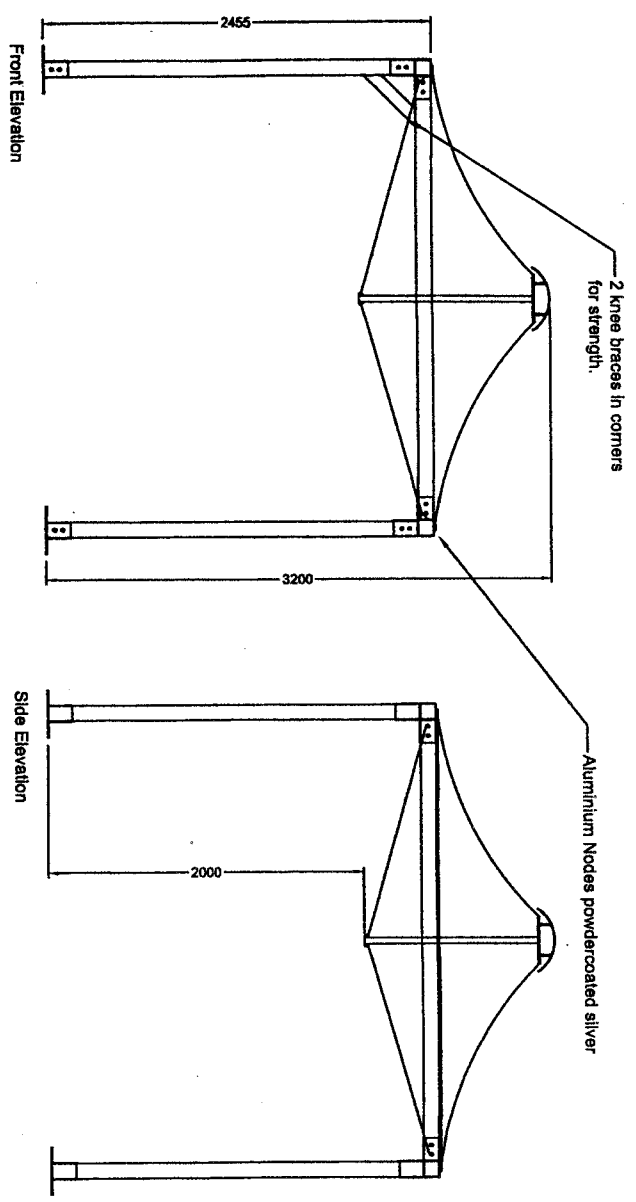


4no. 3m x 3m Cone Canopies
to produce a 6m x 6m structure

APPENDIX 3

tensile	smoking
fabric	canopy
.co	.co
uk	uk

ABG/400/6



3m x 3m Cone Canopy

APPENDIX 3

Revision	Date	Details

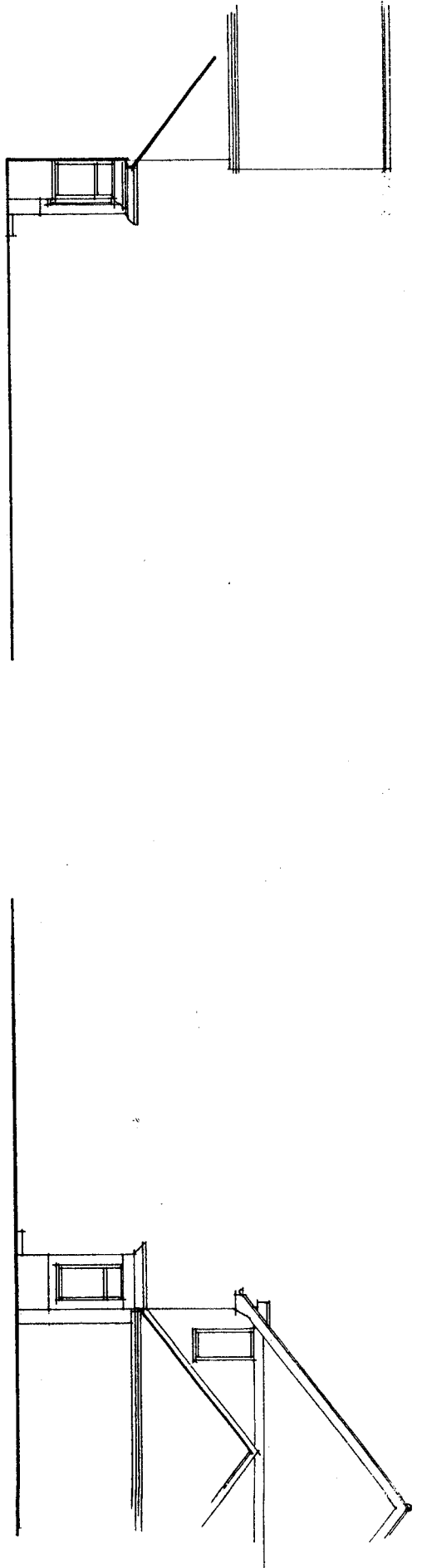
Client _____
 Project _____
 Title 3m x 3m Cone Canopy
 Scale _____
 Date _____
 Drawn _____
 DWG. NO. _____
 Revision _____

Garaway House,
 Chantry Road, Clifton,
 Bristol, BS8 2QF.
 T + 0870 689 0851
 F + 0870 689 0852

**tensile
 fabric
 .co
 .uk**

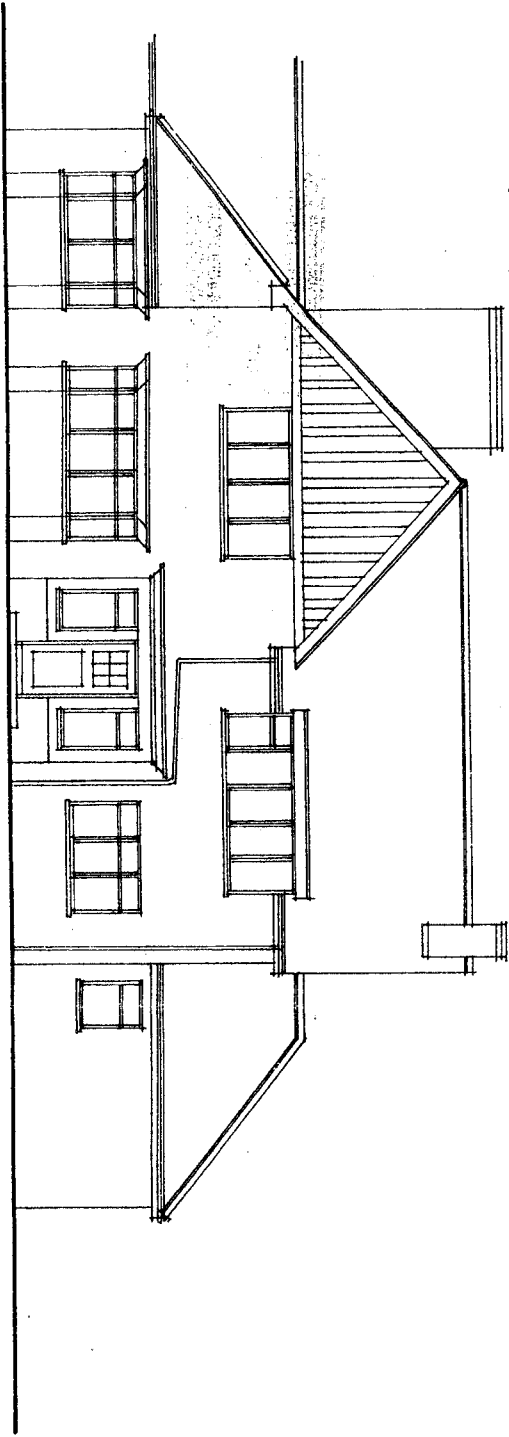
ma@tensilefabric.co.uk
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A BS/400/5



Existing side elevation

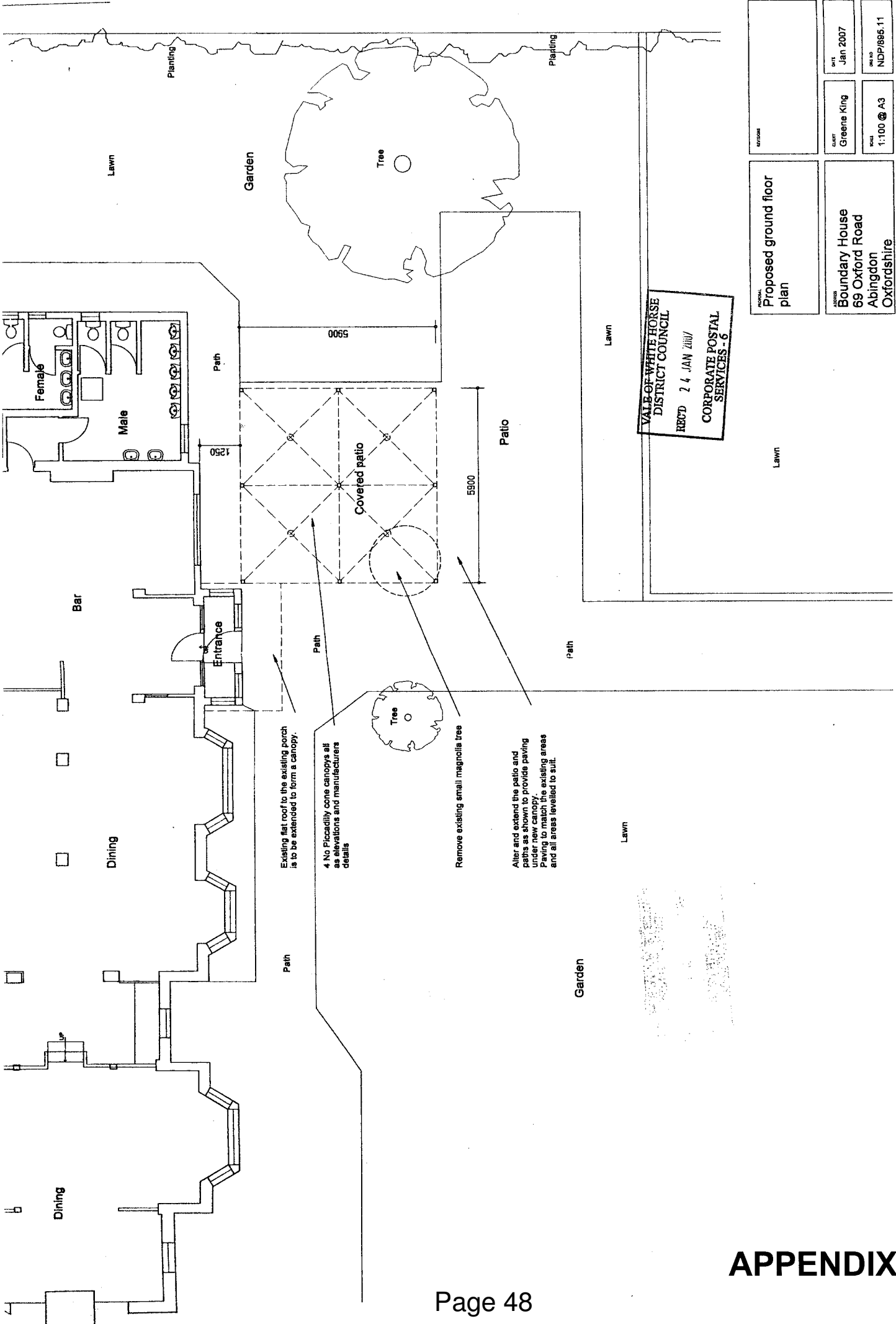
Existing side elevation



Existing front elevation

VALE OF WHITE HORSE
DISTRICT COUNCIL
RECD 24 JAN 2007
CORPORATE POSTAL
SERVICES - 6

novas Existing elevations		novas design partnership	
novas Boundary House 69 Oxford Road Abingdon Oxfordshire		novas design partnership	
CLIENT Greene King	SCALE 1:100 @ A3	DATE Jan 2007	REF NO NDP/895.12
novas design partnership		novas design partnership	



APPENDIX 3

Proposed ground floor plan

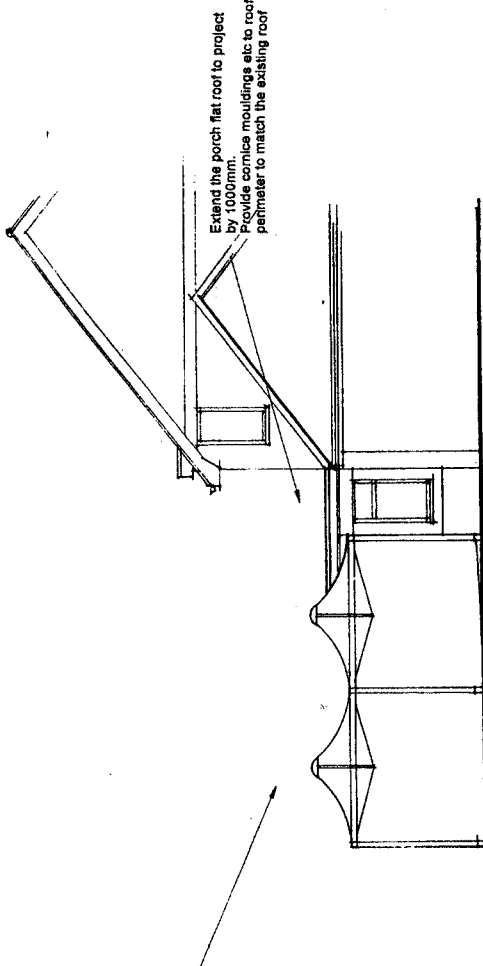
PROPOSED	PROPOSED ground floor plan	DATE	Jan 2007
CLIENT	Greene King	SCALE	1:100 @ A3
PROJECT NO.	NDP/895.11	DESIGN PARTNERSHIP n d p Boundary House 69 Oxford Road Abingdon Oxfordshire	

APPENDIX 3

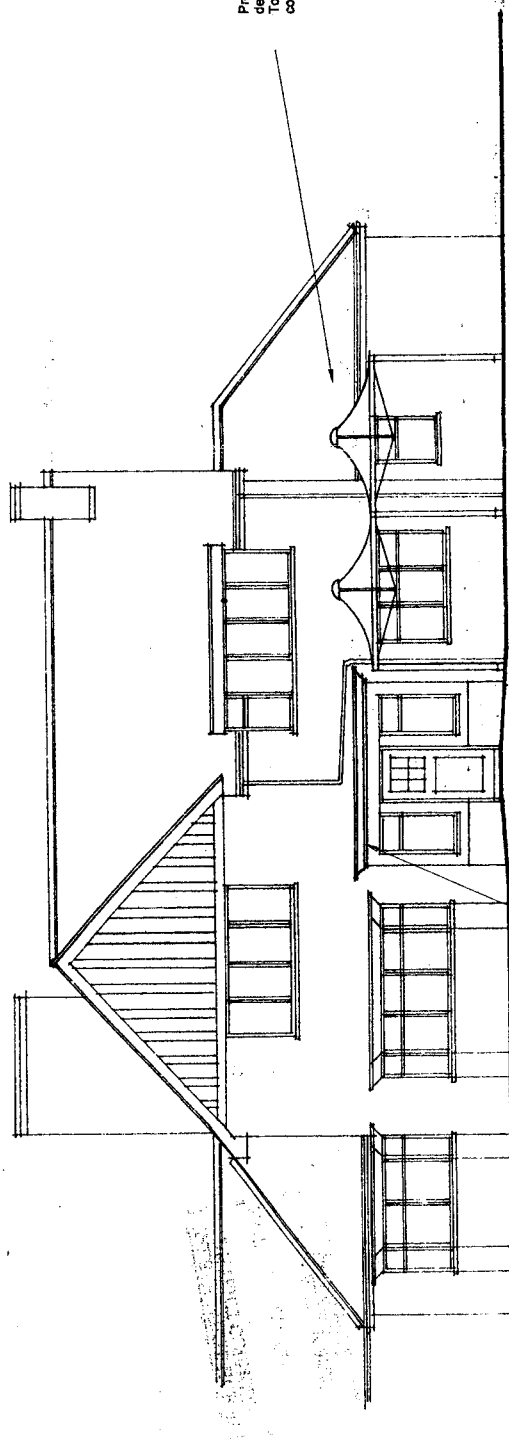
VALE OF WALES HORSE DISTRICT COUNCIL
 REC'D 24 JAN 2007
 CORPORATE POSTAL SERVICES - 6

Proposed Piccadilly canopies as manufacturers details and specification.
 To be timber posts and frames with fabric cover.

Proposed elevations		DATE Jan 2007	DRAWN BY NDP/895.13
CLIENT Greene King		SCALE 1:100 @ A3	
PROJECT Boundary House 69 Oxford Road Abingdon Oxfordshire		DESIGN PARTNERSHIP nova design partnership	



Proposed side elevation



Proposed front elevation

ABG/1175/23 – Cranbourne Homes Ltd

Demolition of petrol filling station and car showroom. Erection of 62 dwellings.

Abingdon Service Station / Crossroads Garage, Drayton Road, Abingdon, OX14 5HT.

1.0 The Proposal

- 1.1 The application site comprises the former Esso filling station and the former Crossroads car showroom and garage on Drayton Road. It is proposed to demolish all existing commercial buildings and build 62 dwellings in a mixture of flats and houses. The precise mix would be 6 x 1-bedroom flats, 35 x 2-bedroom flats, 8 x 3-bedroom houses and 13 x 4-bedroom houses.
- 1.2 The proposed buildings would be a mix of two-storeys, two-and-a-half storeys and three storeys. Extracts from the application drawings are in **Appendix 1**. The existing wide access to the former filling station would be closed. Access to the dwellings would be taken via the existing vehicle entrance to the car showroom. Parking would be provided at the ratio of 1 space per 1-bedroom flat, 1.5 spaces per 2-bedroom flat, and 2 spaces per house.
- 1.3 The site is surrounded on two sides by existing housing. To the east are two storey houses in Hermitage Road and Riley Close, while to the south are single storey bungalows in Ladygrove Paddock. Immediately north of the site are the Ock meadows which are a public open space. Across the road are commercial car showrooms and garages for Ford and Citroen. The Ock Bridge which carries Drayton Road over the river is a Scheduled Ancient Monument. Along the south boundary of the site is a row of mature Pink Horse Chestnut trees which form an important local amenity feature. There are a number of mature trees, mainly Beech, in adjoining gardens on the east boundary.
- 1.4 Most of the site lies within the Ock flood plain and a Flood Risk Assessment has been submitted. Some parts of the site would be excavated down slightly to increase flood storage capacity. A Design Statement, Transport Assessment, and Noise Report have also been submitted.
- 1.5 The original plans have been the subject of negotiation and amendment to address concerns, including a reduction in the number of dwellings. Further negotiations were taking place at the time of writing the report to deal with other concerns.
- 1.6 The application comes to Committee because Abingdon Town Council objects and because of the number of local residents who have objected

2.0 Planning History

- 2.1 There have been numerous applications on both commercial sites, mainly during the 1970's and 1980's. The most significant recent decision was made in 2004, when outline planning permission was granted for the replacement of the filling station with a car showroom. This outline permission is extant but has not been pursued any further to date.

3.0 Planning Policies

- 3.1 Policies DC1, DC5 and DC9 of the adopted Vale of White Horse Local Plan state that all new development should be acceptable in terms of design, highway safety and impact on neighbours. Policy DC8 requires financial contributions to be made if local services and infrastructure are inadequate to cater for the development, while Policy DC13 deals with development in flood plains. Policy DC4 promotes public art. Policy DC10 states that development will not be permitted if it is likely to be adversely affected by sources of pollution, including noise. Policy L3 seeks to protect the open character of the Ock Valley from intrusive development.
- 3.2 Policy H10 allows for new housing in Abingdon provided it does not result in loss of important facilities, makes efficient use of land and does not harm the character of the area. Policy H15

requires residential densities of at least 40 dwellings per hectare in Abingdon and Policy H17 requires 40% of new dwellings to be affordable. Policy H16 states that about 50% of new dwellings on larger sites should be 2-bedrooms or less, and 10% should meet lifetime homes standard. Policy H23 deals with the provision of public open space on housing sites.

4.0 **Consultations**

4.1 Abingdon Town Council – Objects for the following reasons:-

- “1. Contrary to Policy DC5(ii) – Drayton Road is oversubscribed in terms of usage now and this will add substantially to the congestion there
2. Contrary to Policy H10(ii) – overdevelopment of this small area of land
3. Contrary to Policy H15 – the Town Council would ask the District Council to check the density thoroughly on this application.”

4.2 Local Residents

5 letters of objection and 2 letters of observation have been received. The grounds of objection are as follows:-

- the height and density of the proposed dwellings is excessive
- increased traffic congestion on Drayton Road
- inadequate parking on the site
- dominance of adjoining dwellings
- loss of light
- loss of privacy
- the potential for increased flooding
- loss of property value (this is not a material planning consideration)

4.3 County Engineer – in view of the high level of traffic movement that could be expected from the former filling station and car showroom, he has no objections to the application subject to conditions

4.4 Consultant Architect – supports the scheme but has asked for some minor changes (see **Appendix 2**).

4.5 Environment Agency – no objections on flooding grounds subject to conditions

4.6 Deputy Director (Environmental Health) – no objection subject to conditions to control the impact of the level of vehicle traffic noise from Drayton Road

4.7 Arboricultural Officer – has concerns on the grounds of proximity of the proposed dwellings to some of the trees on the south boundary which are being discussed with the applicant

5.0 **Officer Comments**

5.1 The principle of residential development on this site is considered acceptable. This aside, there are seven issues for Members to consider. These are:-

- The impact of the proposal on the character and appearance of the area
- The impact on neighbours
- Highway safety
- Affordable housing
- The amenities of future residents of the scheme
- Flooding
- Impact on local services and infrastructure

- 5.2 With regard to the impact of the proposal on the character of the area, Officers have paid due regard to the applicants' Design Statement. The applicants argue that the design philosophy for the frontage onto Drayton Road has been heavily influenced by the scale and mass of residential buildings in nearby Ock Street, where a three storey scale is evident. Three storey buildings have been used as focal buildings within the site, where the scale is generally two-and-a-half storeys. The proposed houses close to the boundary with the Ock meadow would be three storeys but would be set into the site by about 10 metres to provide a buffer space between the buildings and the meadow. This will help retain the open character of the Ock Valley. The scale of the proposed houses next to neighbouring two storey houses in Hermitage Road and Riley Close steps down to two storeys in height.
- 5.3 The proposal has been submitted by the same local architects who have been involved in successful housing developments elsewhere in the town, notably The Brewery and the developments currently under construction at Caldecott School and Thames View. The design of the proposed scheme is of similar high quality and has the support of the Consultant Architect. His concern about some of the detailing has been the subject of further discussion with the applicants and a further update on this will be reported to the Meeting. A piece of public art will be provided as part of the development.
- 5.4 Objections have been raised on the grounds of density. The density of the scheme is 73 dwellings per hectare. The applicant argues that, with the extant planning permission for a car showroom in addition to the existing showroom, the site has an alternative commercial value and that, in order to provide 40% affordable housing, a certain number of dwellings is required to make the scheme viable. Officers consider the headline density figure is only one indicator of the proposal, and that equal consideration needs to be given to the quality of the design and layout, the amenities of future residents, and the amount of parking, all as a package in order to fully assess the merits of the proposal.
- 5.5 The site lies on a principal traffic route into the town with modern commercial garage buildings opposite. In light of the aims expressed in the Design Statement, Officers consider the scale, massing and design of the proposed dwellings to be acceptable. The Arboricultural Officer has concerns regarding the proximity of some of the proposed housing to the mature Pink Horse Chestnut trees on the south boundary. This issue is to be the subject of further discussion and progress will be reported to the Meeting.
- 5.6 The second issue is the impact on neighbours from overlooking, loss of light, dominance and disturbance from manoeuvring vehicles. On the east side are houses in Hermitage Road and Riley Close. No 33 and No 34 Hermitage Road back onto the site at an angle, while Nos 24, 34, 35 and 37 Riley Close back directly onto the site. The amendments made to the scheme mean that the closest proposed houses to all of these have side walls facing these neighbours, have been designed with no first floor windows directly facing the rear gardens, and would be set at least 12 metres away from rear windows, which is the minimum distance in accordance with the Council's guidance.
- 5.7 To the south are the bungalows in Ladygrove Paddock, the closest of which are No 12 and 14. The side walls of these bungalows look towards the site and lie only 2 metres from the boundary, which is marked by a tall hedge. Principal windows in the bungalows look elsewhere. The proposed house at Plot 23 has rear windows that face the rear garden of No12, but these windows would be 21 metres from much of the garden, which meets the Council's standards for privacy.
- 5.8 The proposal needs to be considered in terms of loss of light and dominance. Officers consider the proposed dwellings would be sufficiently distant from neighbouring dwellings not to cause harm from either.
- 5.9 Some of the proposed parking areas would lie close to parts of the south and east boundaries. This raises the issue of potential disturbance from manoeuvring vehicles. However, the parking near to Ladygrove Paddock would not lie close to any of the bungalows, while the

parking near to Riley Close would adjoin an existing parking court. Originally, some parking was proposed near to the back gardens of No 33 and 34 Hermitage Road, but amended plans show this has been moved away from the boundary to a more acceptable position. Overall therefore, the impact of the proposed development on neighbours is considered acceptable.

- 5.0 The third issue is highway safety. It is proposed to close the existing wide access to the former filling station and to make use of the entrance to the showroom site for the proposed housing. Objections have been raised on the grounds of traffic generation and the impact of additional traffic on the busy Drayton Road. The congestion problems in Drayton Road are well known. The former filling station has been vacant for some years, during which time congestion on Drayton Road has almost certainly worsened. However, it is evident that any development on the site, residential or commercial, will have a level of traffic associated with it and will add to existing traffic on the road.
- 5.11 In making his assessment the County Engineer must have regard to the historic use of the site. National traffic statistics show that a filling station in an urban location can reasonably expect to have a considerable level of traffic movement, particularly in peak hours when people are travelling to and from work and will combine a trip to obtain fuel. This traffic movement will involve a substantial amount of right turn movements across traffic. Consequently, if the filling station were still in operation it is likely that, during periods of peak hour congestion, traffic entering and leaving it would be causing significant further delay and congestion on Drayton Road.
- 5.12 According to national statistics, a proposal for 62 dwellings can be expected to generate approximately 45-50 vehicle movements in the peak period. The County Engineer has made a careful assessment of the comparative traffic profiles and considers that the proposed housing would cause no more congestion and delay to peak hour flows than could be reasonably expected from a fully operational filling station. This opinion is re-enforced when he takes into account the expected staff and customer flows to and from the former car showroom and garage site in the peak period. On this basis the County Engineer does not object to the traffic implications of the proposal. The proposed parking ratios are considered to be appropriate in light of Government guidance to significantly reduce parking standards in urban areas, and they comply with the Council's parking standards.
- 5.13 The fourth issue is affordable housing. The applicants have been in discussion with the Council's Housing Officer and can provide 40% affordable housing with an acceptable mix of tenures and sizes of unit. The details will be the subject of a Section 106 Obligation.
- 5.14 The next issue is the quality of the environment for future residents. All of the proposed houses will have rear gardens. The proposed flats will have limited amenity space, but the applicants argue that the Ock Valley public open space adjoins the north boundary of the site and is a convenient alternative amenity space for flat dwellers. No on-site public open space is proposed, again for reasons of commercial viability, but the applicants have offered a financial contribution towards off-site provision. This contribution would be part of the Section 106 Obligation. Policy H23 normally requires 15% of the site to be laid out as public open space, but does allow for off-site contributions where on-site provision is not appropriate.
- 5.15 The site suffers from noise from vehicles on Drayton Road. Surveys indicate that the noise levels close to the road would be within Noise Exposure Category C as contained in the relevant national guidance, PPG24, "Planning and Noise". Further back into the site, noise levels fall to NEC B. Under NEC C, planning permission should not be granted unless there are overriding planning reasons to do so, whereas under NEC B, planning permission should be granted with conditions.
- 5.16 Were the housing to be within NEC B, it would all have to be set back from the road by some 30 - 35 metres. Officers are concerned that this would produce a very poor townscape and not reflect the local traditional pattern of street frontages, where buildings sit close to the road. This is contrary to a considerable amount of recent national guidance from CABI and others

on good urban design. Consequently, Officers consider that the interest of promoting a high quality townscape here amounts to sufficient grounds to override the presumption of refusal due to noise. This view is supported by the Deputy Director (Environmental Health), provided conditions are imposed to control noise levels inside the dwellings close to the road. The applicants have submitted information concerning the insulation of the proposed dwellings and the careful design of trickle vents to significantly reduce noise levels in principal rooms facing Drayton Road. These insulation measures can be required by condition.

- 5.17 Overall, and having regard to the proposed development in total, and to the convenient proximity of the Ock Valley, Officers consider the quality of the proposed environment for future occupants would be acceptable.
- 5.18 The next issue is flooding. Most of the site lies within the floodplain of the Ock. A Flood Risk Assessment has been submitted to the Environment Agency and it is proposed as part of this assessment to lower existing site levels near to the east boundary with the houses in Hermitage Road and Riley Close. This lowering of levels will increase flood storage capacity on the site to counteract the proposed increase in built footprint. The Environment Agency has considered the FRA and proposed flood compensation works and has no objection subject to conditions.
- 5.19 The final issue is the impact on local services and infrastructure. Oxfordshire County Council has requested a total financial contribution of over £103K to mitigate the effect of the proposal, primarily for increases in school space, library stock, waste management and social and healthcare provision. A contribution of over £55K to ABITS is also to be made. These contributions will be secured via a Section 106 Obligation.

6.0 **Recommendation**

6.1 *It is recommended that:-*

Either

authority to grant planning permission is delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Chair, subject to:-

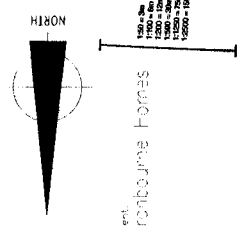
- i) the completion of Section 106 Obligations to secure financial contributions for local services, off-site public open space and public art, and to control affordable housing*
- ii) conditions, including materials, architectural details, acoustic insulation, landscaping, removal of permitted development rights, boundary treatments, access and parking*

Or

Authority to refuse permission is delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Chair should matters not be resolved by the deadline for determination of the application (19 March 2007).

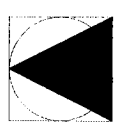
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 DATE: 11/10/06
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 REVISED BY: [Name]

Rev. IS Date: Reviser:
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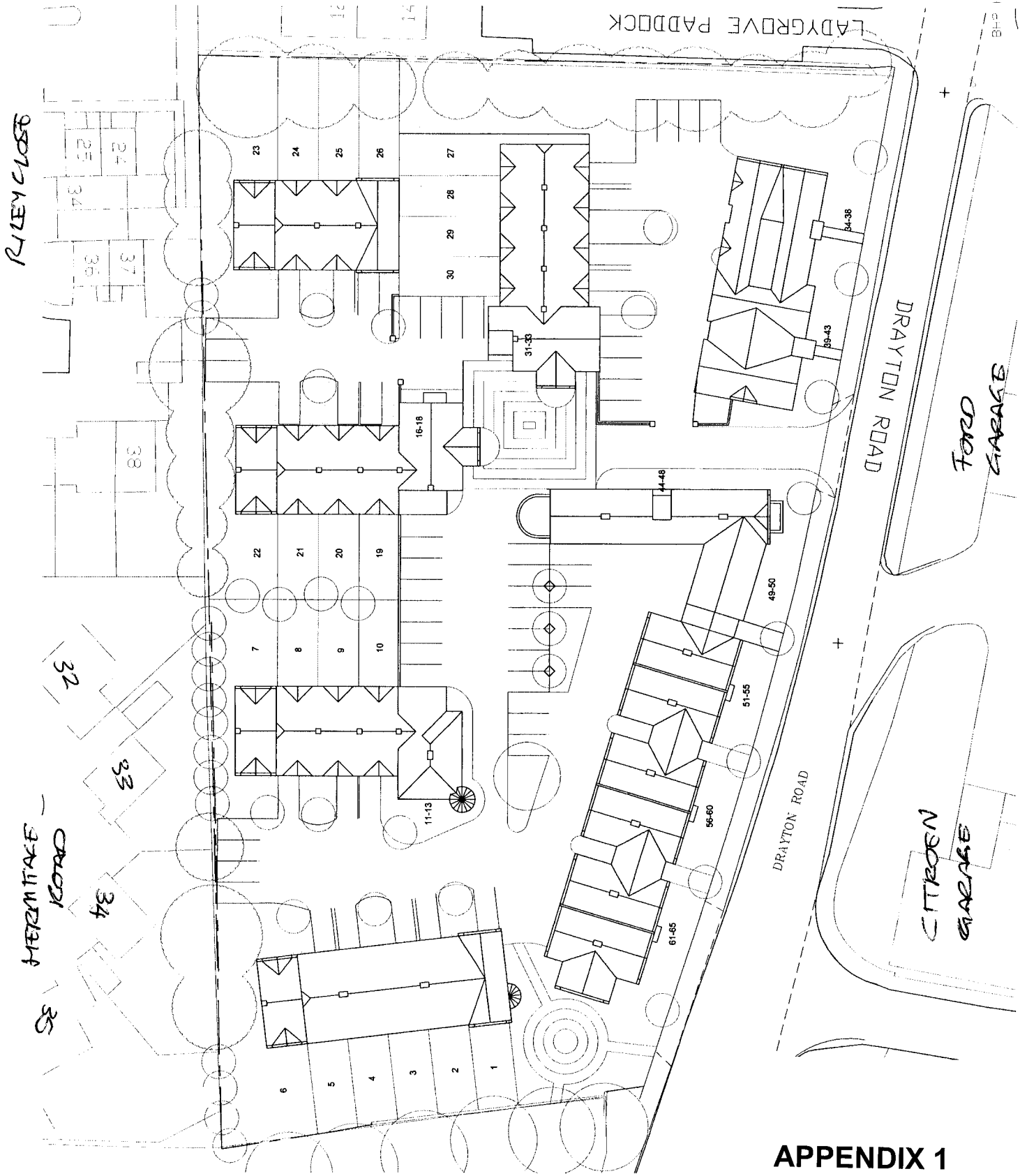


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 06/01890/FUL
 085/1175/23
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 Date: September 2006
 Drawing No: WZ0010
 Rev: 1
 Drawn By: [Name]
 Checked By: [Name]
 Approved By: [Name]

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STEPHEN WARD ARCHITECTS



APPENDIX 1

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Rev. No: _____ Date: _____
 Revision: _____

Client: Crenbourne Homes

Job: Former Crossroads Garage
 Drayton Road
 Abingdon Oxon

Drawing Title: Elevations sheet one
 plots 44 - 65

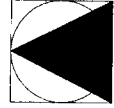
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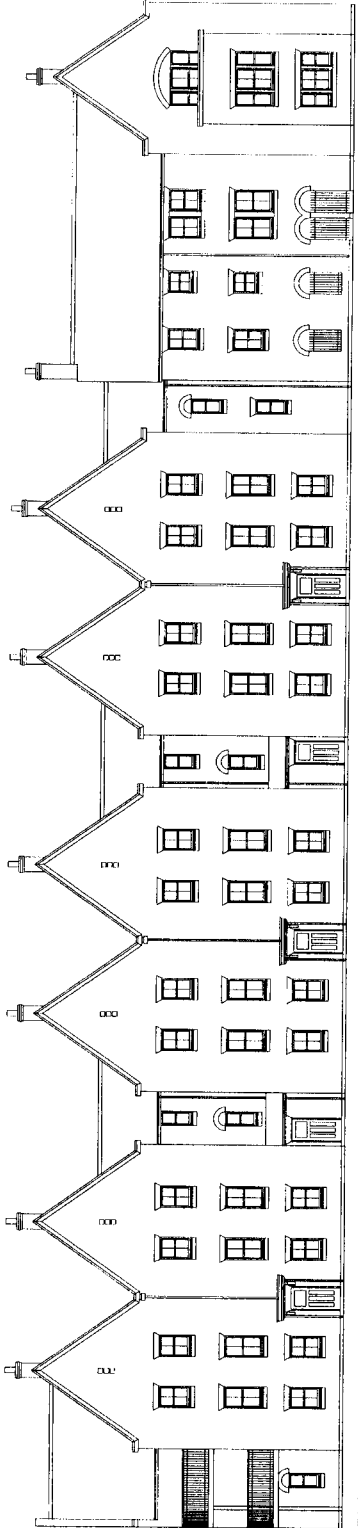
Drawn By: SJJ
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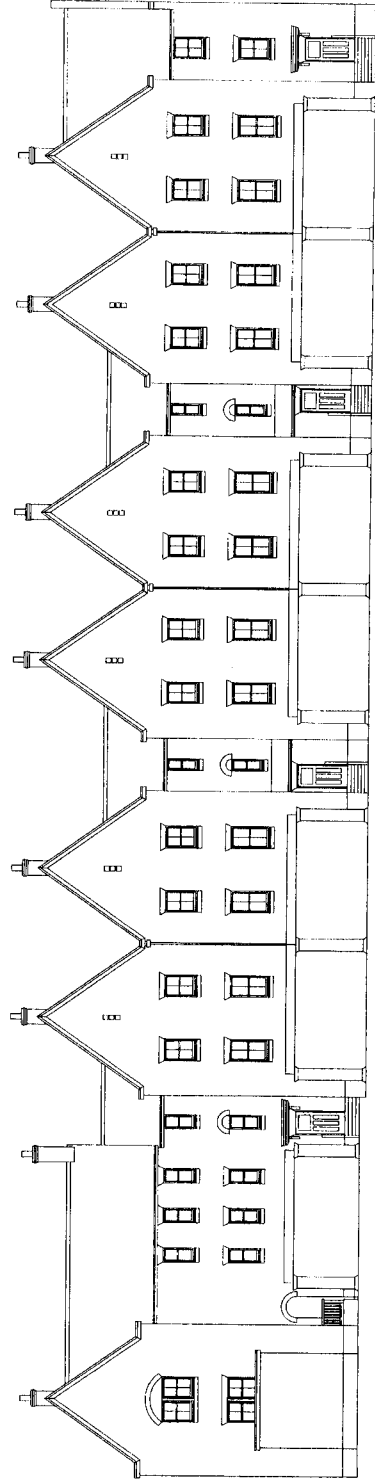
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FRONT ELEVATION



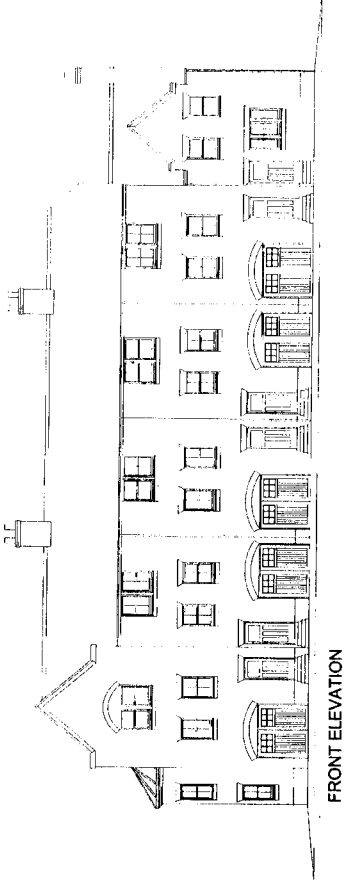
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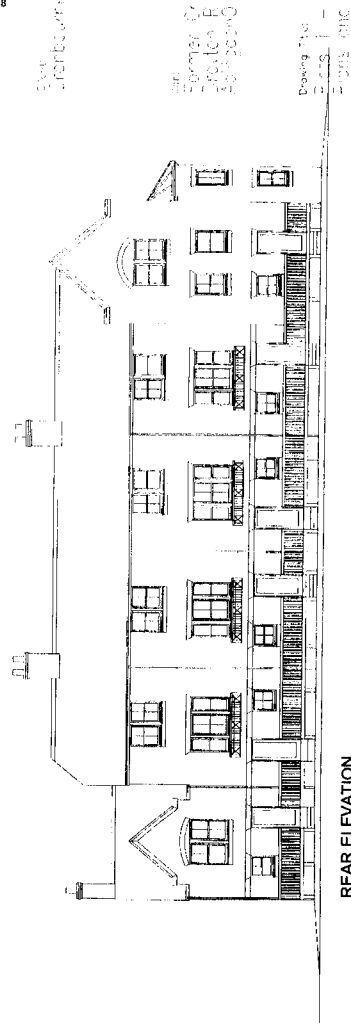
APPENDIX 1

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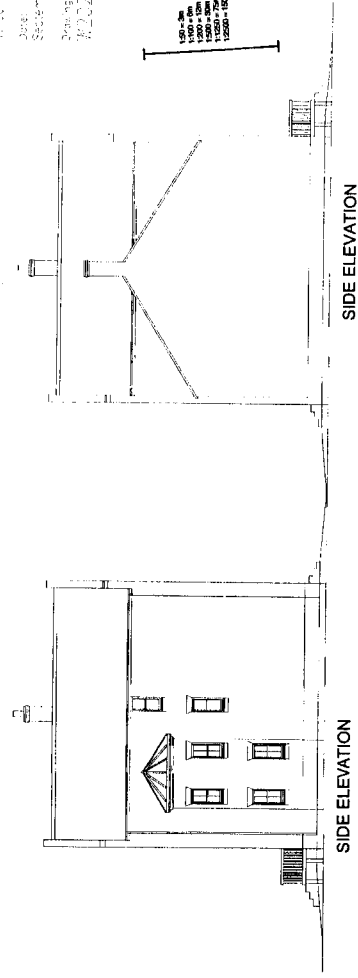
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 the Architect.



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

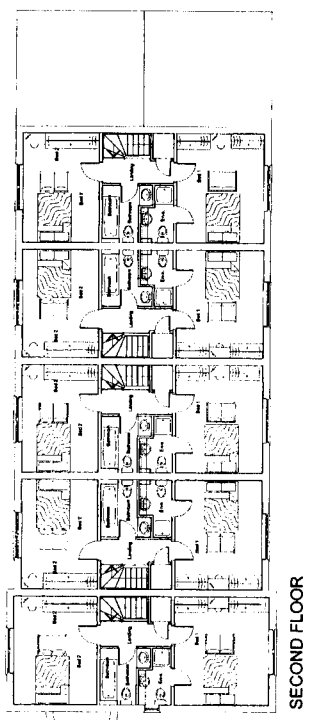
SIDE ELEVATION

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 Oxen CV
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 Fax: 01225 712122
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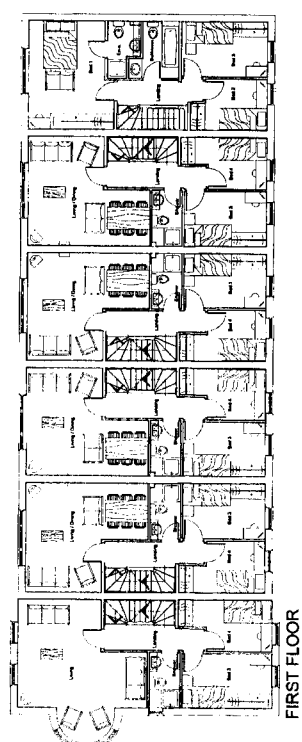


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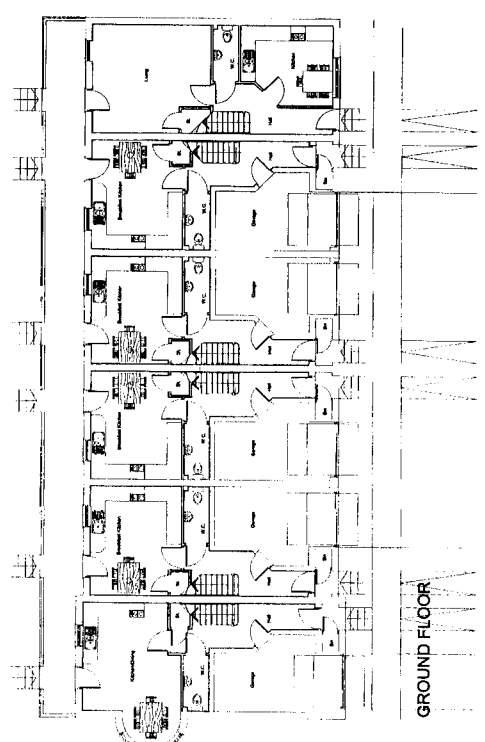
H-10 T-10 P-10 W-10 A-10 R-10



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

McCoy Associates Chartered Town Planners

54 New Street □ Henley on Thames □ Oxon RG9 2BT □ Tel: 01491 579113
Fax: 01491 410852 www.mccoyassociates.co.uk email denis@mccoyassoc.co.uk

12th February 2007-02-12

For the attention of Alison Blyth

Deputy Director (Planning & Community Strategy)
The Vale of White Horse District Council
PO Box 127
The Abbey House,
ABINGDON
OX14 3JN

Dear Alison

Former Crossroads Garage Site, Drayton Road, Abingdon Proposed Residential Development

I refer to the drawings of this scheme, and design and access statement, which you handed to me last Wednesday. You have requested that I offer comments on the design and townscape implications of the proposal.

In my judgement this scheme promises to create a good sense to identity at a part of the town which lacks particular character at present. The conundrum of accommodating today's car parking requirements has I believe been skilfully handled here, with little impact on the public realm.

There are a few minor inconsistencies on the drawings, for example dormers on plots 34 – 43 are not consistent between drawing number 03 and the roof plan at drawing 01. The ends of this block are rather boring, and rather disappointing at the end elevation facing the entrance to the estate.

The greater missed opportunity however is at the end of plots 44 – 65 nearest the town centre. The handling of the large stairwell here in my judgement does not really offer the sort of visual interest, or even excitement, which we have always advised should be sought at this corner of the site. The intended balconies on the front of the block may generate a little animation, but I believe these Architects could respond more creatively if encouraged to create more of a landmark feature at this point.

You will of course need to ask them for particulars of how the front boundary of the site, and the boundary along the entrance to the park, are to be treated.

Your various papers are being returned with the postal copy of this letter.

Yours sincerely

McCOY ASSOCIATES

enc

Denis F McCoy DiplArch(Oxford) ARIBA FRTPI

Christopher R Baker Company Secretary

McCoy Associates Limited, company registered in England n
VAT No. 363 3525 59

APPENDIX 2

GFA/7697/8 – N Sherriff

**Alterations to existing conservatory. Change of use from highway land to residential.
Erection of railings fronting Nos. 27 and 29 Marlborough Street.
29 Marlborough Street, Faringdon, SN7 7JL.**

1.0 The Proposal

- 1.1 This application seeks planning permission for the change of roof style of the previously approved first floor level rear conservatory from a hipped roof to a gable roof, and for the change of use of a small strip of highway land located at the front of the property to residential use and the erection of railings.
- 1.2 The property is located in Faringdon town centre and within the Conservation Area. A site plan, together with copies of the proposed plans and elevations are at **Appendix 1**
- 1.3 This application comes before Committee as the Town Council has objected to the proposal.

2.0 Planning History

- 2.1 There have been a number of planning applications submitted on this site between 1965 and 2006 for changes of use and for alterations and extensions. The most relevant was the granting of planning permission in February 2006 for an extension to the roof at the rear to form two gable roofs and alterations to front dormer windows. In October 2006 planning permission was granted for the erection of a first floor level rear conservatory over part of the existing roof terrace and for alterations to the fenestration of the front elevation.

3.0 Planning Policies

- 3.1 Policies H24, HE1, DC1, DC5, DC9 of the adopted Local Plan seek to ensure that all new development is of high standard of design, does not cause harm to the amenity of neighbours, is acceptable in terms of highway safety and considers the impact of proposals on the character and appearance of the Conservation Area.

4.0 Consultations

- 4.1 Faringdon Town Council has no objections “to the alterations to the previously approved rear conservatory” but does object “to the change of use from highways to residential” and to the proposed “erection of railings to front of Nos. 27/29 Marlborough Street. This appears to have been carried out; therefore a retrospective application”
- 4.2 The County Engineer has no objections subject to conditions.
- 4.3 One letter of objection has been received from a local resident stating the following concerns: restricted access to neighbouring property via front entrance, and out of keeping with the character of the area.

5.0 Officer Comments

- 5.1 The main issues in determining this application are: 1) whether the proposal would have a detrimental impact on the character and appearance of the Conservation Area; 2) the impact of the proposal on neighbouring properties; and 3) highway safety and parking arrangements.

- 5.2 The property is located within a row of terraced properties fronting a vehicular service road accessed off Marlborough Street. Most of the properties in the terrace have open frontages apart from the adjoining property, No 25 Marlborough Street, which already enjoys a narrow low level walled front garden similar in width to that being proposed.
- 5.3 Officers consider that due to the design and materials to be used both for the proposed conservatory roof and the proposed railings there will be no detrimental impact on the character and appearance of the Conservation Area.
- 5.4 Turning to the second issue, impact upon neighbouring properties. Officers consider that due to orientation, the proposed change in roof style of the first floor level rear conservatory from a hipped roof to a gable roof would not have a harmful impact on the adjoining neighbours at the rear of the property. Officers also consider that the proposed change of use of highway land with the enclosure of railings at the front of the property is acceptable and would not obstruct access to the neighbouring property.
- 5.5 Finally, on the last issue, parking, the property has no off street parking. The area to be enclosed is subject to a stopping up order which the applicant would have to apply for after a decision has been made. Therefore your Officers consider that, due to the property's town centre location, the current level of parking provision is adequate.

6.0 **Recommendation**

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

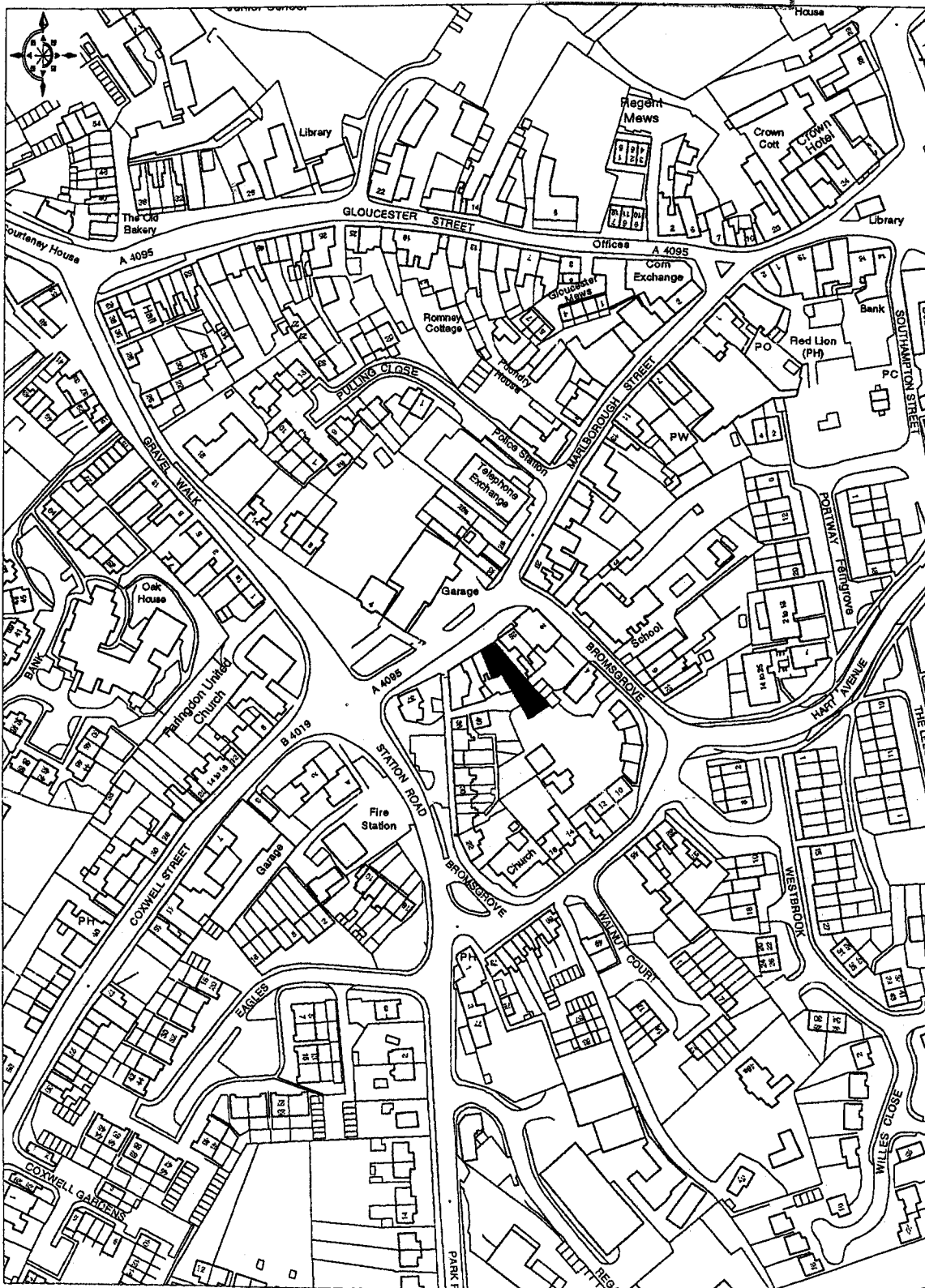
1. *TL1 - Time Limit.*
2. *MC1 – Submission of Materials (Details)*
3. *CN8- Details of the proposed new conservatory including joinery and glazing.*
4. *CN8 – Details of the proposed new railings*



APPENDIX 1

29 MARLBOROUGH STREET, FARINGTON HORSE
DISTRICT COUNCIL
CD 04 AUG 2004
CORPORATE POSTAL
SERVICE

Ordnance Survey Plan



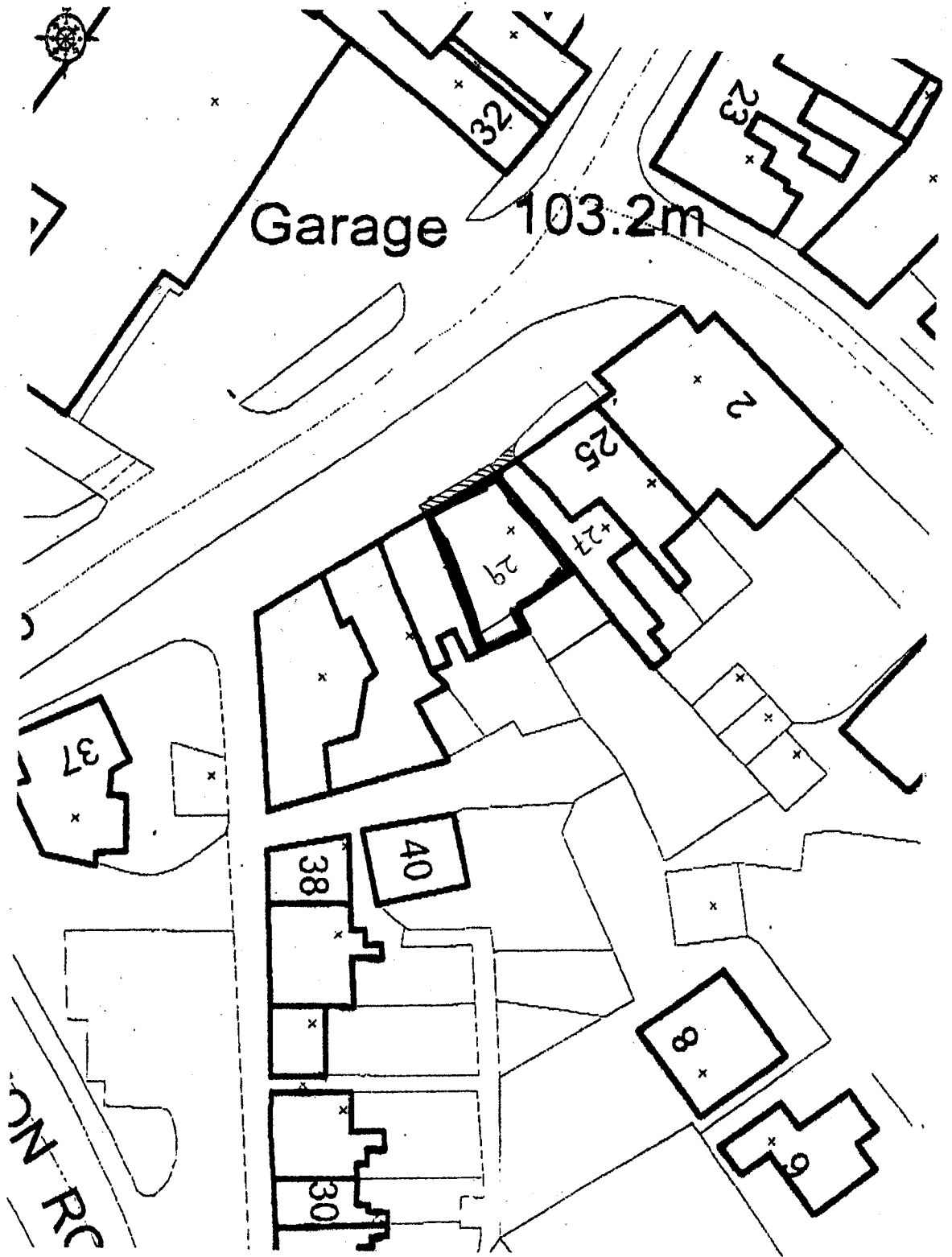
© Crown Copyright 1997 Based on Ordnance Survey digital data (amended)
Survey Scale - 1:2500 Plotted Scale - 1:2500



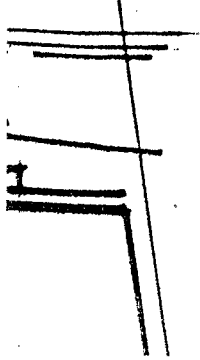
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DISTRICT COUNCIL

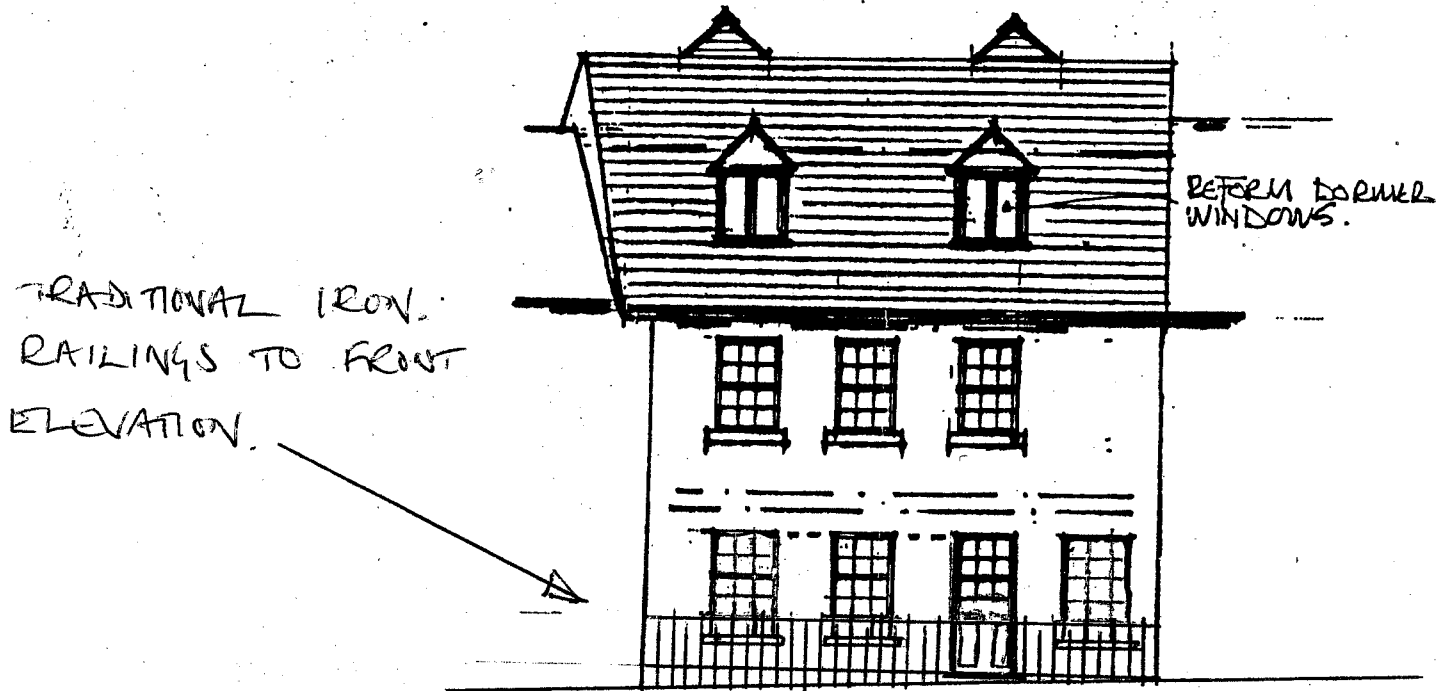
CD 05 DEC 2006
CORPORATE POSTAL

00/01865/004 9FA/1697/8



block plan 1.500





elevation to road




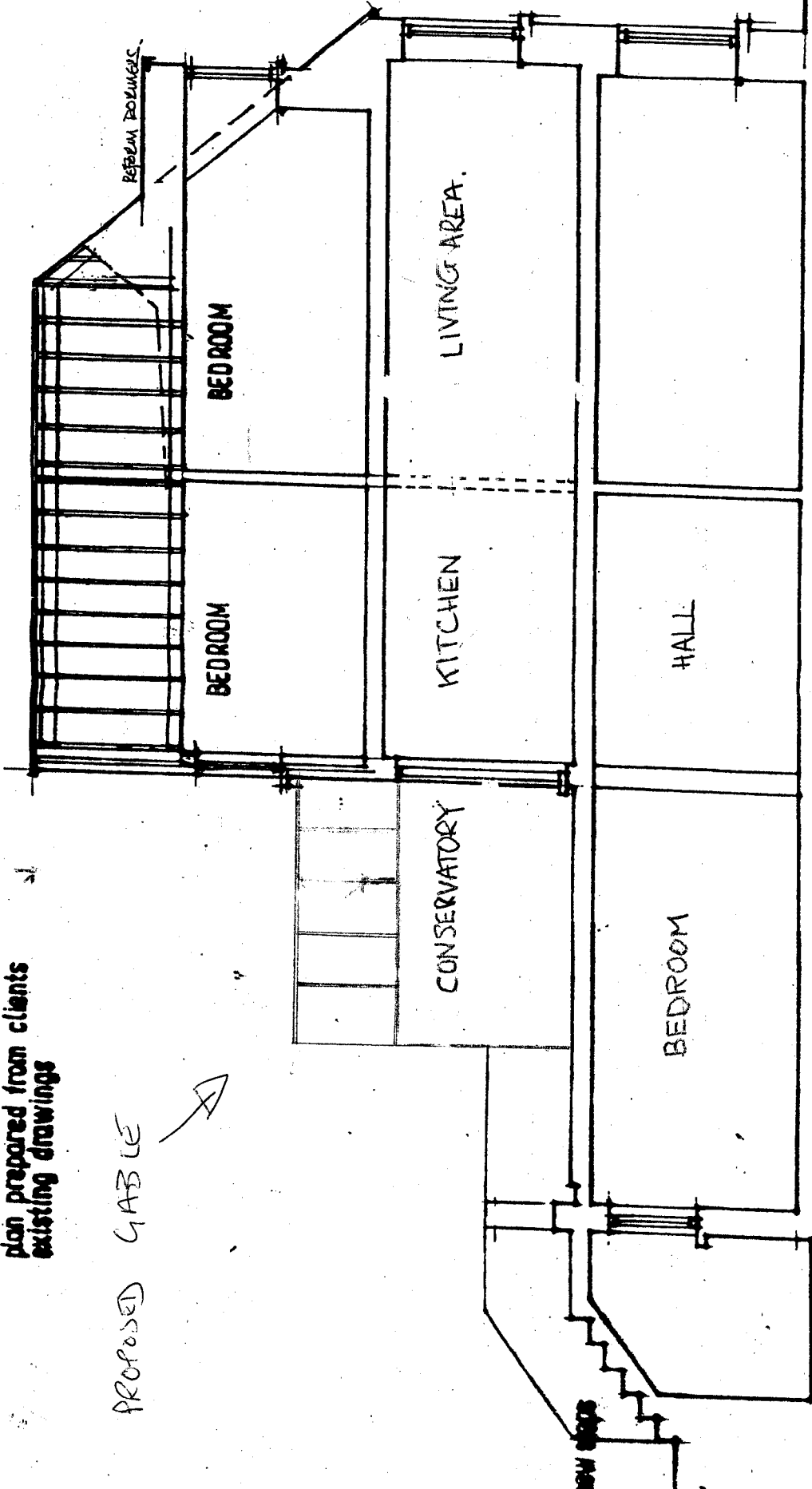
elevation to garden 1:100 scale

VALE OF WHITE HO
DISTRICT COUNCIL
REC'D 08 DEC 2006
CORPORATE POST
SERVICES - 5

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plan prepared from clients existing drawings

PROPOSED GABLE 

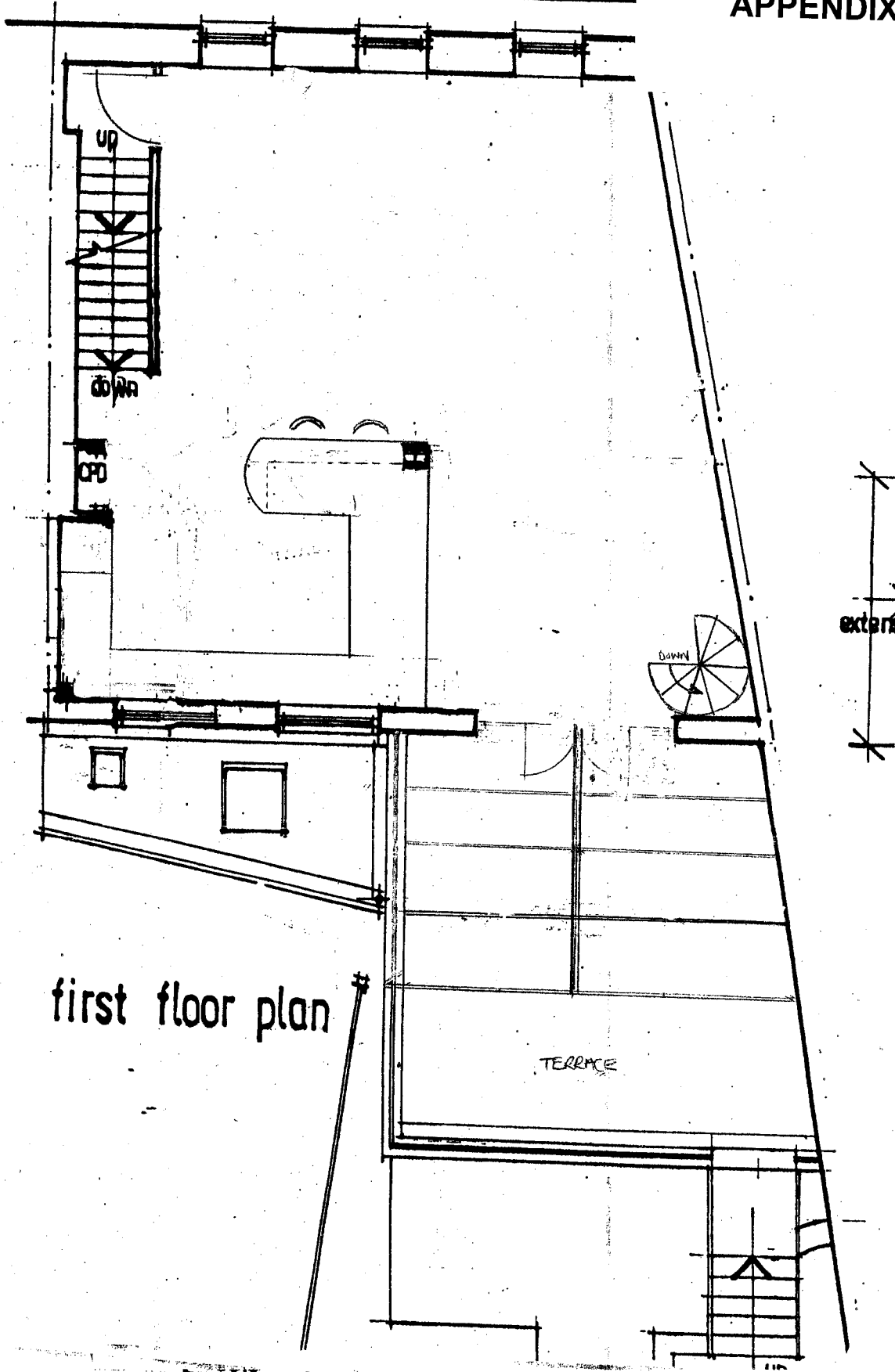


APPENDIX 1

WALE OF WHITE HORSE DISTRICT COUNCIL
 REC'D 05 DEC 2006
 CORPORATE HOUSING
 OFFICE

06/01865/COU QFA 7697/8

AR. N. SHERLICK
 9 MARLBOROUGH ST.
 ARLINGDON
 WOX



first floor plan

TERRACE

external

00/01865/COU 'CFA/7697/8

PLAN SHOWING PROPOSED
CONSERVATORY.

MR. N. SHERLICK
 29 MARLBOROUGH STREET
 FARNINGHAM
 OXON
 SN7 7JL

VALE OF WHITE HORSE
 DISTRICT COUNCIL
 REC'D 11 DEC 2006
 CORPORATE POSTAL
 SERVICES

Page 65

DRG
 No: 00:

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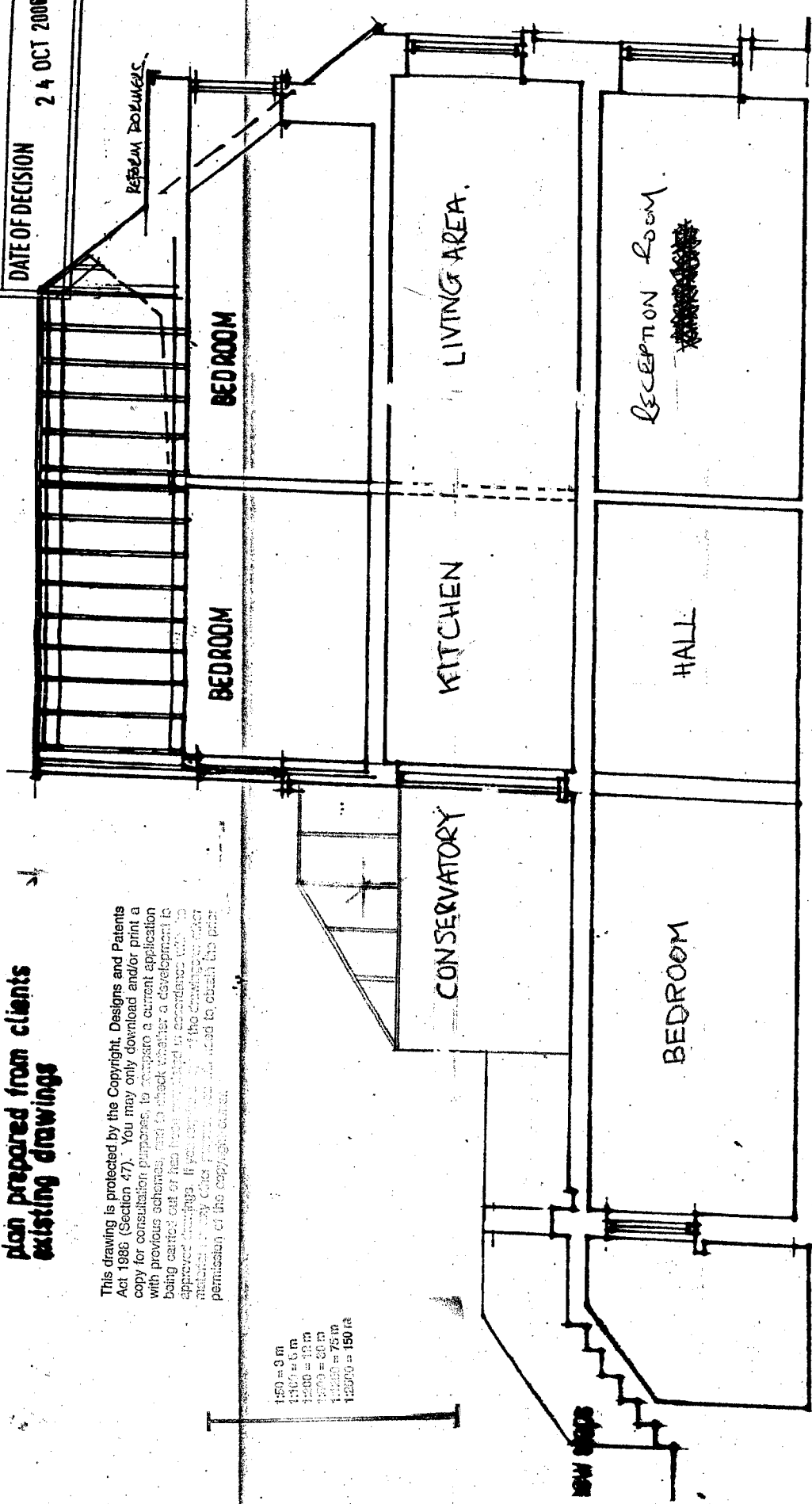
plan prepared from clients existing drawings

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 1:100 = 6 m
 1:200 = 12 m
 1:300 = 30 m
 1:400 = 40 m
 1:500 = 75 m
 1:2000 = 150 m

VALE OF WHITE HORSE DISTRICT COUNCIL
 PLANNING SERVICES DIRECTORATE
APPROVAL

DATE OF DECISION 24 OCT 2006



06101437/Ful CFA/704/111

SECTION SHOWING PROPOSED CONSERVATORY

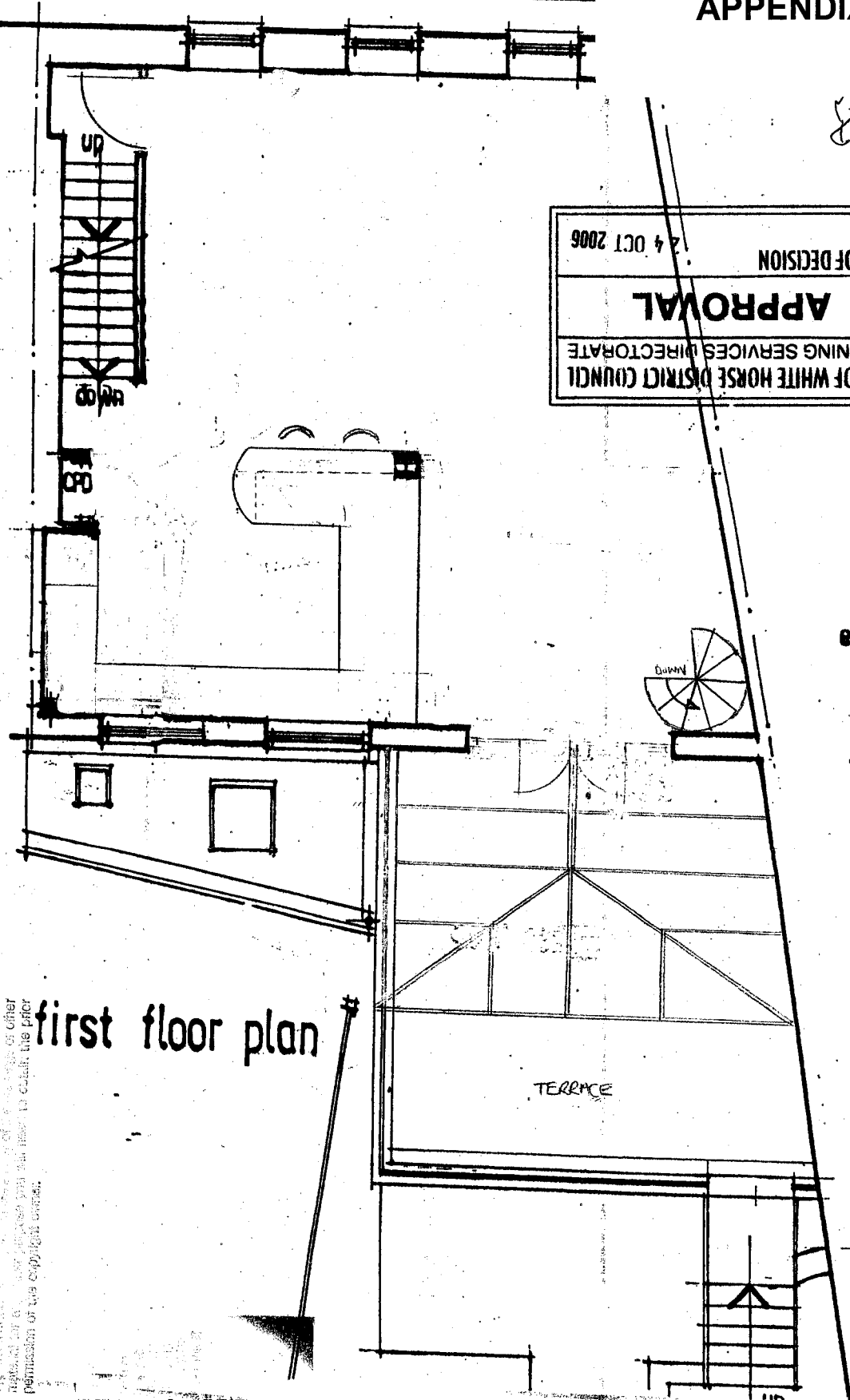
MR. N. SHERKIFF
 9 MARLBOROUGH ST.
 BIRMINGHAM

DRG

DATE OF DECISION	24 OCT 2006
APPROVAL	
PLANNING SERVICES DIRECTORATE VALLE OF WHITE HORSE DISTRICT COUNCIL	

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first floor plan



TERRACE

MR. N. SHERRICK
29 MARLBOROUGH STREET
FARINGDON
OXON
SN7 7JL

PLAN SHOWING PROPOSED CONSERVATORY.

DRG
NO: 005

GFA/16464/3-X – Hannick Homes Ltd

Residential development

Land rear of Winslow House, Coxwell Road, Faringdon, SN7 7SW.

1.0 The Proposal

1.1 This application is in outline with means of access to be considered as a detail. The application site is approximately 0.2 hectare in area and lies immediately to the rear of a house called Winslow House in Coxwell Road. The application plan is in **Appendix 1**. Access to the site will be formed by extending the existing access from the road to the house.

1.2 The application comes to Committee because of the objections received.

2.0 Planning History

2.1 This site, together with the adjoining larger site to the rear of Coxwell House, were allocated as one housing site by the Local Plan Inspector.

3.0 Planning Policies

3.1 Policy H4 of the adopted Vale of White Horse Local Plan confirms the allocation of the site for housing. Policy DC5 requires all new development to be safe in terms of highway safety, while Policy DC8 states that new development will only be permitted where service and infrastructure provision is adequate or can be made adequate. Policy H17 requires 40% of proposed housing on larger sites in Faringdon to be affordable, while Policy H23 requires 15% of the housing site to be laid out as public open space.

4.0 Consultations

4.1 Faringdon Town Council – to be reported.

4.2 Great Coxwell Parish Council – Do not object but wish the following issue to be given consideration:- “Concern has been expressed about access onto Coxwell Road and potential for accidents.”

4.3 Local Residents – 2 letters have been received, one signed by 8 residents, giving the following grounds of objection:-

- Harm to the character and appearance of the area
- Lack of detail as to number of proposed dwellings
- Dangerous access
- Potential drainage problems

5.0 Officer Comments

5.1 The principle of housing on this site is confirmed under Policy H4 of the adopted Local Plan. This outline application is for access only. All other details will be considered as part of a future application. Consequently, the only issues for Members to consider are the safety of the proposed access and the impact of the proposed housing on local services and infrastructure.

5.2 The County Engineer has considered the proposed access and, subject to conditions, considers it to be safe. The issue of impact on local services raises an unusual point. A site of this small size would not normally require an assessment for impact on services. However, although this site is relatively small, it forms part of a larger allocation recommended as one entity by the Local Plan Inspector. Officers are therefore keen to ensure that the developer does not avoid making a pro-rata contribution to service provision, or to affordable housing. Section 106 Obligations are being prepared with the Vale and Oxfordshire County Council to secure pro-rata financial contributions towards items such as additional school places,

additional library stock, public open space and public art. Progress on these matters will be reported to the Meeting. Affordable housing can be secured via a condition.

6.0 **Recommendation**

6.1 *It is recommended that authority to grant planning permission is delegated to the Deputy Director (Planning & Community Strategy) in consultation with the Chair subject to:-*

- i) the completion of Section 106 Obligations for financial contributions*
- ii) conditions regarding access*

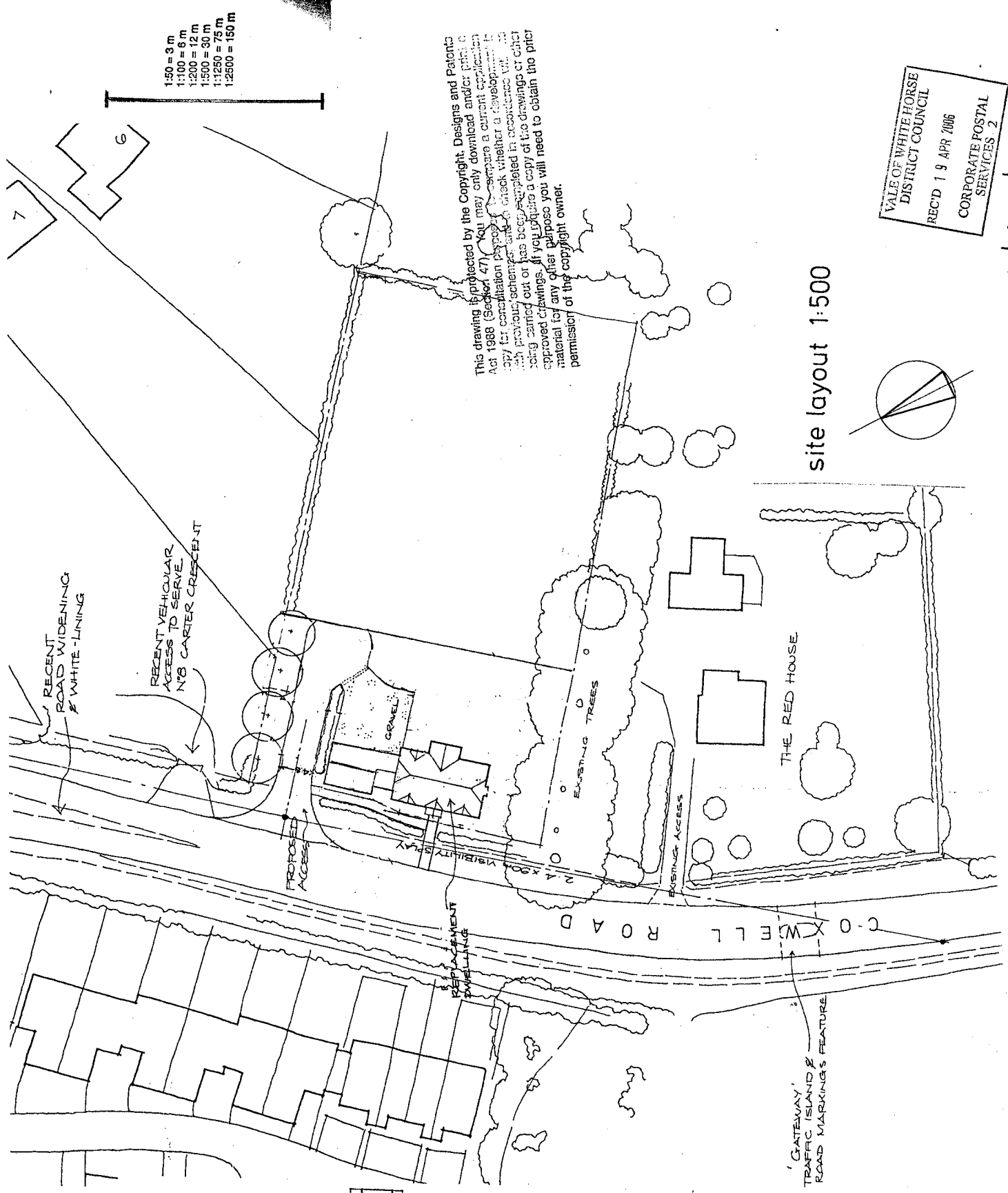
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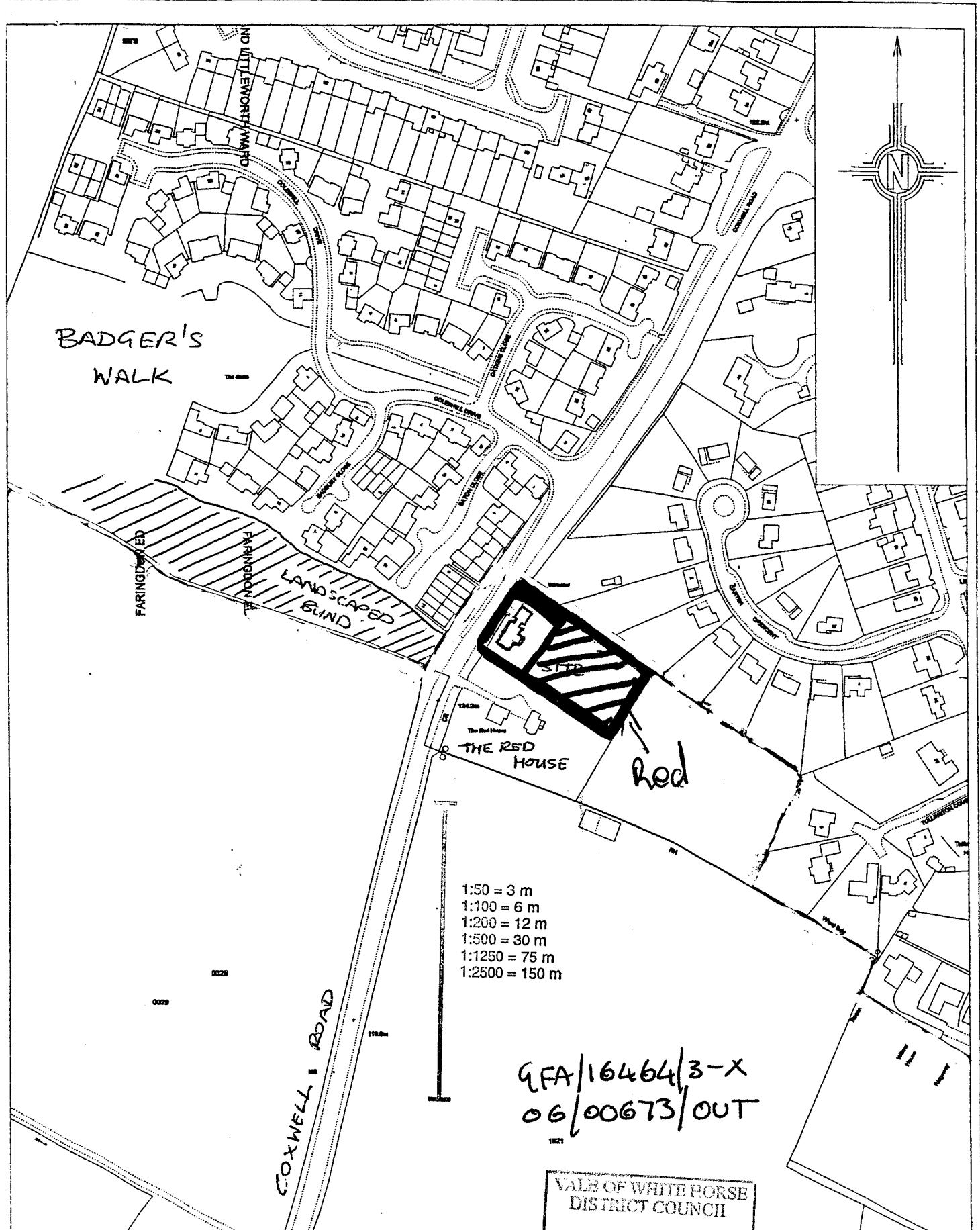
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VALE OF WHITE HORSE
 DISTRICT COUNCIL
 REC'D 19 APR 2006
 CORPORATE POSTAL
 SERVICES 2

WFA/16464/3-X
 06/00673/OUT

site layout 1:500





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10th March 2003 1:2500

VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 19 APR 2006
CORPORATE POSTAL
SERVICES 2

APPENDIX 1

SHR/17622/2 – Mr P Makin

Erection of a dwelling.

Land Adjacent to Tarifa Cottage, Faringdon Road, Shrivenham, SN6 8AJ.

1.0 The Proposal

- 1.1 This application seeks planning permission for the erection of a four bedroom dwelling with a detached garage and store on land to the north of Tarifa Cottage (a Grade II listed building). The application site lies adjacent to Shrivenham Conservation Area. The proposed dwelling would be 'L' shaped, measuring 10 metres deep by 13.3 metres wide, with an eaves height of 4.3 metres and a ridge height of approximately 7 metres. On the rear (north) elevation of the dwelling it is proposed to include two single storey extensions both measuring 4.2 metres wide by 3.2 metres deep, with eaves measuring 2.2 metres high and a ridge height of 3.5 metres. The proposed detached garage and store would be situated to the south of the proposed dwelling next to an existing garage belonging to Tarifa Cottage. This structure would measure 5.75 metres wide by 5.4 metres deep, with an eaves height of 2.2 metres and a ridge height of 4.8 metres. A copy of the site plan and application drawings is at **Appendix 1**.
- 1.2 The application comes to Committee at the request of the Local Member, Councillor Peter Saunders.

2.0 Planning History

- 2.1 An outline planning application (SHR/17622-X) for the 'Erection of a detached dwelling' was withdrawn in October 2002.
- 2.2 Application SHR/17622/1 for a 'New dwelling' was withdrawn in August 2006. A copy of the application drawings relating to this application are at **Appendix 2**.

3.0 Planning Policies

- 3.1 Policy DC1 of the adopted Vale of White Horse Local Plan refers to the design of new development, and seeks to ensure development is of a high quality and takes into account local distinctiveness and character.
- 3.2 Policy DC9 refers to the impact of new development on the amenities of neighbouring properties and the wider environment in terms of, among other things, loss of privacy, daylight or sunlight, and dominance or visual intrusion.
- 3.3 Policy HE1 relates to development within or affecting the setting of a Conservation Area, and seeks to ensure that any such development preserves or enhances the established character or appearance of the area.
- 3.4 Relating to development within the setting of a listed building, Policy HE4 aims to make sure that proposals respect the characteristics of the building in its setting.
- 3.5 Policy DC5 seeks to ensure that safe and convenient access can be provided to and from the adjoining highway network. These aims are also outlined in Policy T8 of the adopted Oxfordshire Structure Plan 2016.

4.0 Consultations

- 4.1 Shrivenham Parish Council raises no objections to the proposal.

Report 165/06

4.2 One letter of objection has been received, which includes the following points:

- Overbearing visual impact.
- Proposed large dwelling on a small plot close to Tarifa would significantly harm the setting of the listed building. Does not preserve or enhance the appearance of the adjacent Conservation Area.
- Proposal would prejudice the long-term retention of a mature Sycamore tree in the northern corner of the application site.
- Insufficient space to accommodate parking and turning space, together with difficulties accessing/egressing the site due to the oblique angle of the access.

4.3 Two letters of support have been received, which include the following points:

- Plans indicate that the current unsightly red fence at Tarifa Cottage would be replaced by a wall more in keeping with the area.
- Proposal far enough away from Tarifa Cottage so as not to affect it in any way.
- Proposal in keeping with cottage [Tarifa], and would screen views of the M.O.D. houses which are not in keeping with this area.

4.4 The Council's Land Drainage Engineer has requested details of drainage systems for the development to be submitted prior to the commencement of any work on site.

4.5 The Council's Conservation Officer has no objections to the proposal, however requests that the barge boards be deleted from the dormers and eaves. It is also requested that full details of the materials, windows and surrounds, and dormers be submitted for approval.

4.6 The County Engineer objects to the proposal on the grounds that the proposal is likely to be detrimental to highway safety and to the safety of other users of the highway. A full copy of the comments received are at **Appendix 3**.

5.0 **Officer Comments**

5.1 The main issues in determining this application are the impact on the Conservation Area and listed building, the impact on neighbouring properties, the impact on highway safety and whether adequate car parking is available within the site.

5.2 It is your Officer's opinion that the proposal would not harm either the setting of the adjacent Conservation Area or the adjacent listed building. It is not felt that the proposal harms views either into or out of the Conservation Area. Similarly, assuming the materials used are acceptable, it is felt that the proposal would not harm the setting of the listed building, which is located 25 metres away to the south of the proposal.

5.3 Given the position of the adjacent properties, it is not felt that the proposal would cause a loss of amenity to these dwellings. The proposed dwelling has been positioned on the site so as to meet the Council's design guidance in relation to distances between main windows facing each other. These should be at least 21 metres apart, and the minimum distance shown on the proposal is 25 metres with 'Wellington' to the north of the site. Main windows facing a flank wall should be at least 12 metres away and, in this case, the main window of No.7 Medlar Road to the east would be 12.8 metres away from the flank wall of the proposal.

5.4 The existing access which serves Tarifa Cottage does not accord with the required standard for Report 165/06

vision splays (2.4 x 90m), and the proposed new dwelling would consequently intensify the use of a substandard access. Your Officers also have concerns regarding the access/egress to the site given the alignment of the site to the adjacent highway. It is acknowledged that the red line has been extended around the site in an attempt to aid the situation compared to the previous application (SHR/17622/1), however it is not felt that this overcomes the concerns raised in respect of access/egress to the site. In addition, from the plans submitted with the application it has not been demonstrated that a practical turning space can be provided for the dwelling, thus enabling egress in a forward gear.

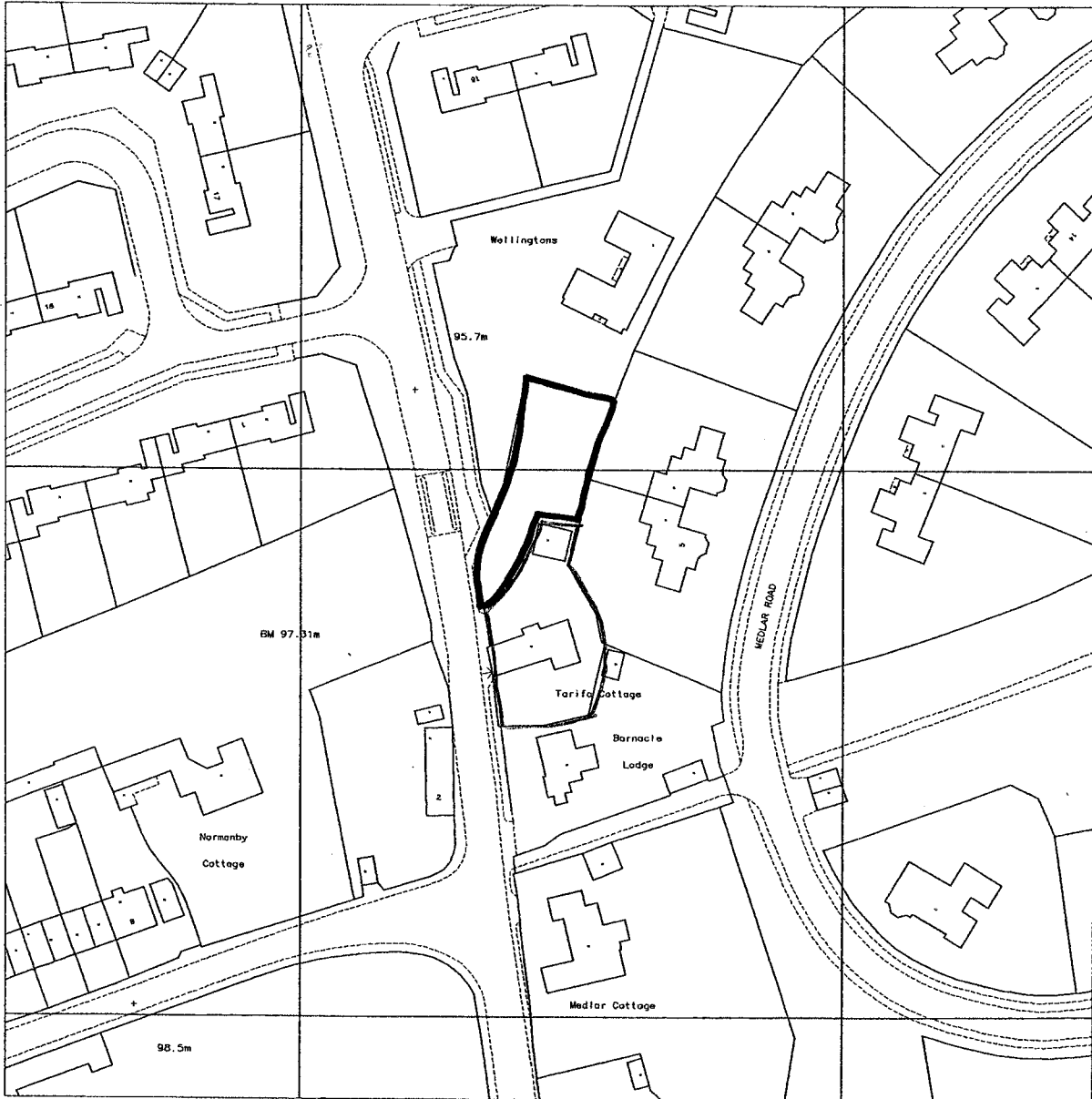
5.5 In conclusion, although the dwelling itself would appear to be acceptable, the difficulties outlined in respect of access to the site and turning within the site itself mean the overall proposal is unacceptable on highway safety grounds.

6.0 **Recommendation**

6.1 *It is recommended that planning permission be refused for the following reason:-*

1. *Faringdon Road is one of the main roads into the village of Shrivenham. The existing access has substandard vision splays, and in addition, given the acute angle of approach, access/egress to the site would be difficult. The proposal would result in an intensification of this substandard access onto a busy main road and as such would result in a highway hazard. Furthermore, the proposal fails to demonstrate sufficient, separate, vehicular turning space for the existing and proposed dwellings. The proposal is therefore contrary to Policy DC5 of the adopted Vale of White Horse Local Plan 2011, and Policy T8 of the adopted Oxfordshire Structure Plan 2016.*

TARIFA COTTAGE SN6 8AJ



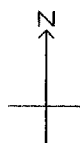
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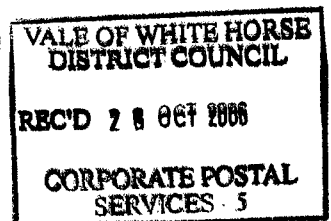


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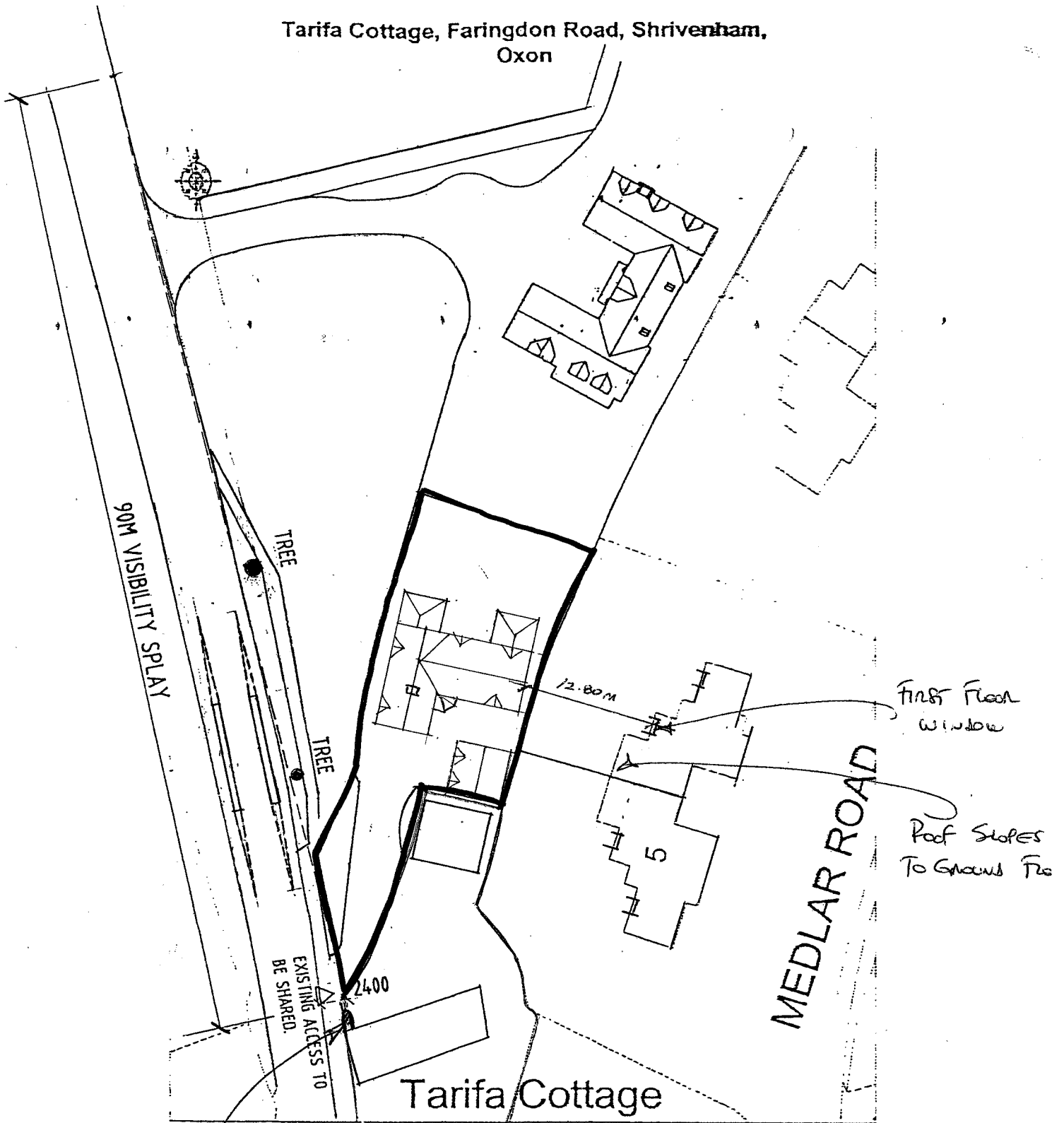
National Grid sheet reference at centre of this Siteplan: SU2489

Supplied by: JJT Digital Ltd
Serial Number: 00017200

SH2/17622/2



Tarifa Cottage, Faringdon Road, Shrivenham,
Oxon



BUILD 1.0m
STONE WALL
AT ENTRANCE

Mr P. MAKIN

SITE PLAN 1:500

SHR/17522/2

VALE OF WHITE HORSE DISTRICT COUNCIL
REC'D 26 OCT 2008
CORPORATE POSTAL SERVICES 5

APPENDIX 1

APPENDIX 1

M.P. MALIN

LAND ADJACENT
TO MARITA GARAGE

14 MILLING LANE ROAD

FALLEN HALL

1:100 JULY 06



VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 26 OCT 2008
CORPORATE POSTAL
SERVICES - 5

SHR/17622/r.

APPENDIX 1

MR P. MAKIN

SIZE PLAN 1:100

VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 2 6 06 1006
CORPORATE POSTAL
SERVICES - 5

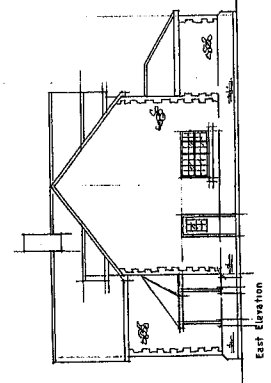
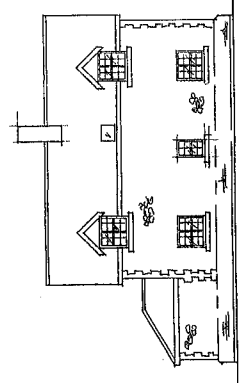
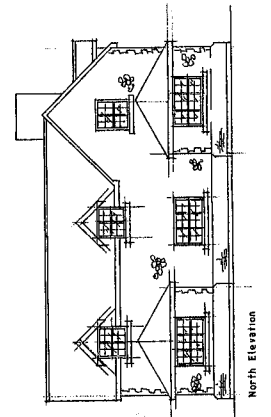
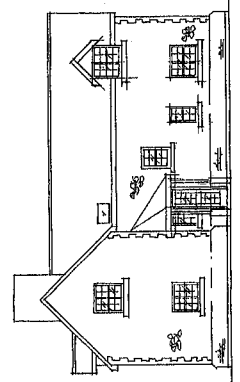
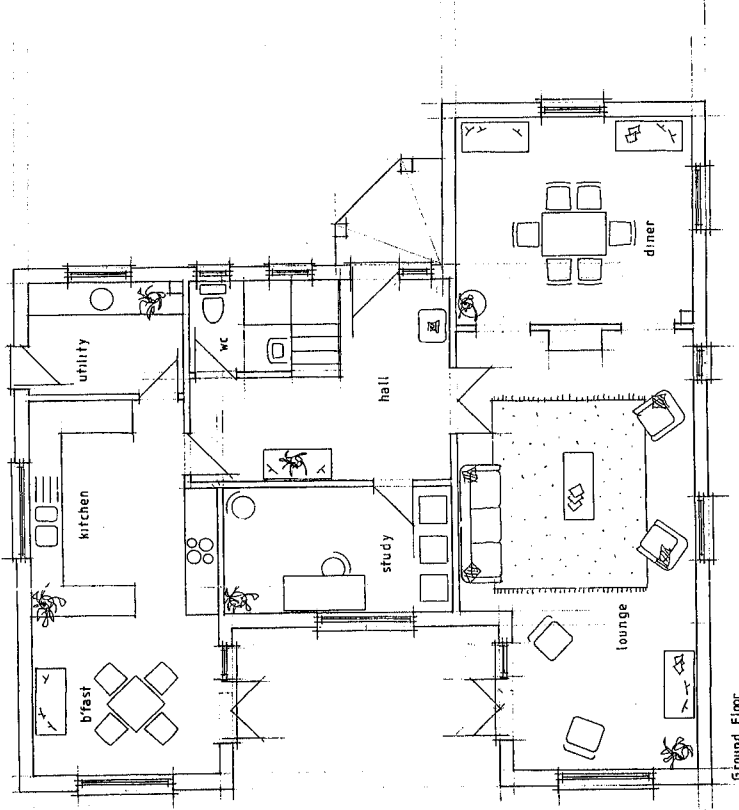
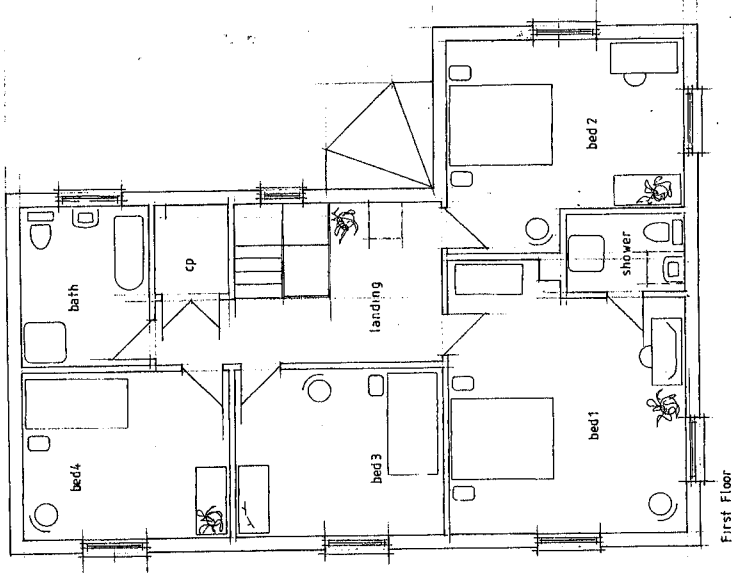
SH2/17522/2

APPENDIX 1

VILLS OF WINDSOR
DISTRICT COUNCIL
REC'D 11 OCT 06
CORPORATE/PA/STAL
000000000000

Home Plan
design services
Telephone: (01793) 343381
Project No: P. Nether, Terra Cottage
-74, Farrington Road, Stratford
New Dwelling
150 m² 10/7/2005
10/4/01

SHZ/MSZ/2



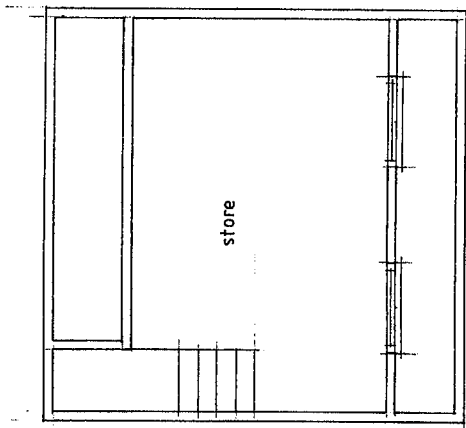
APPENDIX 1

VALUE OF WORKING DRAWINGS
 SUBMITTED FOR APPROVAL
 BY 23 & 24 JULY 2006
 CORPORATE PORTAL
 SERVICES - 3

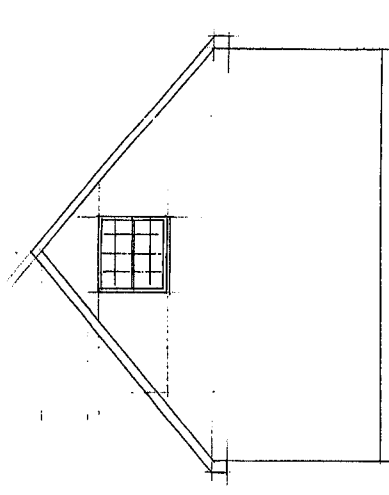


Home Plan
 design services
 Telephone: (01793) 343581

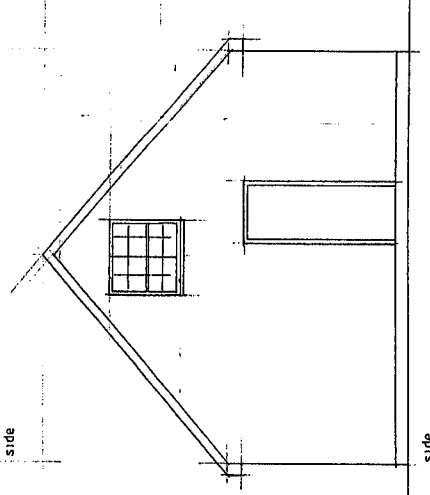
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date: 1:50	no: 14 July 06
date: 1st July 2006	no: 07/489/02
site: New Dwelling - garage	drawn: RGN



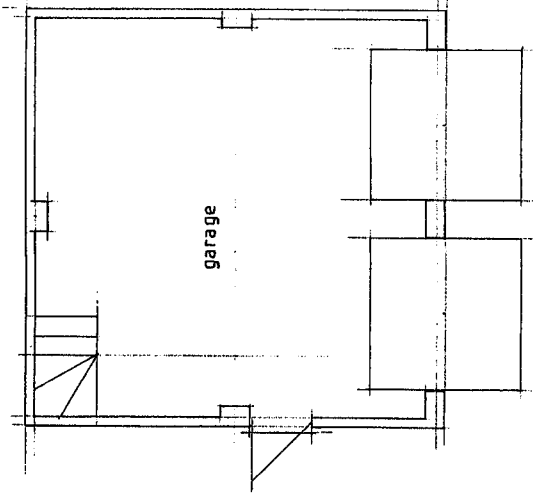
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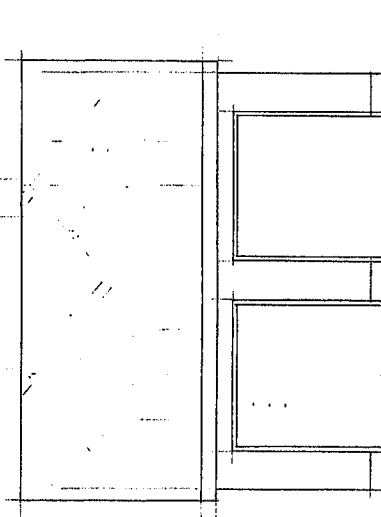
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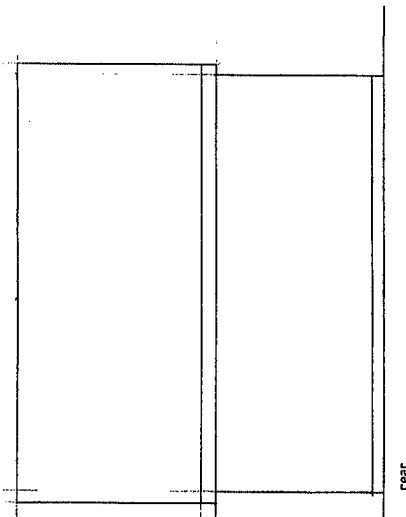
side



garage



front



rear

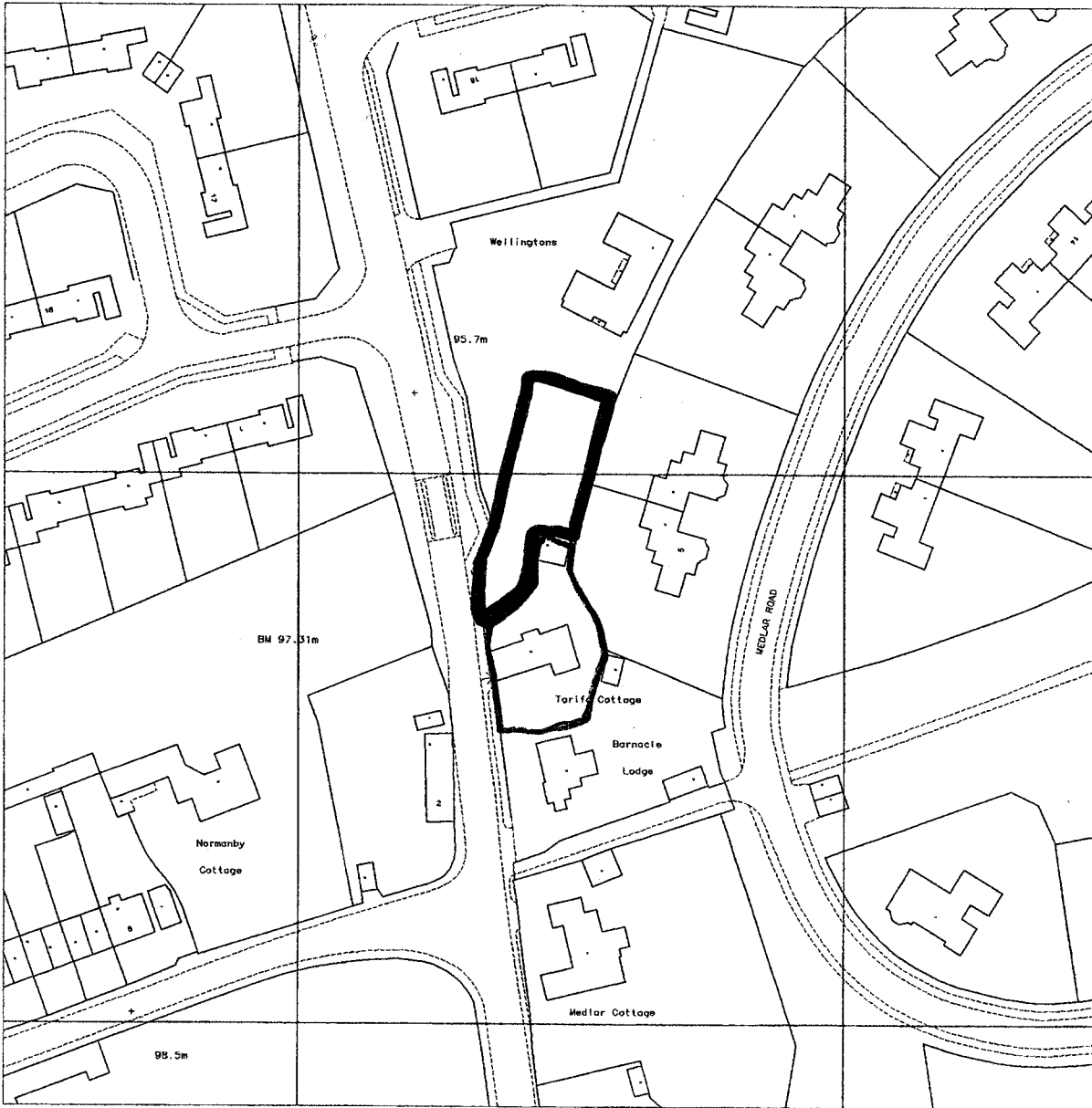
SHK/02/22

APPENDIX 2



Siteplan® 1:1250

TARIFA COTTAGE SN6 8AJ



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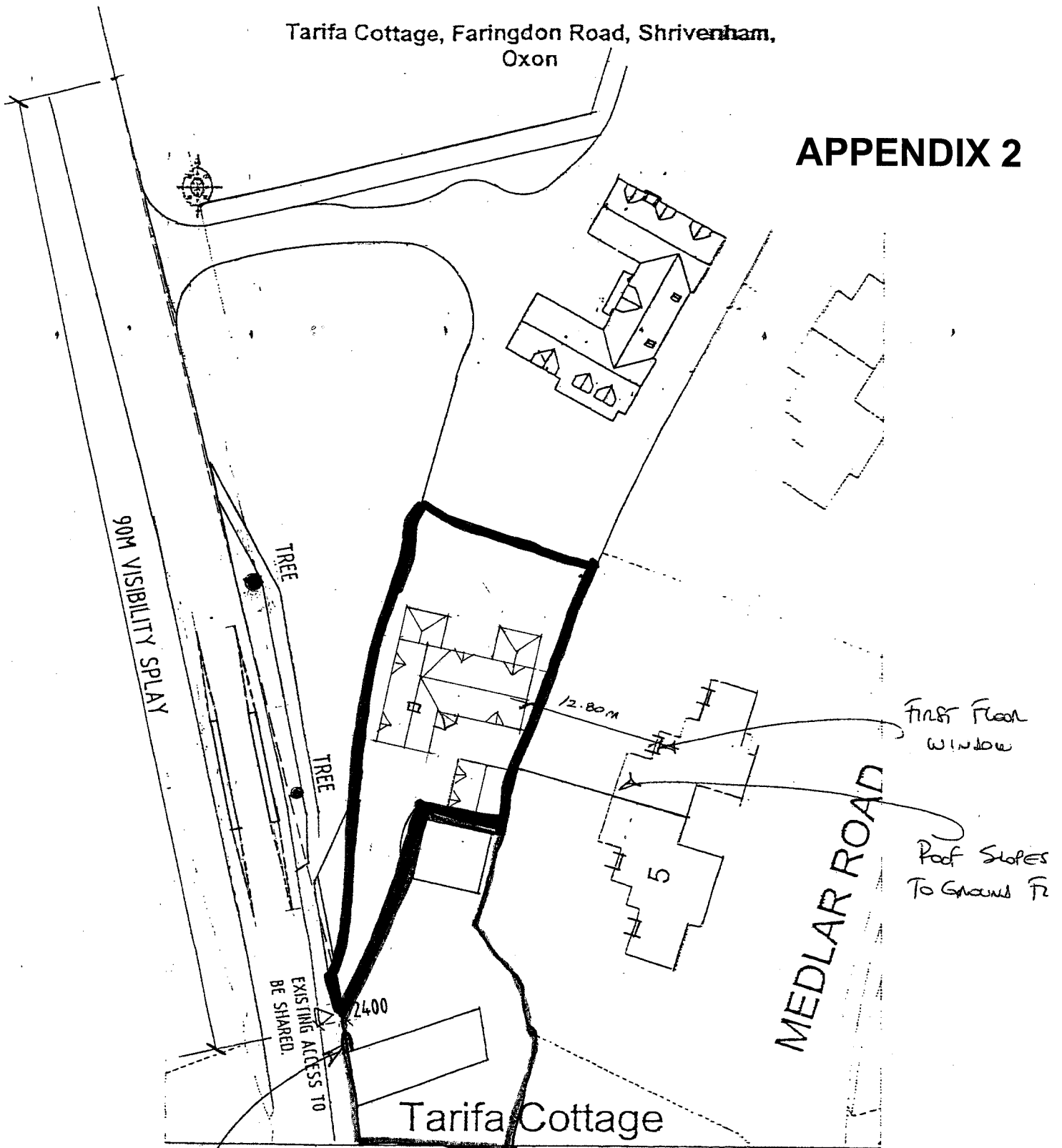
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06/00885/FUL
SHR Page 8/21

VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 23 JUN 2006
CORPORATE POSTAL
SERVICES - 8

APPENDIX 2



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BUILD 1.0m
STONE WALL
AT ENTRANCE

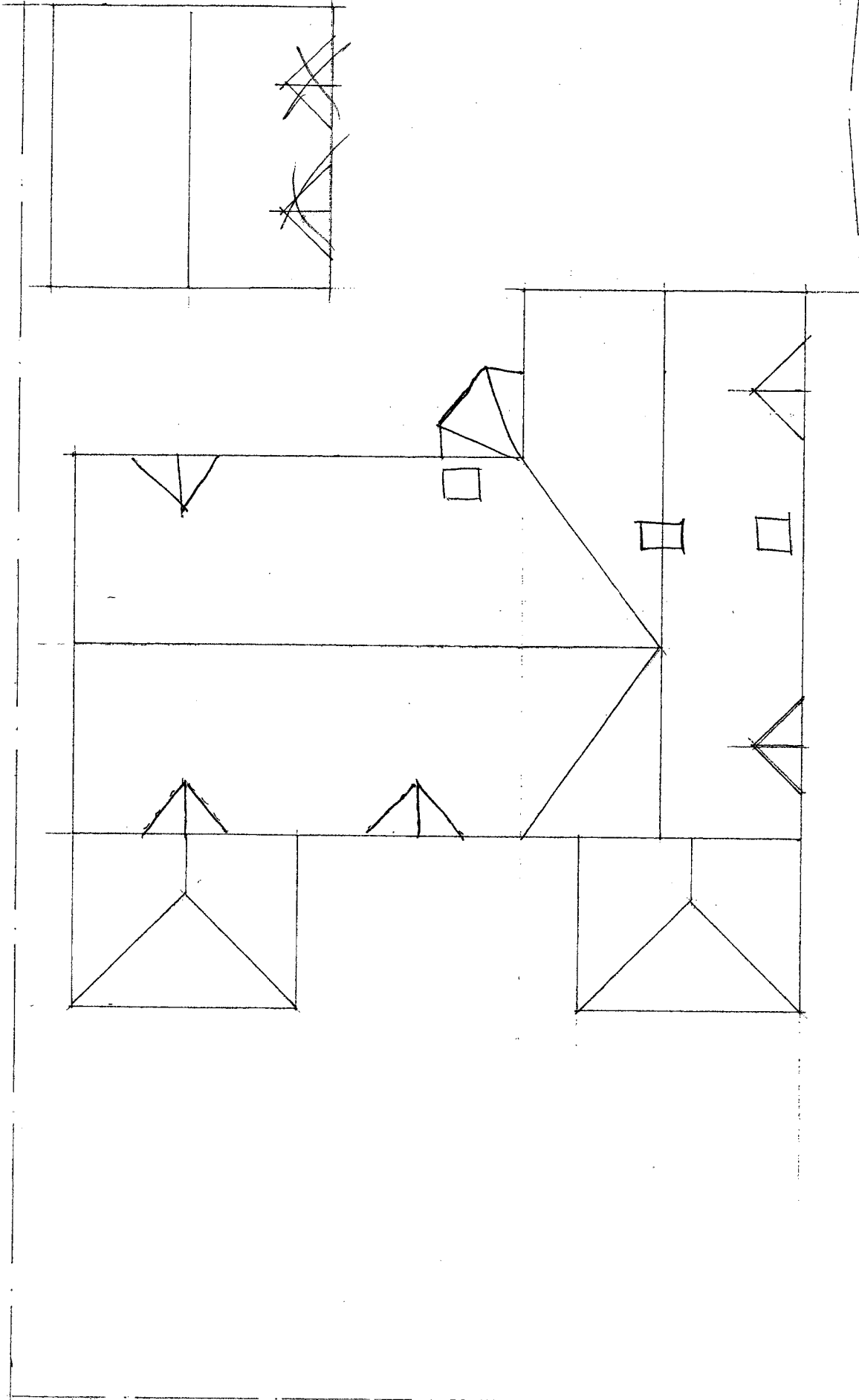
Mr P. MAKIN

SITE PLAN 1:500

06/00885/FUL
SHR/17622/1

VALLEY OF WHITE HORSE DISTRICT COUNCIL
REC'D - 2 JUN 2006
CORPORATE POSTAL SERVICES 8

APPENDIX 2



MR P. MAKIN

SIZE PLAN 1:100

VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D - 2 JUN 2006
CORPORATE POSTAL
SERVICES - 8

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SHR/17622/1

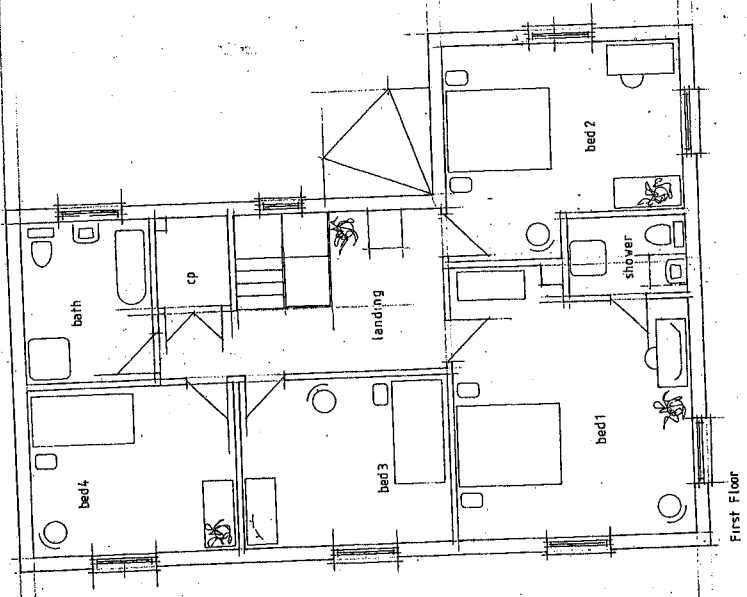
APPENDIX 2

Home Plan design service
 Telephone: (0199) 3455
 150 100 May 200

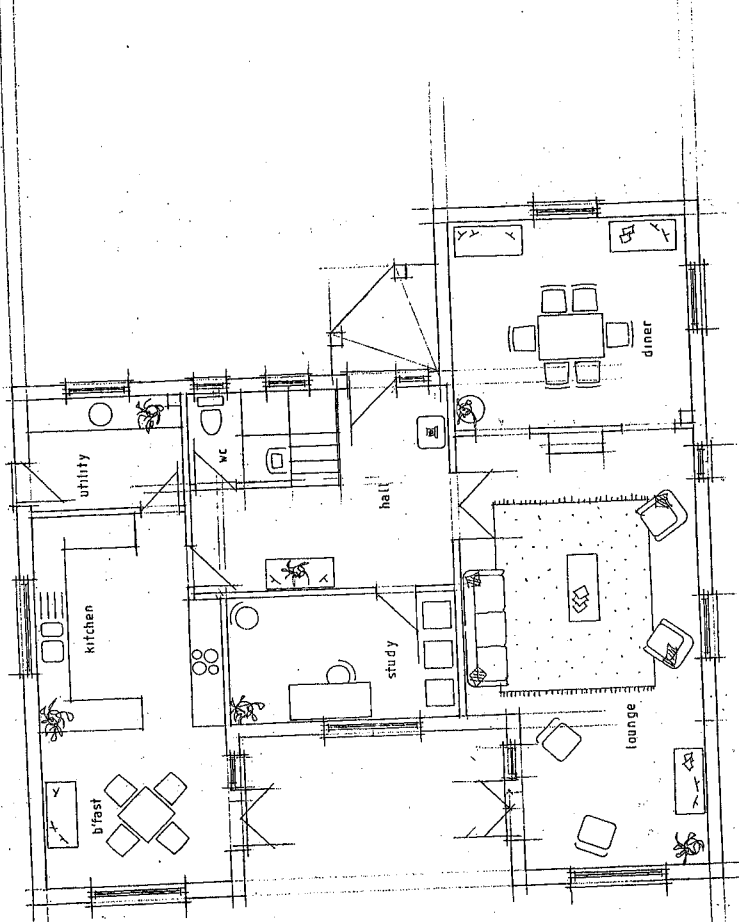
VALLEY OF WALES HOME DESIGN COUNCIL
 REGD - 7 JAN 2006
 CORPORATE/RESIDENTIAL SERVICES-3

Project: Mr P & Mrs Terris Cottage
 14 Ferrington Road Sun
 New Dwyling
 150 100 May 200

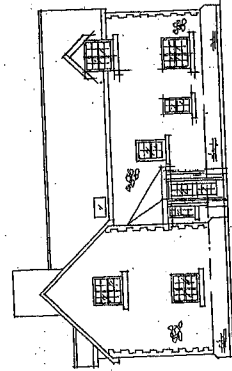
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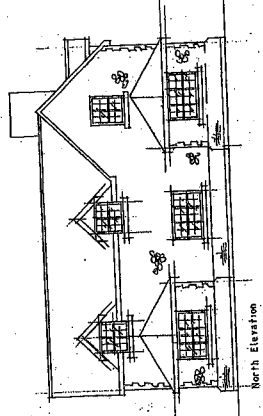
First Floor



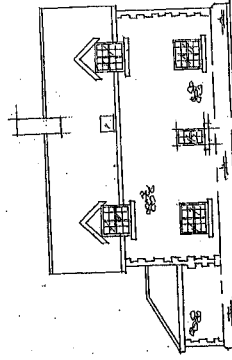
Ground Floor



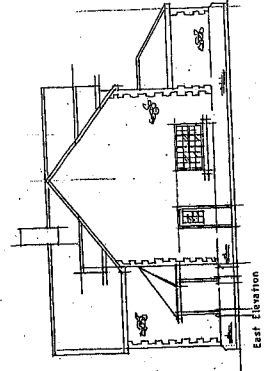
South Elevation facing Terris Cottage



North Elevation



West Elevation facing Ferrington Road



East Elevation

APPENDIX 2

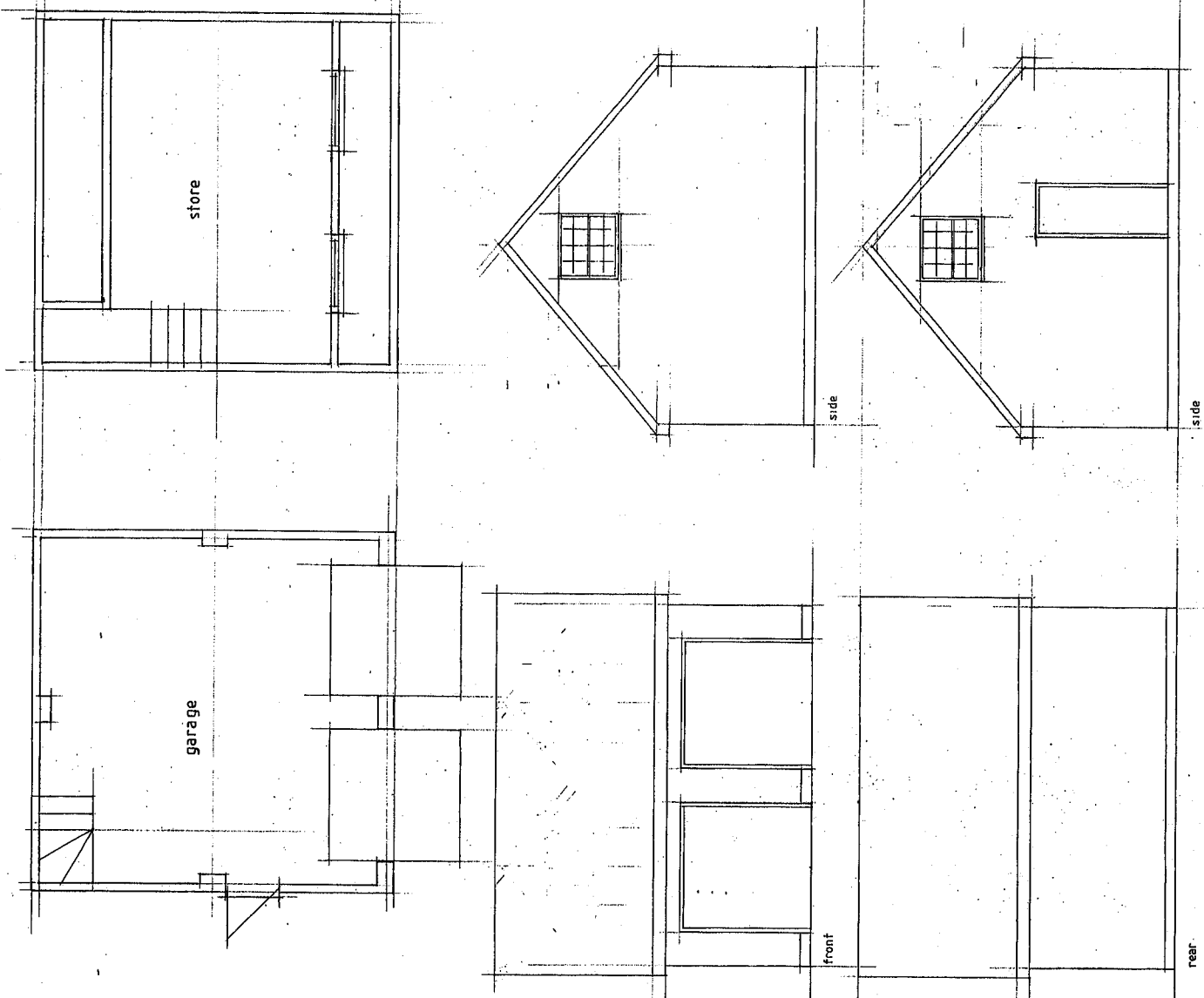
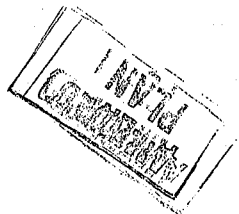
VALE OF WHITE HORSE
DISTRICT COUNCIL
REGD 7 R. 311 7495
CORPORATE POSTAL
SERVICES - 3



Home Plan
design services

Telephone: (01793) 343581

project: Mr P. Makin Tarifa Cottage	
14 Faringdon Road Shrivenham	
site: New Dwelling - garage	drawn: RGN
scale: 1:50	date: May 2006
	rev: A-July 06 16/4/05/02



Oxfordshire County Council

LOCAL HIGHWAY AUTHORITY CONSULTATION

APPLICATION DETAILS

District Planning Authority: Vale of White Horse District Council Application No: SHR/17622/2	
Location: Land adjacent to Tarifa Cottage 14 Faringdon Road SHRIVENHAM P.O: Miss K Rooke	Brief description: New Dwelling.
Signed: Farakh Hamid	Date referred to Highway Liaison Officer: 8 Jan 2007

ASSESSMENT – HIGHWAY/TRANSPORTATION

The proposed site is located on the Faringdon Road, a busy, classified unnumbered road, which links the A420 with the B4000 through Shrivenham. There is a traffic calming feature, in the form of a narrowing with opportunity for cyclists to pass straight through, on the Faringdon Road adjacent the site. Adjacent the traffic calming there is verge with 2 mature trees in it.

The existing site access serves a dwelling unit. Vision splays for the existing access do not accord with the required standard – 2.4x90m in either direction, being limited to the south due to the building line and until recently foliage/overgrowth from/around the trees, however, this is the extant situation.

The applicant has not demonstrated, or made a case, that a lower standard of vision splays may be applicable. The proposal for an additional dwelling will therefore intensify the use of a substandard access.

An earlier application for a similar proposal was withdrawn – the difference in the earlier redline area and the redline area on this application has not been explained.

In addition to the substandard vision splays there are concerns regarding the access/egress from the proposed access and the turning space available, in addition to the off-street parking provision necessary to accord with standards, within the site to enable egress in forward gear for both the existing and proposed dwelling. The applicant has not demonstrated (using vehicle tracking) that access/egress is practical given the geometry of the site to the adjacent highway. Availability of practical turning space, for both the existing and the proposed dwelling unit to enable egress in forward gear, has not been demonstrated using 'vehicle tracking'.

Therefore, in light of the above it is considered that the proposal as submitted is unacceptable and likely to be detrimental to highway safety and to the safety of other users of the highway.

The Oxfordshire County Council as Local Highway Authority:

* HEREBY RECOMMEND the District Planning Authority **TO REFUSE** planning permission for the reasons set out above.

Signed: Farakh Hamid

Date referred to
District Planning Authority:

APPENDIX 3

GFA/19649/1 – Langdale Western Ltd

Residential development.

Land adjoining Coxwell House and Winslow House, Coxwell Road, Faringdon. SN7 7SW

1.0 The Proposal

- 1.1 The application site is approximately 0.8 hectare in area and lies to the rear of two detached houses known as Coxwell House and Winslow House in Coxwell Road. The application plan is in **Appendix 1**. The application is in outline with access to be considered as a detail. Access is to be taken from Coxwell Road. To the north of the site are houses in Carter Crescent and to the east are houses in Tollington Court. To the south is an open field.
- 1.2 Originally, the application description referred to 40 dwellings, and an illustrative plan was submitted showing 40 dwellings on the site. The proposal was subsequently amended to be merely an outline application for residential development with no specified number. This amendment has been the subject of re-consultation.
- 1.3 The application comes to Committee because Faringdon Town Council objects and because of the number of local objectors.

2.0 Planning History

- 2.1 This site, together with an adjoining smaller site immediately behind Winslow House, was allocated as one housing site by the Local Plan Inspector. Members may recall a full application for the construction of the new access to serve housing on this site, and associated highway works, which was presented to Committee on 16 October 2006 (application no GFA/19649). Committee resolved to delegate approval and the application was permitted on 23 November 2006.

3.0 Planning Policies

- 3.1 Policy H4 of the adopted Vale of White Horse Local Plan confirms the allocation of the site for housing. Policy DC5 requires all new development to be safe in terms of highway safety, while Policy DC8 states that new development will only be permitted where service and infrastructure provision is adequate or can be made adequate. Policy H17 requires 40% of proposed housing on sites of 15 or more in Faringdon to be affordable, while Policy H23 requires 15% of the housing site to be laid out as public open space.

4.0 Consultations

- 4.1 Faringdon Town Council – “Object on the following grounds

Overdevelopment of the site
Out of character with surrounding houses
Extra pressure caused on traffic
Access/egress
Car parking
Sewerage

The committee would wish to make the following comments:-

This is a site of archaeological interest; therefore survey should be carried out before any development is carried out

What is the situation in terms of planning gain given the size of this proposed development?

Planning application has insufficient detail, eg no assessments regarding biodiversity, traffic, and archaeology.”

- 4.2 Great Coxwell Parish Council – any comments received will be reported to the Meeting.

4.3 Local Residents – 5 letters have been received raising the following objections:

1. overdevelopment of the site
2. impact on neighbours from overlooking/over dominance
3. loss of trees/wildlife
4. visual impact of proposal
5. the access is dangerous
6. the traffic assessment conclusions are based on suspect data.

4.4 County Engineer – no objection subject to conditions.

5.0 **Officer Comments**

5.1 The principle of housing on this site is agreed under Policy H4 of the adopted Local Plan. This outline application is for access only. All other details are reserved for a future application. As a detailed permission for the new access has been permitted, the only issue for consideration at this time is the impact of the proposal on local services and infrastructure. In this regard Section 106 Obligations are being prepared by the Vale and by Oxfordshire County Council to cover financial contributions. For the Vale this will cover commuted sums for public open space and childrens' play equipment and public art and for the County Council increased school capacity and library book stock.

5.2 The application is to be recommended for permission assuming the various Section 106 Obligations are completed by the deadline for determining of the application. However, if the Section 106 Obligations are not complete by the time the application is due to be determined then authority to refuse the application is also sought.

6.0 **Recommendation**

Either:-

6.1 *It is recommended that authority to grant outline planning permission is delegated to the Deputy Director (Planning & Community Strategy) in consultation with the Chair subject to:-*

- i. The completion of Section 106 Obligations with the Vale and with Oxfordshire County Council for financial contributions*
- ii. Conditions, including the provision of 40% affordable housing*

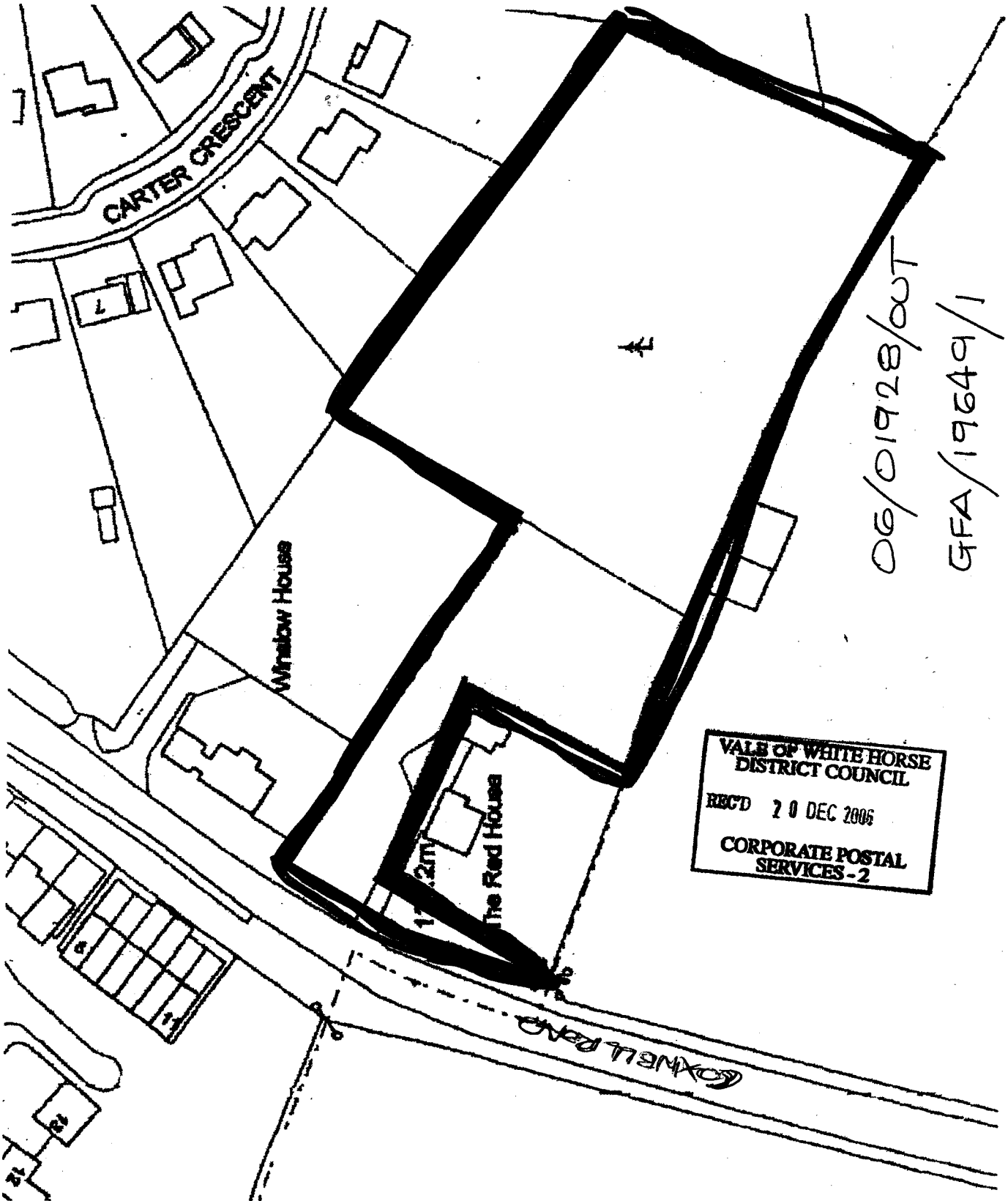
Or:-

6.2 *It is recommended that authority to refuse planning permission is delegated to the Deputy Director (Planning & Community Strategy) in consultation with the Chair due to the absence of measures to mitigate the impact of the development on local services and infrastructure.*



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 number 100039993

CLIENT	Langdale Western Ltd
PROJECT	Land to the rear of Winslow and Coxwell House
DRAWING TITLE	Site Plan
DATE	7 June 06
DRAWN BY	op
CHECKED BY	ss
DRAWING NO	JWL_0580-02-01
SCALE	1:1250



VALE OF WHITE HORSE
 DISTRICT COUNCIL
 RECD 20 DEC 2006
 CORPORATE POSTAL
 SERVICES - 2

**ABG/19731 – Vale of White Horse District Council
Re-development of car park for residential use.
Cattle Market Car Park, Abbey Close, Abingdon, OX14 3JE.**

This outline application was presented to Committee on 19 February 2007 with a recommendation to grant permission. Members resolved to refuse the application and the following reasons for refusal are suggested:-

1. The loss of this short-stay public car park would adversely affect the vitality and viability of Abingdon town centre, contrary to Policy TR6 of the adopted Vale of White Horse Local Plan 2011
2. The construction of dwellings on the site is likely to harm the character and appearance of this part of Abingdon Town Centre Conservation Area and its setting, in particular the spacious character and appearance of Abbey Gardens, contrary to Policy HE1 of the adopted Vale of White Horse Local Plan 2011
3. From the information available concerning the flood plain of the River Stert, the proposal is likely to exacerbate local flooding contrary to Policy DC13 of the adopted Vale of White Horse Local Plan 2011.

KEN/19763/1 – Miss Valerie Huxtable
Erection of a two storey dwelling and attached garage.
17 & 19 Edward Road, Kennington, OX1 5LH.

1.0 **The Proposal**

- 1.1 This application seeks full planning permission for the erection of a two storey detached dwelling and attached double garage on land forming part of the rear gardens of 17 & 19 Edward Road. It is proposed to access the site via Rowles Close.
- 1.2 The site lies within an established residential area and is bounded by other residential gardens on either side. To the east lies no 11 Edward Road, a single storey property that is set back from the main run of properties in this road. To the south lies a well used footpath, which the proposed vehicular access will cross over.
- 1.3 The application has been amended to take account of the views made by local residents, which are outlined below. It was originally proposed to erect a detached garage building near to the boundary with no 11 Edward Road, but this has been relocated to the side of the proposed dwelling. The originally proposed windows on this side of the proposed dwelling have also been omitted.
- 1.4 A copy of the revised plans showing the location of the proposal, its design and layout together with the design statement are attached at **Appendix 1**. A copy of the original block plan is attached at **Appendix 2**.
- 1.5 The application comes to Committee because several letters of objection have been received and the views of Kennington Parish Council in response to the original plans differ from the recommendation.

2.0 **Planning History**

- 2.1 An application for a two storey detached dwelling on this site was withdrawn in October 2006, due to the County Council's highway concerns over the proposed access.

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 H11 (development in the larger villages) enables new housing development within the built-up areas of Kennington, provided the scale, layout, mass and design of the new dwellings would not harm the character of the area and it does not involve the loss of facilities important to the local community (e.g. informal public open space).
- 3.3 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.
- 3.4 PPS3, "Housing", is also relevant and reiterates the key objective of developing previously developed sites within urban areas, where suitable, ahead of greenfield sites and making the most effective and efficient use of land.

4.0 **Consultations**

Original Plans

4.1 Kennington Parish Council objected to the application and their comments are attached at **Appendix 3**.

4.2 3 letters of objection and one petition (71 signatures) have been received, which are summarised as follows:

- This re-submission is considered worse than the last scheme. No 11 Edward Road has two windows that overlook the site and the proposed garage building to the south west of this property will be very close at about 2m, completely blocking out light and obscuring the view. The proposed bedroom window in the east side will also overlook no. 11 Edward Road.
- The dwelling at 8.32m high will be overbearing to No 11 Edward Road.
- Due to the slope, the most usable part of the gardens of 131 & 133 Upper Road adjoin the garden of no 19 Edward Road. These will be affected by the scale and close proximity of the proposed dwelling leading to a loss of amenity.
- Contrary to the planning agents' view that Kennington is suburban, it is not. It is a village.
- The design of the dwelling does not fit in with the surrounding area, which is predominantly made up of bungalows to the north and east. The two storey house is too large.
- The access will cross a busy footpath, which is constantly used by young and elderly residents, and will make the path unsafe.
- Due to the difference in ground levels, the access will have a significant gradient, which will cause the footpath to have an adverse camber where the access crosses it. The safety of pedestrians is of utmost concern.
- Rowles Close is a cul-de-sac with limited opportunities for turning and parking due to its narrow carriageway, and an additional access onto this road will exacerbate safety problems for all users.
- Further development in this area will lead to more on street parking.
- Construction noise and traffic will be unacceptable.
- The development will result in the loss of an established hedgerow and fruit trees.

Amended Plans

4.3 Kennington Parish Council had not responded to the consultation on the amended plans at the time of writing the report. Any comments received will be reported at the Meeting.

4.4 County Engineer – no objections, subject to conditions to ensure pedestrian awareness vision is provided along the footpath via a post and rail fence, the gradient of the access to accord with the County Council's standards, and parking and turning spaces are maintained within the curtilage as detailed on the plans.

4.5 1 letter of objection has been received, which is summarised as follows:

- The ridge of the dwelling is still too high and will take too much light from the garden of no. 11 Edward Road.
- The house is still too big.

4.6 Any further comments received will be reported at the Meeting.

5.0 **Officer Comments**

- 5.1 The main issues in this case are considered to be 1) the principle of the proposed development in this location, 2) the impact of the proposal on the character and appearance of the area, including its design and its impact on existing trees, 3) the impact of the proposal on neighbouring properties, 4) the safety of the access and parking arrangements, and 5) precedent.
- 5.2 On the first issue, Kennington is identified in the Local Plan as a village 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. Previously developed land includes the curtilage of an existing dwelling. In this respect, the principle of a new dwelling therefore is considered an acceptable and appropriate form of development in this location.
- 5.3 Regarding the second issue, the development in the form and design proposed is not considered to be out of keeping with the locality. Edward Road, Upper Road and Rowles Close consist of a mixture of semi-detached and detached houses and bungalows that are intermixed, which results in the area having a suburban appearance with a variety of dwelling styles. The provision of a detached two storey house therefore would not be inappropriate, and its design is considered to be acceptable. The loss of hedgerow and fruit trees is also considered to be unobjectionable. Consequently, Officers consider the visual impact of the proposal to be acceptable.
- 5.4 Turning to the third issue, the impact on neighbouring properties, it is considered that no harm would be caused to those properties in Rowles Close or Upper Road, given the relative distances to those properties (21m to Upper Road and 20m to Edward Road at the closest point). Furthermore, the impact on light to the gardens of 131 & 133 Upper Road is not considered to be sufficiently harmful to warrant refusal. The new dwelling is has also been sited to respect the amenity and privacy of adjacent dwellings in Edward Road.
- 5.5 The property that is most affected is No. 11 Edward Road. Whilst the original scheme was considered to have an adverse impact on residential amenity through loss of light, loss of privacy and oppressive outlook, the amended scheme has moved the garage further away from the boundary with this adjacent bungalow. As such, any impact relating to loss of light or through over dominance is now considered acceptable. Furthermore, the upper floor windows in the side gable of the proposed dwelling have been omitted to protect the privacy of no. 11 Edward Road. The proposed vehicular access is also not considered to lead to any additional disturbance to nearby residents that would warrant refusal of the application. Officers, therefore, consider the impact on neighbouring properties to be acceptable.
- 5.6 On the issue of parking and access, the proposed arrangements are considered acceptable. The parking provision shown provides ample space and turning facilities for the new dwelling. Adequate visibility can also be achieved at the new access to ensure pedestrian and highway safety. The County Engineer has raised no objection subject to conditions.
- 5.7 With regard to precedent, whilst this can be material where other sites suitable for similar development can be identified in the locality, Members will be aware that each proposal must be considered on its own merits. In this case, there are other potential sites in the vicinity that could be the subject of a similar proposal. However, given the thrust of Government guidance on new housing, particularly in terms of making more efficient use of land within settlements, Officers consider that the issue of precedent is not such as to warrant refusal of this application.

6.0 **Recommendation**

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

1. *TL1 – Time Limit*
2. *MC2 – Sample Materials*
3. *RE2 – Restriction on extensions / alterations to dwellings (PD rights removed)*
4. *RE8 – Submission of drainage details*
5. *RE7 – Submission of boundary details*
6. *RE14 – Garage accommodation to be retained*
7. *RE22 – Slab level of new dwelling to be agreed*
8. *HY3 – Access in accordance with specified plan*
9. *HY16 – Turning space in accordance with specified plan*
10. *HY25 – Car parking layout in accordance with specified plan*
11. *LS4 – Submission of landscaping scheme*
12. *HY19 – Access road to specification before occupation of any dwelling.*
13. *MC9 – Obscure glazing of 1st floor en-suite windows in west elevation.*
14. *MC20 – Amended plans*

APPENDIX 1

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VALLEY WHITE HORSE DISTRICT COUNCIL
 REVISED 17/04/2017
 CORPORATE POSTAL SERVICES - 2

Rev	Desc	Drawn by	Checked by
A	17/07/07	DR	DR

coleman hicks
PARTNERSHIP
 Architects

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 design@col-hicks.co.uk

PROJECT
 LAND TO THE REAR OF 17 & 18
 EDWARD ROAD
 KENNINGTON
 OX15 1JH



Scale	Date	Sheet No	Total Sheets
1:500 (A3)	SEP 2006	3/3	3/3

DRAWING TITLE: LOCATION PLAN
 DRAWING NO: 06/06
 DATE: 01/10

- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:750 = 7.5m
- 1:2500 = 150m



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APPENDIX 1

VALL OF WHITE HOUSE
DISTRICT COUNCIL
FEED & FEE INT.
CORPORATE POSTAL
SERVICES - 3

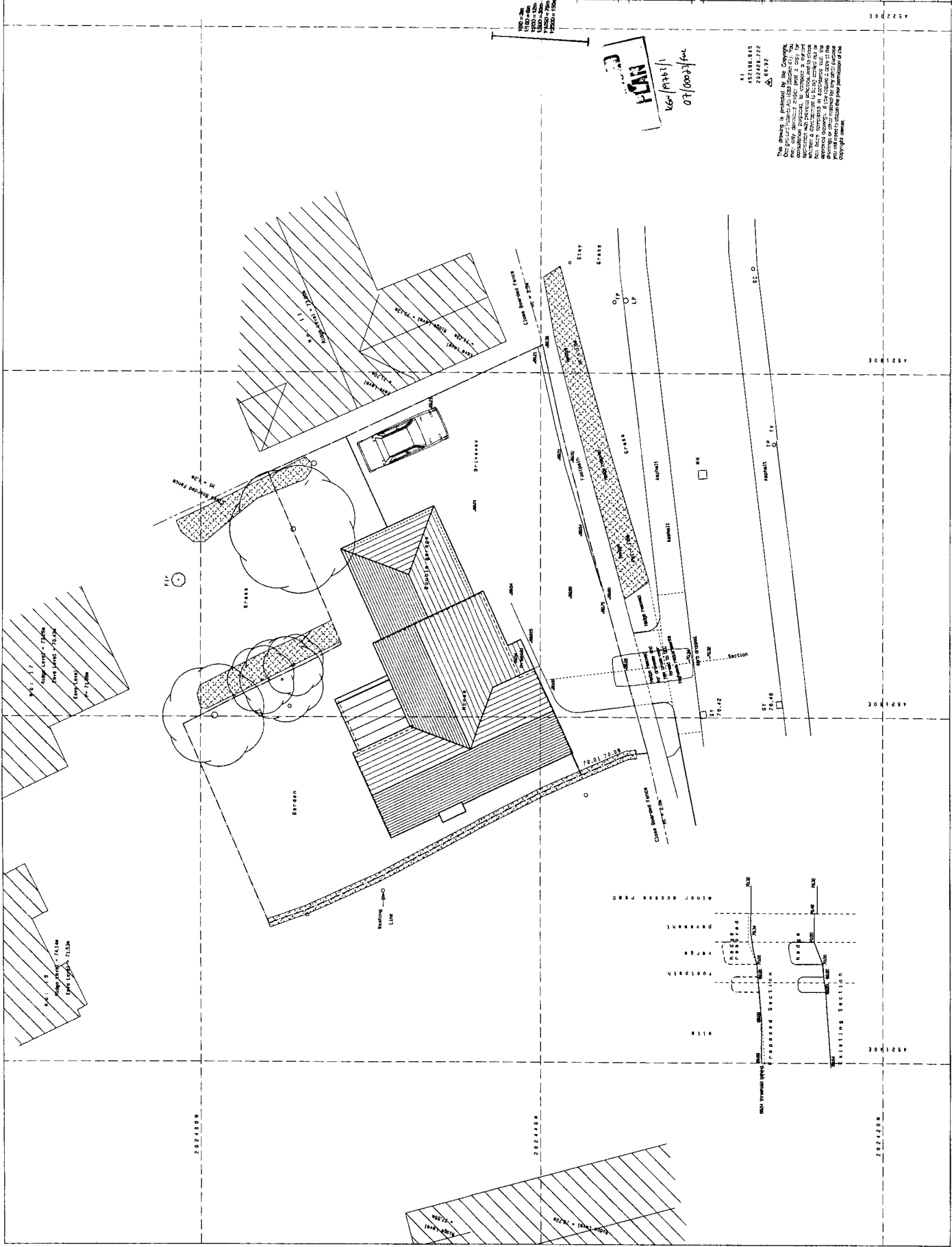
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B	2007/07	Initial	2007/07
A	2007/07	Issue	2007/07

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PROJECT
LAND AT REAR OF 17 & 19
EDWARD ROAD
KENNINGTON
OX1 5UH

DATE	17/01/07	DATE	17/01/07
SCALE	1:100 (A)	SCALE	1:100 (A)
PROJECT NO.	0606	PROJECT NO.	0606
DRAWING NO.	011	DRAWING NO.	011



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PLAN
17/01/07
07/0002/01

APPENDIX 1

NOTES
MATERIALS

- Walls: red brick, to L.A. approval
- Floor: brown (dark) / plain tiles, to L.A. approval
- Windows: timber stained, to L.A. approval
- Exterior: close boarded timber fencing, to L.A. approval

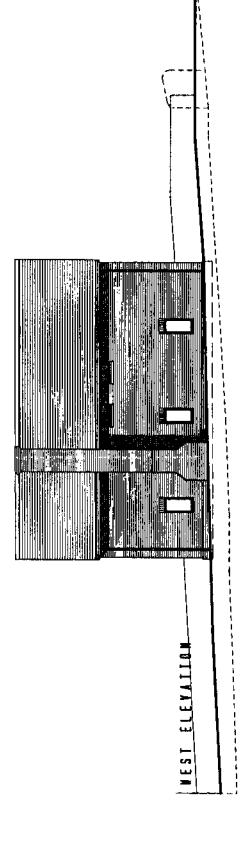
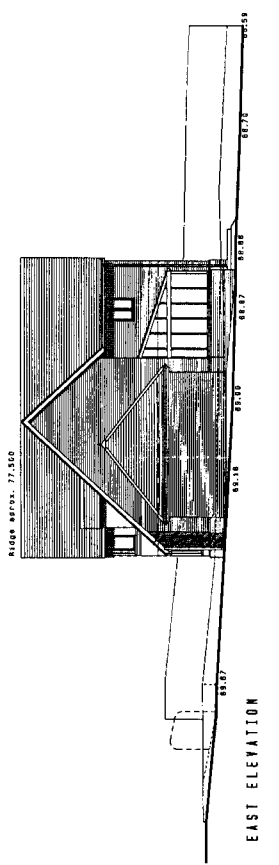
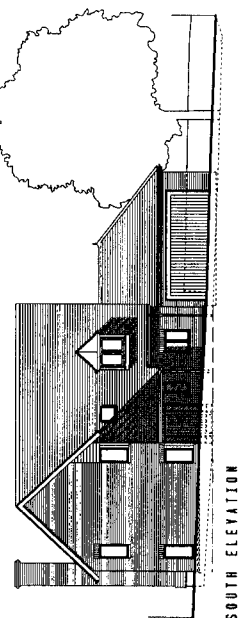
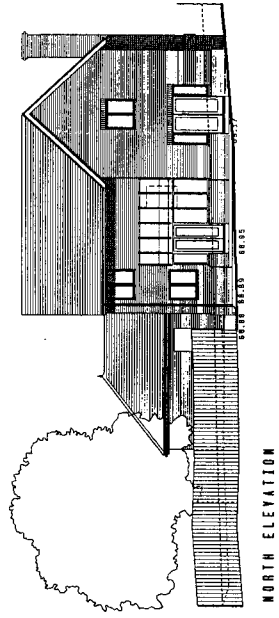
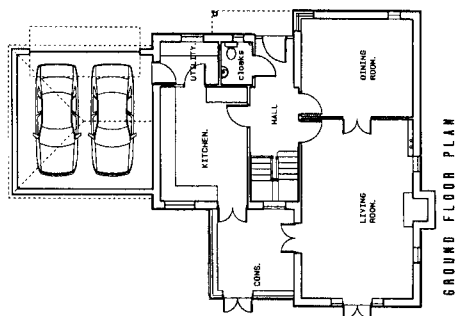
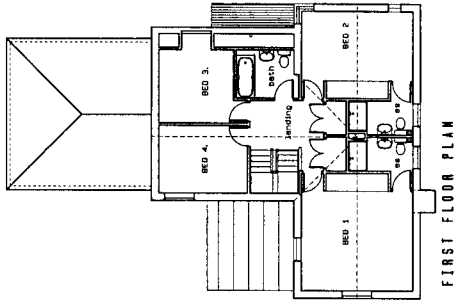
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NO.	DESCRIPTION	DATE
1	Issue for tender	11/01/04
2	Issue for construction	03/06/06

coleman hicks
PARTNERSHIP
A r c h i t e c t s

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PROJECT	LAND AT REAR OF 17 & 19 EDWARD ROAD KENNINGTON OX1 5LH
DRAWING TITLE	PROPOSED FLOOR PLANS & ELEVATIONS
DATE	11/01/04
OWNER	Sep 2006 SEC
SCALE	1:100 (H)
NO.	0606
REV.	012



ACCESS STATEMENT

Amount

The proposal is for a detached four bedroom house with separate garage (see dwg 0606-011). The site is currently the back gardens to 17 & 19 Edward Road, Kennington, which are owned and occupied by the applicant. These will be divided off and a new access formed from Rowles Close. The proposal is to reduce the gardens and access the site from Rowles Close. This involves crossing land owned by Davies Brothers Properties, and a numbered footpath owned by the Local Authority (notice served on both). The proposed site area is 510 sqm, with a change in level across the site of 1.7m. The proposed property has a flat level threshold at the front door and is relatively flat from the door to the garage.

Layout

The houses is orientated towards Rowles Close, the site slopes down from Rowles Close and the building and garage have been sited to make access as gradual as possible. The layout of the property is fairly conventional with ground floor dining room to the front and living room behind, a generous hall and kitchen, utility and downstairs w.c. on the right. On the first floor there are four bedrooms (two en-suite). On the back of the property at ground floor is a conservatory, which opens onto a raised patio area to accommodated the change in level. The garden is split into two areas by the shape of the site and location of the house. These areas can be accessed around the building following the gradient of the site (see dwg 0606-012). Due to the topography access from the back of the house into the garden is via three 150mm steps.

Scale

The house and garage have been placed so as to respond to the heights of surrounding buildings with the house adjacent to the two storey property to the East of the site and the single storey garage adjacent to the bungalow to the West. The house is two storey with a 47.5 degree roof pitch and over the front of the dwelling this allows the roofline to be brought down to form a porch (see dwg 0606-012). The ridge height of the property will be 77.500m, lower than its neighbour at 78.720m. The double garage has a pyramid roof with 35 degree pitch to reduce its impact as much as possible whilst still allowing a tiled finish to match the context.

Appearance

The area is mainly detached and semi-detached housing in a suburban pattern and therefore has a wide mix of materials and styles. The design of the property reflects the surrounding in its materials using similar brown plain tiles and red brick. The front gable has corner windows adding interest to the side elevations which are visible as you drive past the property. The house is set back from the road with parking to the side which is typical for the area.

Transport / Access

Following discussions directly with the County Highways Authority to evaluate various options, the proposed point of access to the site has been located at the Western end. This reduces the gradient between the main highway (Rowles Close) and the site boundary to a minimum and provides the best visibility in each direction for both the numbered footpath and the actual vehicle highway. Because of the proximity of the vehicle entrance to the numbered footpath, short sections of the existing hedge have been removed to facilitate both the access and an improved vision splay.

The angled access to the site entrance from within the site involving almost a 90° turn at the exit should afford an early view for the driver of pedestrians or cycles using the numbered footpath and ensure controlled egress and exit from the site. The development is provided with 3 parking spaces (two within the garage) in accordance with County guidelines for a 4-bed property together with the facility to turn a car on site allowing exit from the site in a forward facing manner.

Kennington has a number of local shops and other public facilities and is well served with bus services connecting with both Oxford and Abingdon.

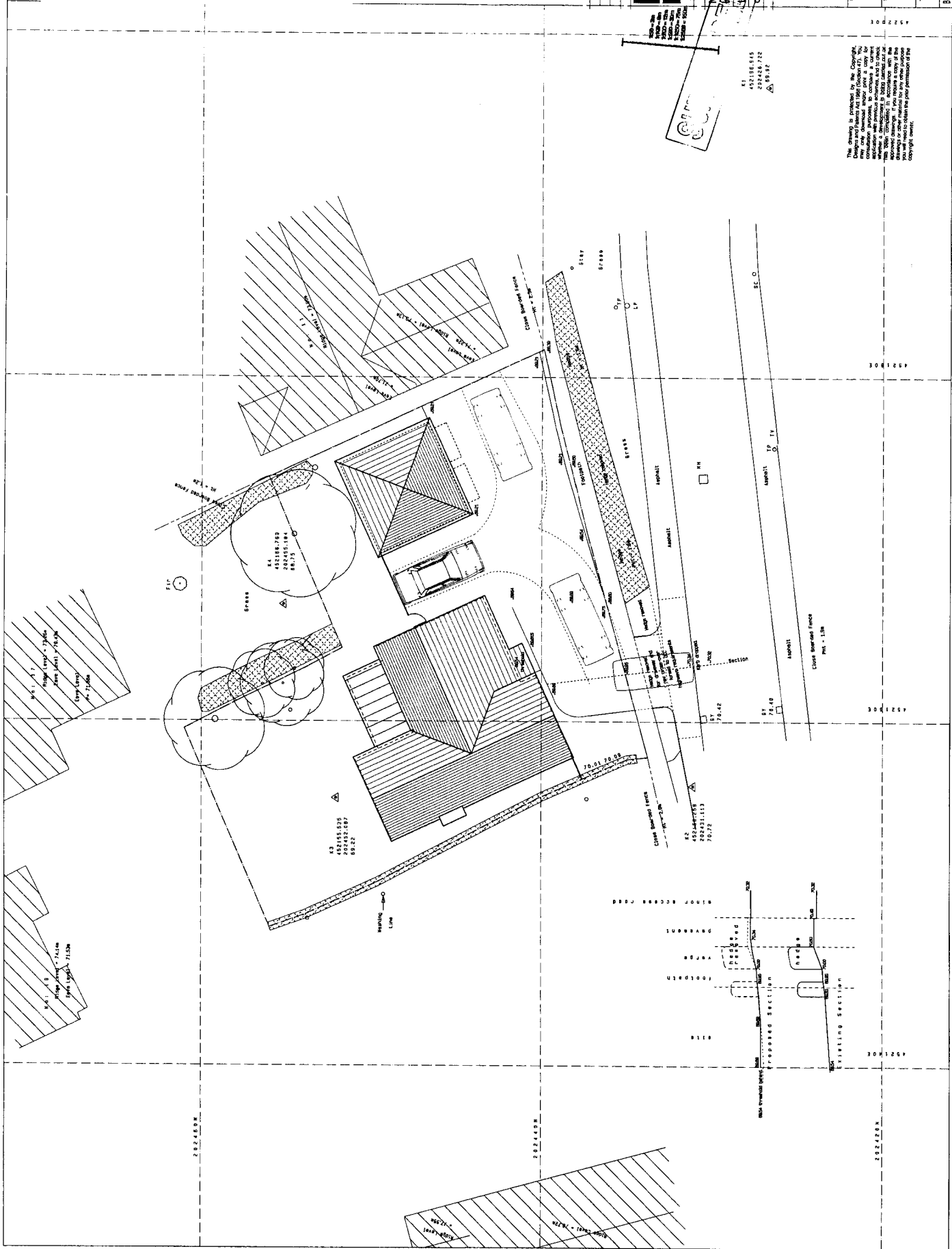
Summary

In summary we feel this proposal is in keeping with the general suburban feel of the area, typified by detached and semi-detached dwellings small front gardens and visible parking areas. The scale and mass of the development is similar to that around and the house fills an obvious gap in the built form. The house is accessible to a wheelchair as it has a flat level threshold and suitable ground floor w.c. The materials used are intended to be in keeping with the area and subject to Local Authority approval.

Sam Cook
Coleman Hicks Partnership

APPENDIX 2

NOTES



WALKER WHITE ARCHITECTS
DISTRICT COUNCIL
METS 17 JAN 07
CORPORATE POSTAL
SERVICES 3

B	10/01/07	Vehicle and premises access revised.
A	21/11/05	Revised entrance.
Rev	Date	Description

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PROJECT
LAND AT REAR OF 17 & 19
EDWARD ROAD
KENNINGTON
OX1 5LH

Drawn Title
PROPOSED SITE PLAN (week reference)

Scale
1:100 (A1) Jan 2007 SRC

Drawn No.
0606

Drawn By
011

07/06/07/AL

KEN/10753/1

NOTES

MATERIALS

- Walls: red brick, to L.A. approval
- Roof: (stone) concrete/join tiles, to L.A. approval
- Windows: timber sashed, to L.A. approval
- Entrance: close boarded timber fencing, to L.A. approval

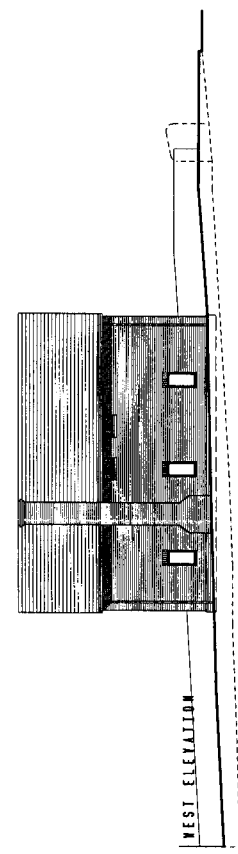
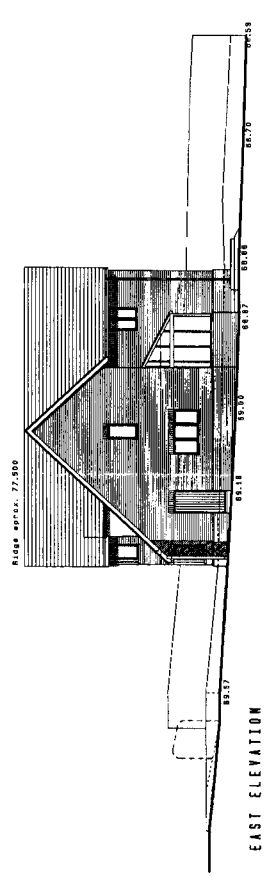
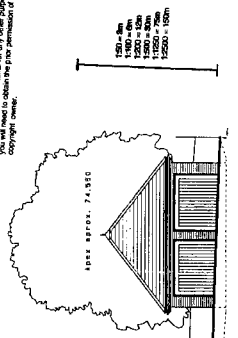
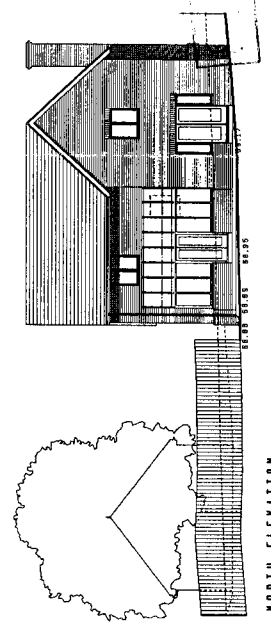
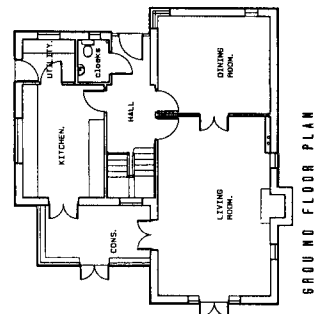
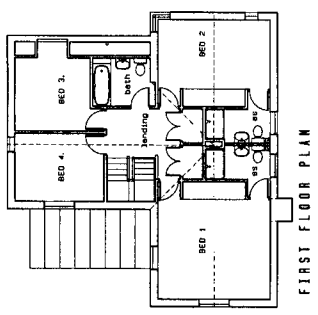
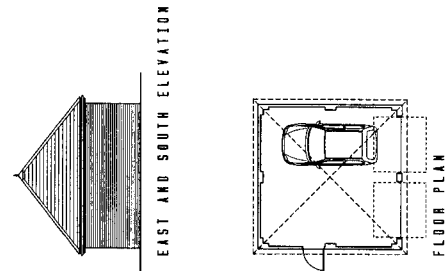
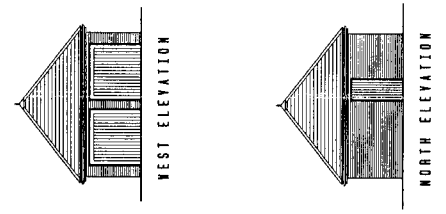
APPENDIX 2

VALLEY WATER SERVICES
DISTRICT COUNCIL
17 JAN 2007
CONFORMANCE POSTAL
SERVICES 2

PROJECT: **Warborough House** High Street
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design@col-hicks.co.uk

coliman hicks
PARTNERSHIP
A R C H I T E C T S

Scale	Date	Drawn	Checked
1:100 (A1)	Sept 2006	SRG	
Project No.	0606	Drawn No.	012
PROPOSED FLOOR PLANS & ELEVATIONS			



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67/00003/ful

KEV/19757/1

CUM/19874 – Mr R Bradley & Dr D Walker
Demolition of existing double garage, kitchen and porch. Erection of a two storey annexe extension, single storey kitchen and hall extension.
89, Eynsham Road, Botley, Oxford, OX2 9BY.

1.0 **The Proposal**

- 1.1 This application seeks planning permission for the replacement of the existing double garage, with a two storey annexe extension and for the replacement of the existing kitchen and porch area with a new single storey kitchen and hall extension. 89 Eynsham Road is a substantial detached property standing within a large plot and lies within a predominantly residential area. It is not a listed building and is not located within a Conservation Area.
- 1.2 A location plan, design statement together with proposed floor plans and elevations are at **Appendix 1.**
- 1.3 This application comes before Committee as the Parish Council has objected to the proposal.

2.0 **Planning History**

- 2.1 The site has no relevant planning history.

3.0 **Planning Policies**

- 3.1 Policies H24, DC1, DC5 and DC9 of the adopted Vale of White Horse Local Plan to 2011 seeks to ensure that that all new development is of high standard of design, adequate provision will be made for parking of vehicles and that no harm is caused to the amenity of neighbours.

4.0 **Consultations**

- 4.1 Cumnor Parish Council objects for the following reason: "The Council objects to the proposed development in its present form because the materials and design are not in keeping with the house, which is of considerable historic interest"
- 4.2 The Council's Arboricultural Officer has no objections subject to conditions.
- 4.3 The County Engineer has no objections subject to conditions.
- 4.4 Consultant Architect supports the proposal - his comments are at **Appendix 2.**
- 4.5 Architects Advisory Panel supports the proposal - their comments are at **Appendix 3.**
- 4.6 One letter has been received from neighbours raising concerns relating to possible loss of access for maintenance of the adjacent property, and drainage issues including overloading of the drainage system.

5.0 **Officer Comments**

- 5.1 The main issues to consider in determining this application are: 1) whether the proposal would have a harmful impact on the character and appearance of the existing house and the surrounding area; and 2) the impact on the amenity of the neighbouring properties.
- 5.2 The proposal consists of a two storey annexe extension to the east side of the main house to provide independent living accommodation for ageing parents, and for the replacement of the existing kitchen and porch area with an extended single storey extension to provide a new entrance hall, extended dining room, a new kitchen and utility.

5.3 In terms of visual impact, both the Consultant Architect and the Architects Advisory Panel support the design of the proposal. Therefore, Officers consider that to the proposed design is acceptable.

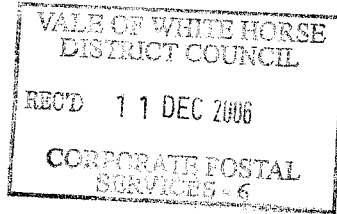
5.4 In terms of residential amenity the nearest property is No 87 Eynsham Road, a large detached house located approximately one metre away to the east. Although part of this property immediately adjacent to the proposal is thatched, it is not a listed building. Main windows face front and rear gardens. There are no habitable room windows on the flank elevation facing the proposal. Officers consider therefore that there will be no overshadowing or overlooking of this property.

6.0 **Recommendation**

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

1. *TL1 - Time Limit.*
2. *MC2 - Materials Samples*
3. *RE16 - Ancillary accommodation to the existing dwelling*
4. *HY2 – Access (Details to be submitted)*
5. *HY15 – Turning Space*
6. *HY26 – Parking layout for four vehicles*
7. *LS5 – Hand excavation of Root Areas*

APPENDIX 1



e
A
emma adams
ARCHITECT
School House
Church Street
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CAMBRIDGE CB1 5JQ

Tel / Fax 01223 881609
Email: mail@emma-adams.co.uk

DESIGN STATEMENT: EXTENSIONS AND ALTERATIONS TO 89 EYNHAM ROAD, OXFORD

1 SITE ANALYSIS

- a) No 89 Eynsham Road is a detached seventeenth century former farmhouse situated centrally in a substantial walled plot, with extensive, mature gardens both to the South and the North.
- b) The house is set approx. 30 metres back from Eynsham Road behind mature trees. It is situated immediately adjacent a smaller cottage, no. 87 Eynsham Road. However, most of the surrounding properties form part of a substantial post war development (1953) comprising smaller scale plots with bungalows and semi-detached houses.
- c) The house has been altered considerably over the years, with a large Victorian extension to the North (road), a large attached garage structure and more recent (1986) kitchen and entrance hall extensions.
- d) The original farmhouse is timber framed, with local stone ground floor and gable walls, surmounted by oak framing with brick or render infill. The Victorian extension is constructed from brick (some painted) under a plain tile roof. More recent extensions have been constructed with loadbearing stone cladding. Accommodation is on three levels, the attic space providing two interconnecting rooms with restricted headroom
- e) The house is not in a Conservation Area and is not Listed.
- f) There are two points of vehicular access: one directly onto Eynsham Rd, and one onto a private access road to the West of the property.



Front (North)



Rear (South)

2 DESIGN PRINCIPLES

The design principles have informed the proposals are:

- a) Restrict change to the original South elevation of the farmhouse: ie any extension to be to either side of the original house.
- b) Simplify the recent accretions to the front elevation, revealing more of the original farmhouse fabric behind.
- c) Do not introduce windows that face neighbouring gardens.
- d) Do not increase overshadowing to neighbouring gardens.
- e) Maintain scale and keep extensions in proportion to the original farmhouse.
- f) Continue to use building materials found on the property, but create extensions that are distinct from the house, contemporary, whilst also being sympathetic to the original building.
- g) Improve the aspect and relationship of the house to the front garden. Restrict vehicles to parking areas away from the entrance to uphold this relationship.



Garage Front (North)



Garage Rear (South)



Existing Kitchen Extension

3 DESIGN SOLUTION

The design seeks to provide extra accommodation for this family house:

- a) to improve current kitchen / utility / entrance provision;
- b) to provide annexe accommodation for aging parents and frequent visiting academics from overseas;

Kitchen / utility / entrance extension: The existing kitchen is small in relation to the size of the house, faces North and does not have any utility accommodation or a dedicated entrance. The proposal seeks to make use of the space to the West of the house to provide a new kitchen that overlooks the main garden and connects through an existing opening by the chimney into the dining room. A new utility space / back hall will provide much needed facilities for the house. The dining room is extended to the North and forms part of a replacement front hall structure.

The proposed extensions will be constructed from reclaimed / supplemented local stone with shallow lead roofs. The aim is to keep the buildings low and to reveal more of the fabric of the existing farmhouse. The entrance extension will be oak framed and is conceived as a more transparent loggia against the farmhouse.

Annexe Extension: The proposal seeks to replace the large garage with a two storey annexe extension which can be used flexibly as independent accommodation for parents / visitors or integrated into the house as the young family grows up. From the front (North) it is conceived as an independent oak clad structure that is minimally connected to the Victorian extension with a two storey glass link. It's form and detailing will be simple and 'barn-like'. From the rear garden (South) the extension has been integrated at the ground floor level with existing and rebuilt stone garden walls. Like the farmhouse on this elevation, only the upper storey would be constructed with exposed oak. In order to suppress the building heights, the ground floor is lowered by two steps and the sitting room leads out into the rear garden via a slightly sunken terrace surrounded by stone walls. Windows have been carefully placed to avoid overlooking and conventional windows are supplemented by rooflights on the first floor. A landing bridge within the glazed link connects through a new opening into the existing house at first floor level.

The annexe extension is sited alongside the neighbouring cottage in the approximate position of the existing garage. However, the width of the extension has been reduced so that additional space between neighbouring buildings can be created. The rear wall of the extension has also been moved further back from the rear elevation of the farmhouse so that the integrity of this South elevation is maintained.

APPENDIX 1



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



06/01889 / FUL

CUM / 19874

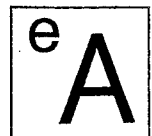
Emma Adams ARCHITECT
 School House, Church Street, Great Wilbraham,
 CAMBRIDGE CB1 5JQ
 Tel/Fax: 01223 881609
 E-mail: mail@emma-adams.co.uk

Job: 89 EYNESHAM ROAD
 BOTLEY
 OXFORD

Client: RICHARD & DEBORAH BRADLEY

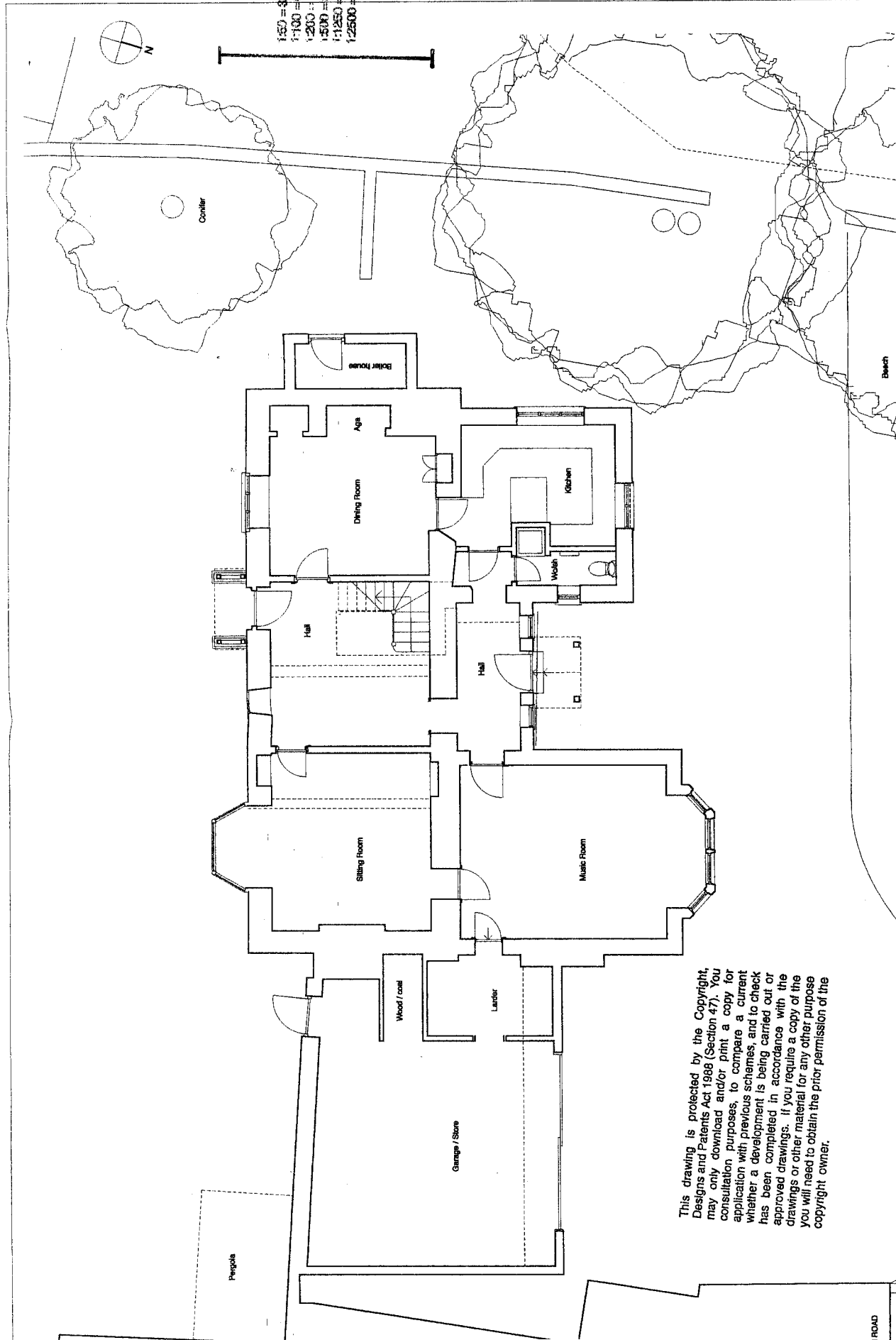
Scale: 1:1000	Date: NOVEMBER 2006	Drawn by: EA	CAD Design File:	Plot File:
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Drawing Title: EXISTING SITE PLAN	Rev: P
--------------------------------------	-----------



emma
 ADAMS
 architect

170/01



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Job: 89 EYNSHAM ROAD BOTLEY OXFORD	Client: RICHARD & DEBORAH BRADLEY
Emma Adams ARCHITECT School House, Church Street, Great Wilbraham, CAMBRIDGE CB1 5JQ Tel/Fax: 01223 881 809 E-mail: mail@emma-adams.co.uk	CAD Design File: Drawn by: LEA Date: 08.12.04 Plot File:
Scale: 1:150 Drawing Title: GROUND FLOOR PLAN EXISTING	Rev: P 170/02

KEY :

VALE OF WHITE HORSE
 DISTRICT COUNCIL
 BR00D 11 DEC 2006
 CORPORATE HOUSING
 SERVICES - 0

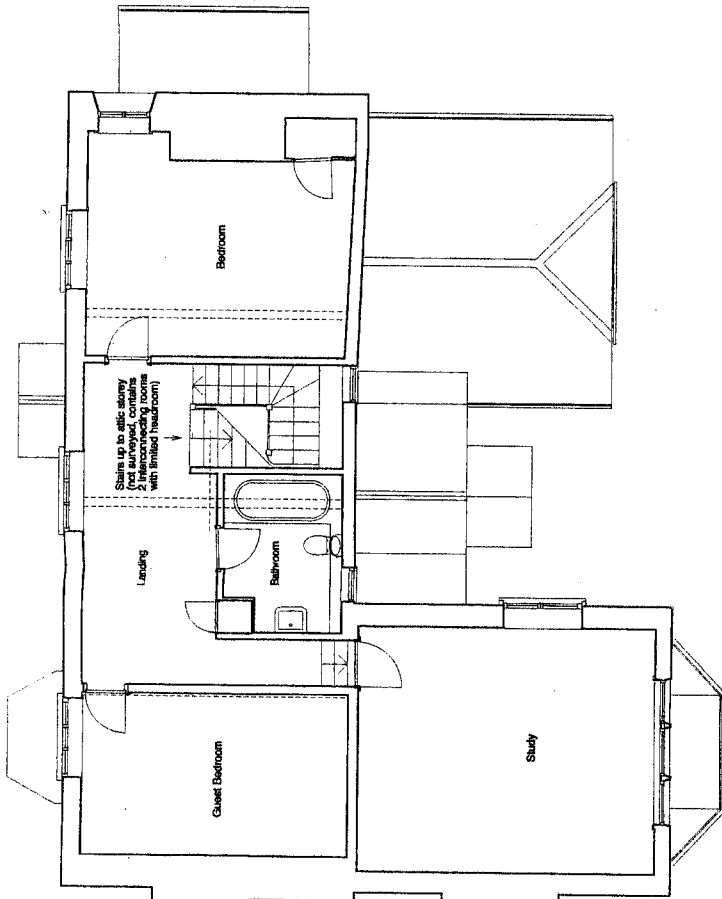
NO. 87 EYNSHAM ROAD

REVISIONS :
 Date: Revision: P: Planning Submission
 Rev: 06



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

APPENDIX 1



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No. 87 EYNESHAM RD

VALE OF WHITE HORSE
DISTRICT COUNCIL
RECD 11 DEC 2006
CORPORATE POSTAL
SERVICES - 6

emma ADAMS architect	
Job: 89 EYNESHAM ROAD BOTLEY OXFORD	Client: RICHARD & DEBORAH BRADLEY
Emma Adams ARCHITECT School House, Church Street, Great Wilbraham, CAMBRIDGE CB1 5JQ Tel/Fax: 01223 881609 E-mail: mail@emma-adams.co.uk	CAD Design File: _____ Plot File: _____ Drawn by: EA Date: 19.1.2004
Scale: 1:100 Date: 19.1.2004	Rev: P
Drawing Title: FIRST FLOOR PLAN EXISTING	170/03

KEY :

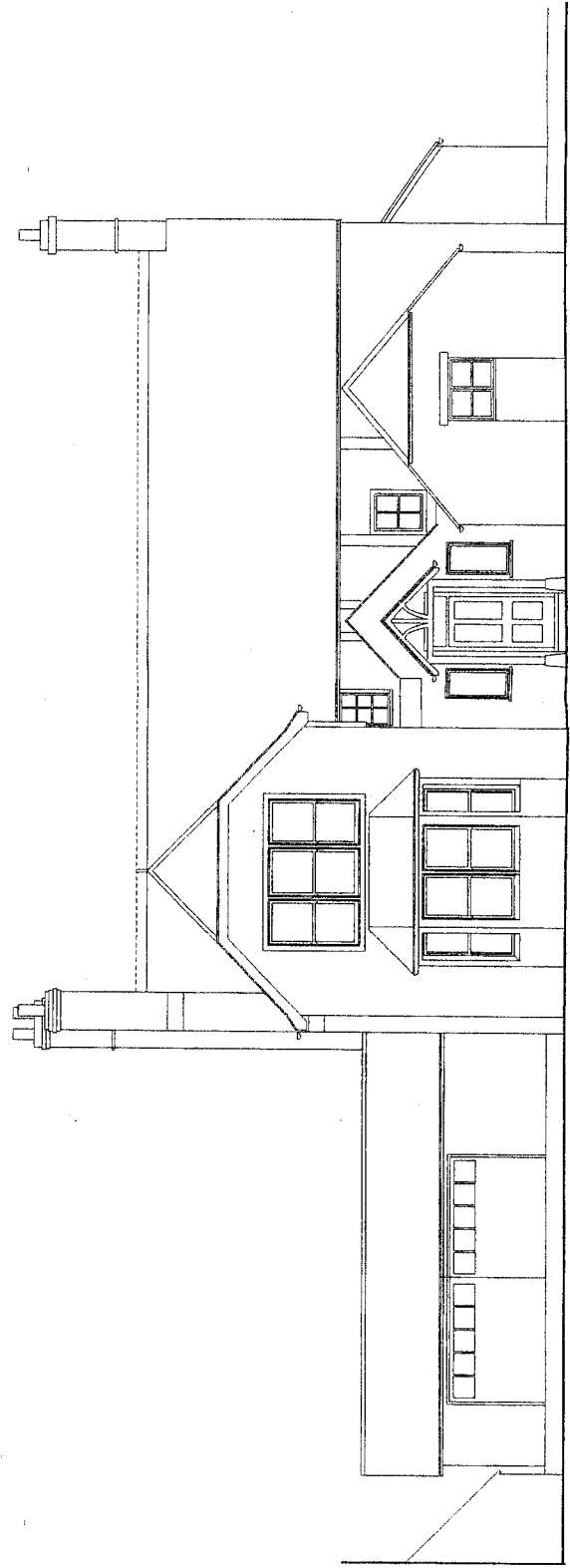
REVISIONS :
Date Revision
Nov. 2006 P: Planning submission

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VALE OF WHITEHORSE
DISTRICT COUNCIL
RECD 11 DEC 2006
CORPORATE POSTAL
SERVICES - 6

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

APPENDIX 1



NORTH ELEVATION (FRONT)

06/01889/FVL CUM/19874

e A emma ADAMS architect	
Job: 89 EYNSHAM ROAD BOTLEY OXFORD	Client: RICHARD & DEBORAH BRADLEY
Emma Adams ARCHITECT School House, Church Street, Great Wilbraham, CAMBRIDGE CB1 5JQ Tel/Fax: 01223 881609 E-mail: mail@emma-adams.co.uk	Date: 6.3.2004 Drawn By: EA
Scale: 1:100 Date: 6.3.2004 Drawing Title: ELEVATIONS: NORTH EXISTING	CAD Design File: Plot File: Rev:
170/04	P

KEY :

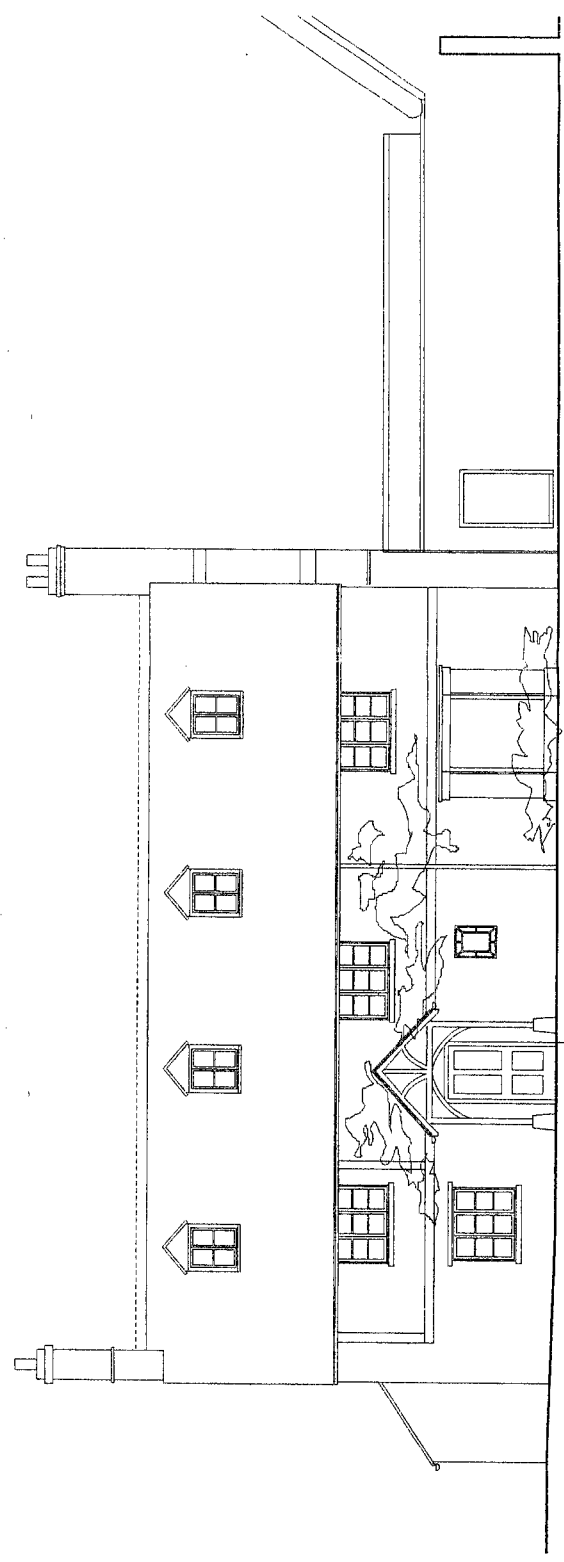
REVISIONS :
 etc
 06
 P: Planning submission

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VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 11 DEC 2005
CORPORATE POSTAL
SERVICES 16

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

APPENDIX 1



SOUTH ELEVATION (FRONT)

06/01889/AVL CUM/19874

emma ADAMS architect eA	
Job: 88 EYNHAM ROAD BOTLEY OXFORD	Client: RICHARD & DEBORAH BRADLEY CAD Design File: Plot File:
Emma Adams ARCHITECT School House, Church Street, Great Wilbraham, CAMBRIDGE CB1 5UQ Tel/Fax: 01223 861609 E-mail: mail@emma-adams.co.uk	Drawn by: E.A. Date: 6.3.2004
Scale: 1:100 Drawing Title: ELEVATIONS: SOUTH, EXISTING	Rev: 170/05 P

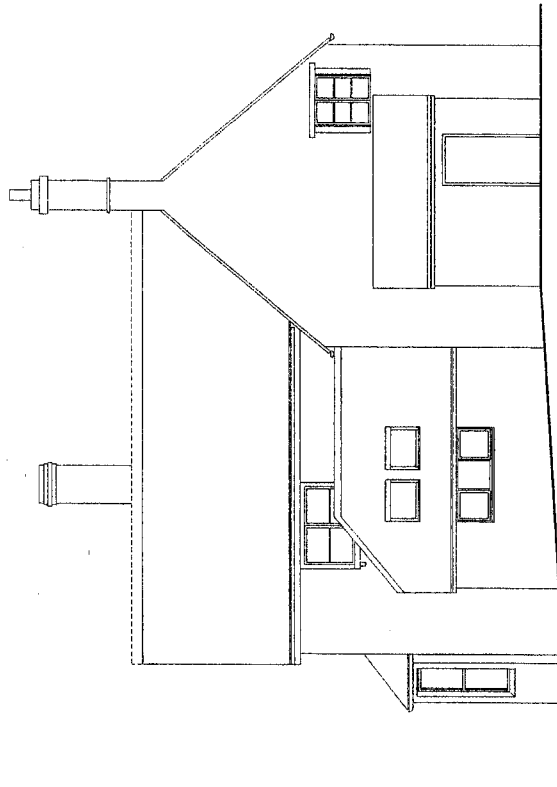
KEY :

REVISIONS :
 Date Revision
 Rev. 2005 P: Planning submission

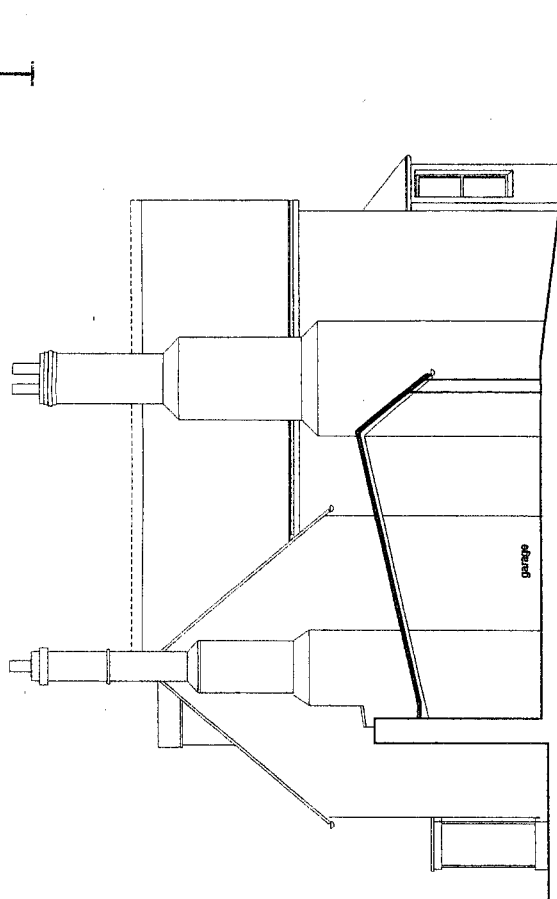
VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 11 DEC 2006
CORPORATE POSTAL
SERVICES - 6

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1:50 = 9m
1:100 = 6m
1:200 = 12m
1:500 = 30m
1:1250 = 75m
1:2500 = 150m



WEST ELEVATION



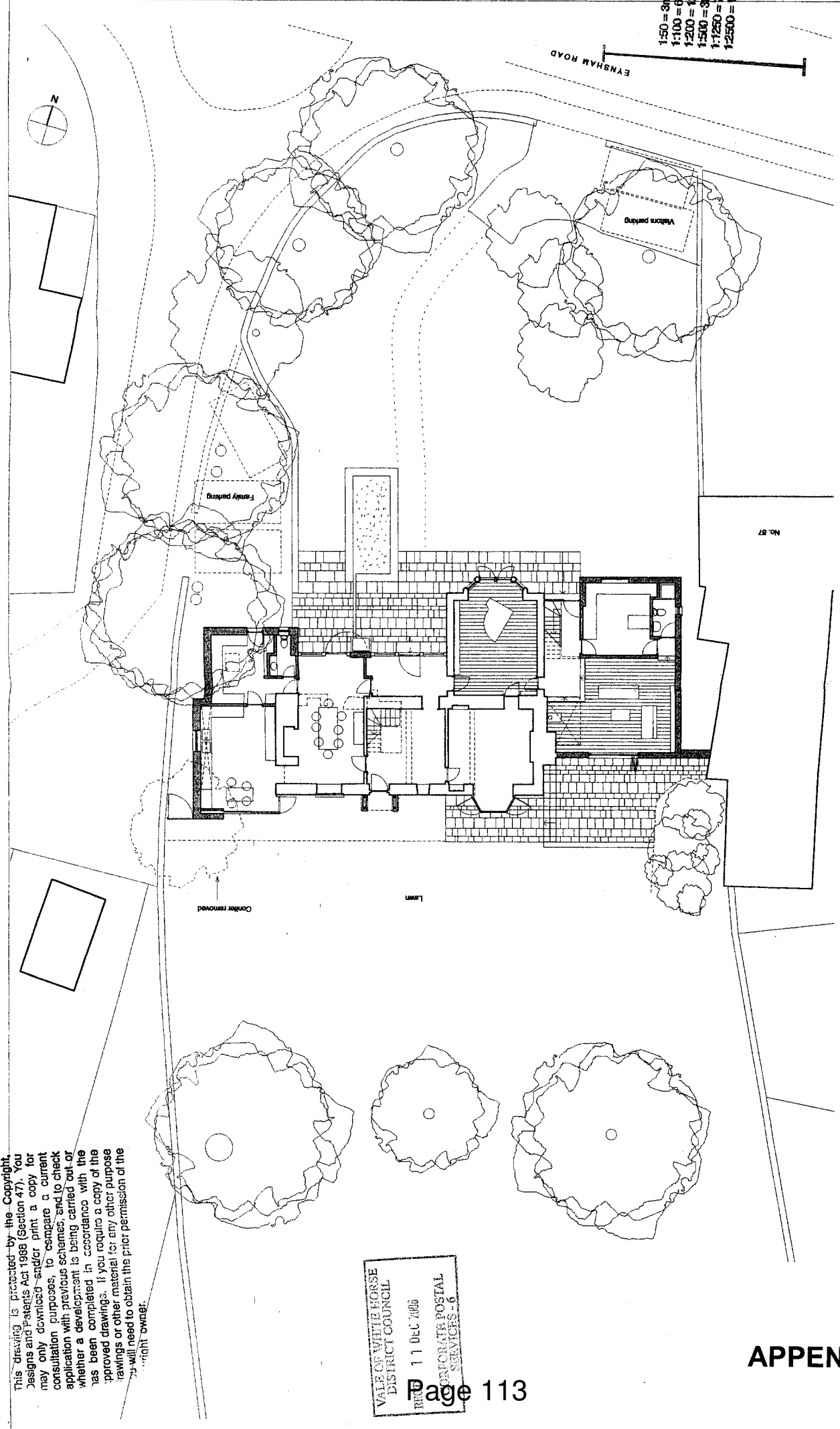
EAST ELEVATION

06/01289/AL CUM/19874

Emma Adams ARCHITECT School House, Church Street, Great Wilbraham, CAMBRIDGE CB1 5JQ Tel/Fax: 01223 881609 E-mail: mail@emma-adams.co.uk		Job: 89 EYNSHAM ROAD BOTTLEY OXFORD	
Scale: 1:100 Date: 8.3.2004	Drawn by: EA	Client: RICHARD & DEBORAH BRADLEY CAD Design File Plot File	Rev: P
Drawing Title: ELEVATIONS: EAST & WEST, EXISTING		170/06	

KEY :

APPENDIX 1



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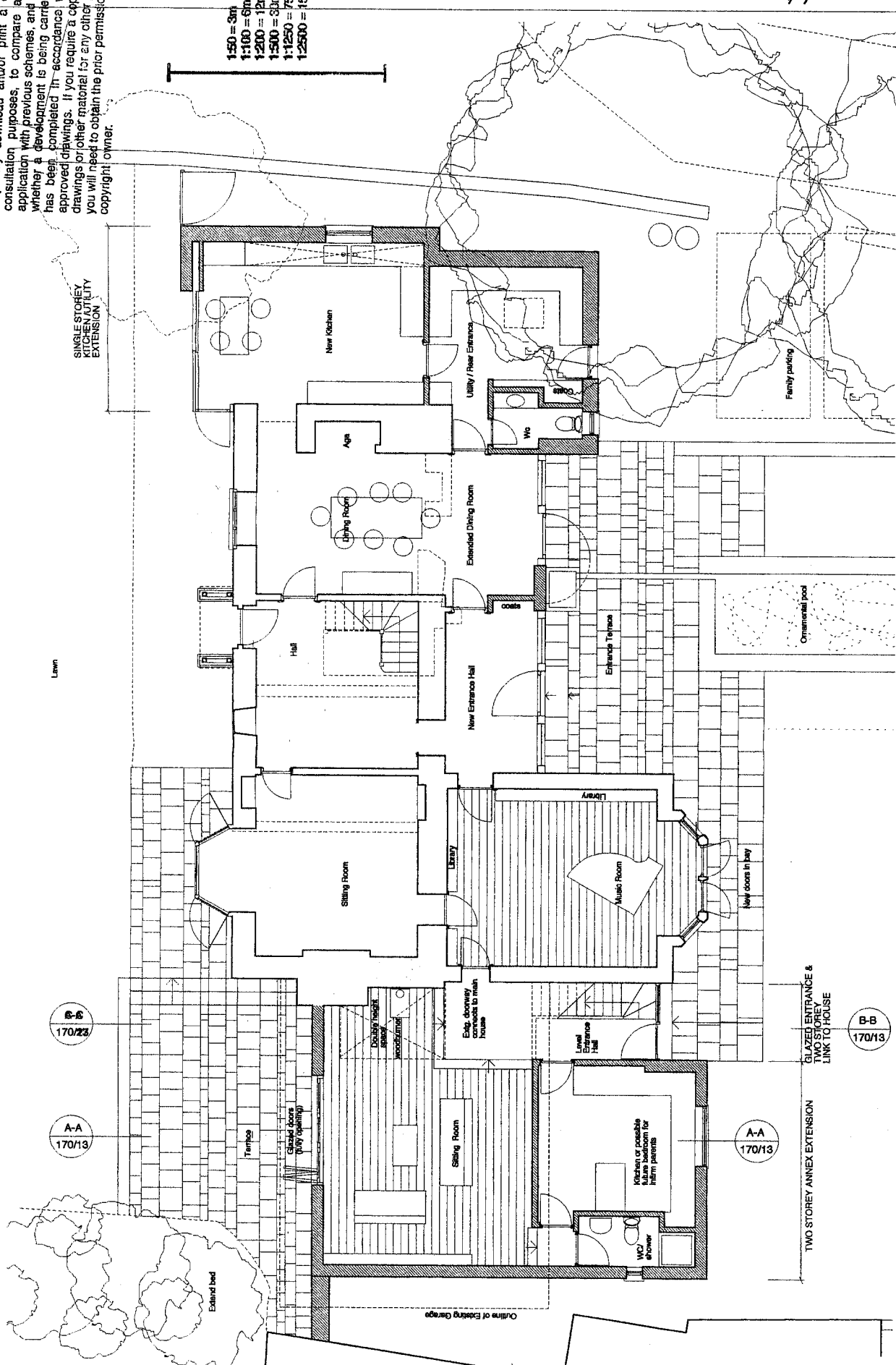
VALE OF WHITE HORSE
DISTRICT COUNCIL
RFD 11 DEC 2006
CALCULATE POSTAL
SERVICES 6

		Job: 89 EYNSHAM ROAD BOTLEY OXFORD	
		Client: RICHARD & DEBORAH BRADLEY	
Emma Adams ARCHITECT School House, Church Street, Great Wilbraham, CAMBRIDGE CB1 5JQ Tel/Fax: 01223 881609 E-mail: mail@emma-adams.co.uk		CAD Design File: Plot File:	
Scale: 1:200 Date: OCTOBER 2005		Drawn by: EA Rev:	
Drawing Title: PROPOSED SITE PLAN		170/07 P	

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Appendix 1

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



SINGLE STOREY KITCHEN UTILITY EXTENSION

Lawn

170/23

A-A 170/13

B-B 170/13

A-A 170/13

C-C 170/13

KEY :

Emma Adams ARCHITECT
 School House, Church Street, Great Wilbraham,
 CAMBRIDGE CB1 5JQ
 Tel/Fax: 01223 881609
 E-mail: mail@emma-adams.co.uk

Job: 89 EYNHAM ROAD
 BOTLEY
 OXFORD

Client: RICHARD & DEBORAH BRADLEY

CAD Design File: Plot File: Rev:

Scale: 1:100 Date: NOVEMBER 2006 Drawn by: JEA

Drawing Title: GROUND FLOOR PLAN / PROPOSED

170/08, P



emma
 ADAMS
 architect

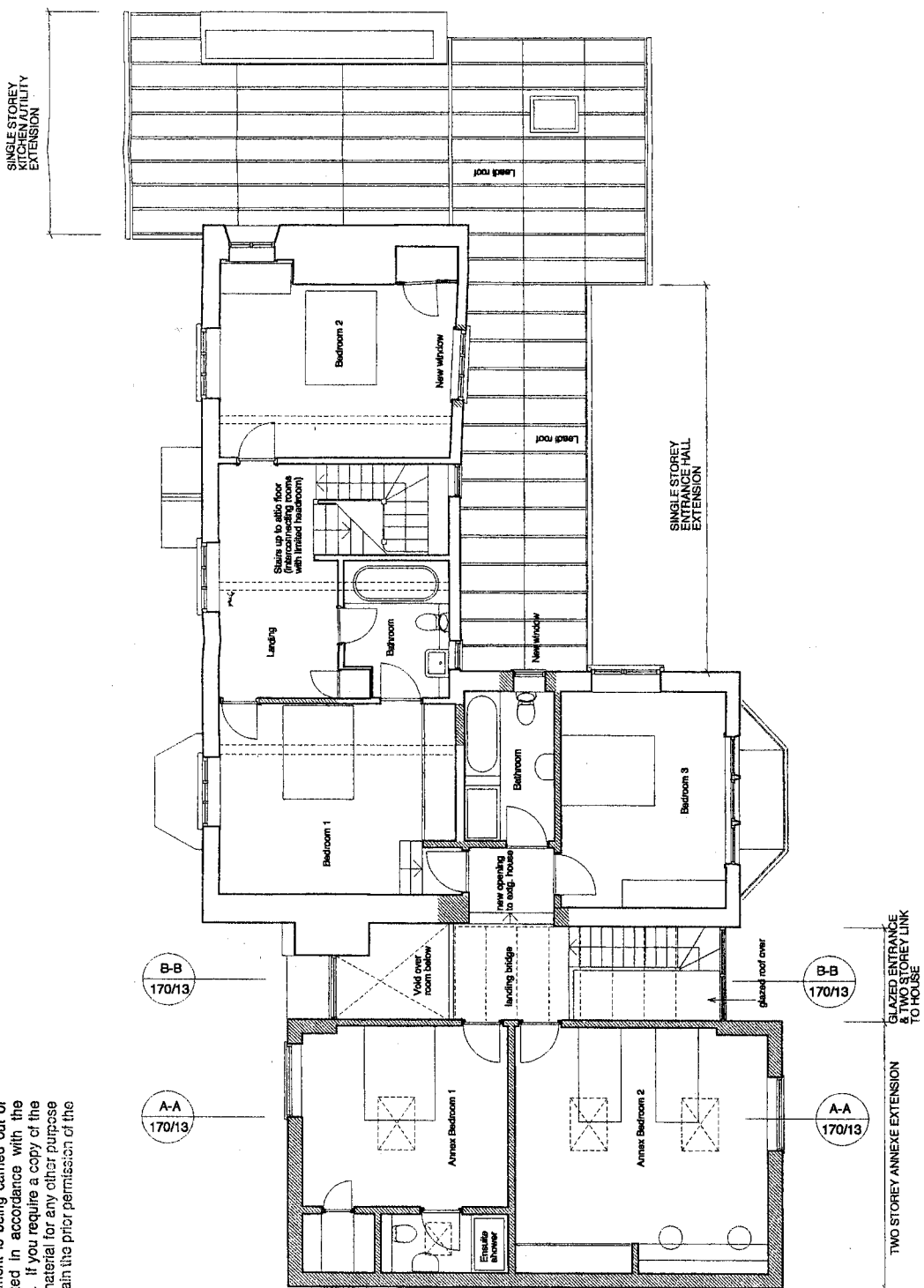
VALE OF WHITE HORSE
 DISTRICT COUNCIL
 RB07D 11 DEC 2006
 CORPORATE POSTAL
 SERVICES - G

APPENDIX 1

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VALLEY OF WHITE HORSE
DISTRICT COUNCIL
REC'D 11 DEC 2006
CORPORATE POSTAL
SERVICES - 5

1:50 = 3m
1:100 = 6m
1:200 = 12m
1:500 = 30m
1:1250 = 15m
1:2500 = 150m



06/01 889/FUL
CUM/19874

Job:	88 EYNSHAM ROAD BOTLEY OXFORD
Client:	RICHARD & DEBORAH BRADLEY
CAD Design File:	Plot File
Drawn by:	E.A.
Date:	NOVEMBER 2005
Scale:	1:100
Drawing Title:	FIRST FLOOR PLAN PROPOSED
Revised:	P
170/09	

KEY:

TWO STOREY ANNEXE EXTENSION
GLAZED ENTRANCE TO GARAGE LINK TO HOUSE

C-C
170/13

B-B
170/13

B-B
170/13

A-A
170/13

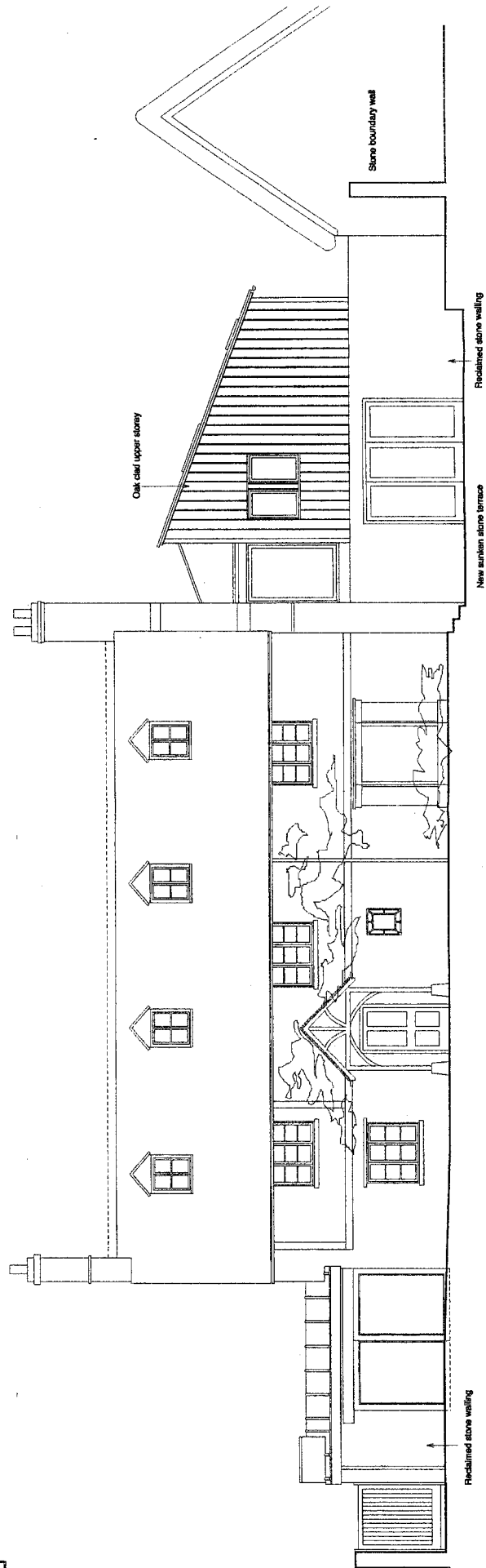
A-A
170/13

APPENDIX 1

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

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ROCKING HORSE
 STREET COUNCIL
 11 DEC 2006
 PRIVATE POSTAL
 SERVICE - 6



SOUTH ELEVATION (GARDEN)

06/01889/AVL CUM/19874

<p>KEY :</p>		<p>EMMA ADAMS ARCHITECT School House, Church Street, Great Wilbraham, CAMBRIDGE CB1 5JQ Tel/Fax: 01223 881609 E-mail: mail@emma-adams.co.uk</p>		<p>Job: 89 EYNSHAM ROAD BOTLEY OXFORD</p>		<p>Client: RICHARD & DEBORAH BRADLEY</p>		<p>emmas ADAMS architect</p>	
<p>Scale: 1:100</p>		<p>Date: OCTOBER 2006</p>		<p>CAD Design File</p>		<p>Plot File</p>		<p>Rev:</p>	
<p>Drawing Title: ELEVATIONS: SOUTH, PROPOSED</p>		<p>Drawn by: E.A.</p>		<p>170/10</p>		<p>P</p>		<p>P</p>	

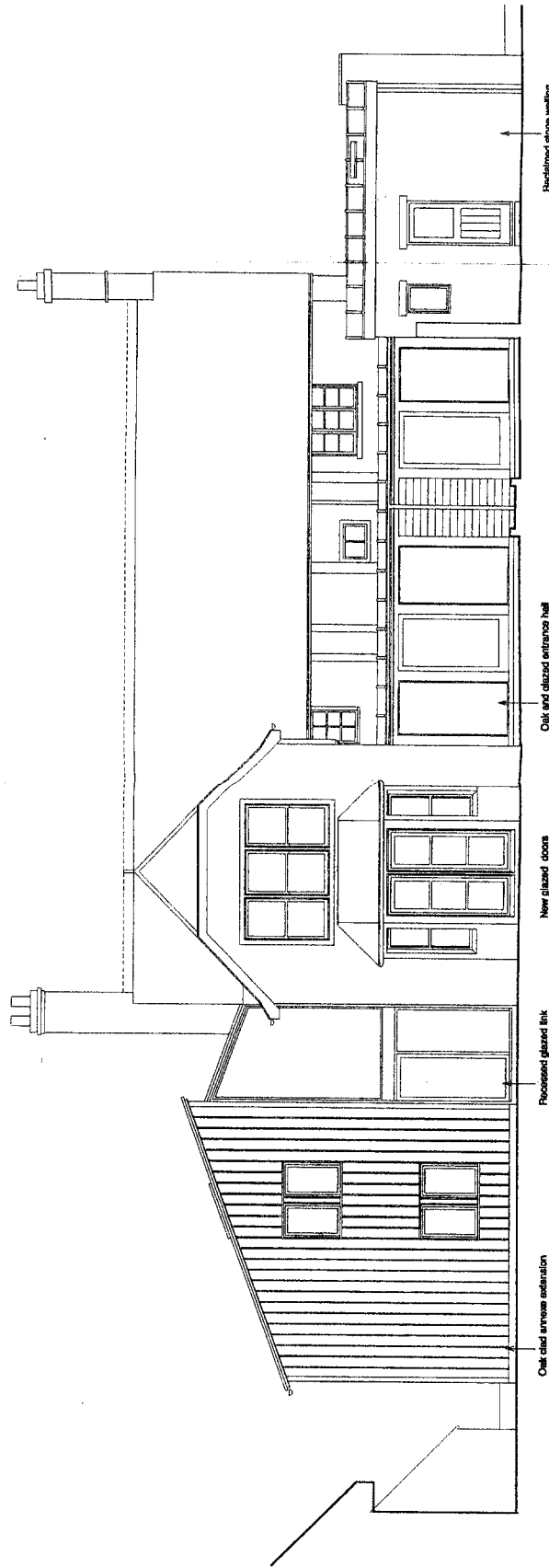
REVISIONS :

Date	Revision
10V 06	P-PLANNING

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

APPENDIX 1



NORTH ELEVATION (FRONT)

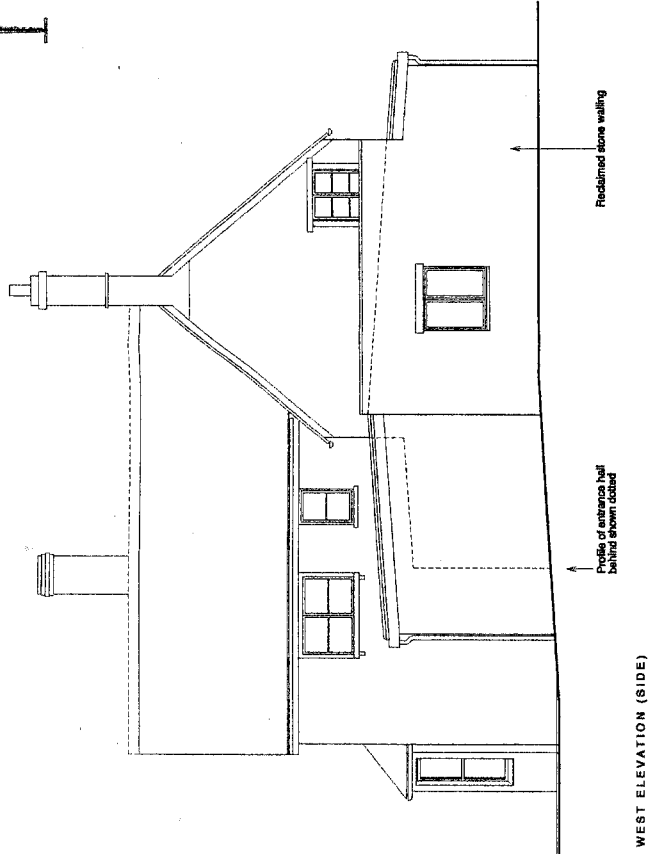
VALE OF WHITE HORSE
 DISTRICT COUNCIL
 RECD 11 DEC 2006
 CORPORATE POSTAL
 SERVICES - 6

06/01/2009/FUL CUM / 19874

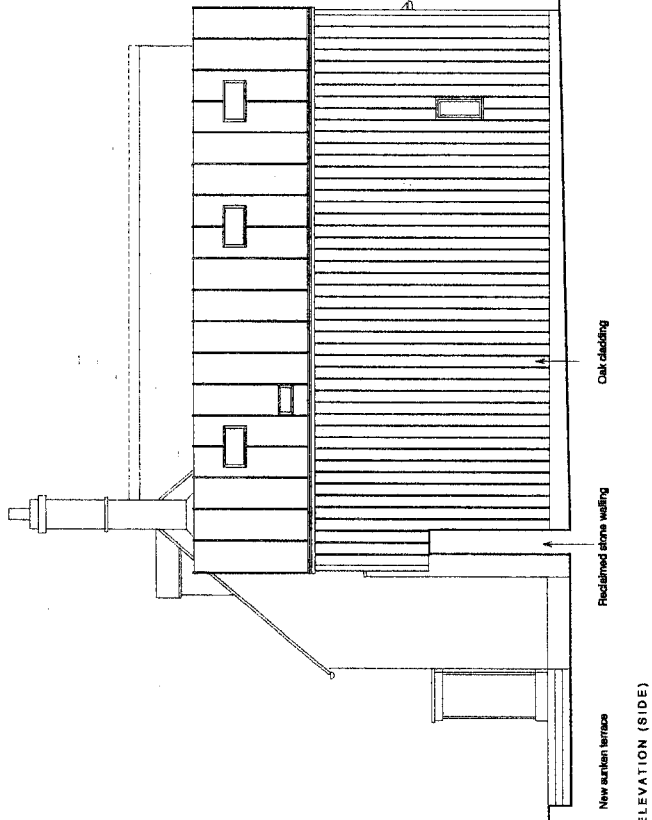
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<p>Scale: 1:100</p>		<p>Date: OCTOBER 2006</p>	
<p>Drawn by: EA</p>		<p>Plot File:</p>	
<p>Client: RICHARD & DEBORAH BRADLEY</p>		<p>Job: 89 EYNSHAM ROAD BOTLEY OXFORD</p>	
<p>Design File:</p>		<p>Rev: P</p>	
<p>170/11</p>		<p>emma ADAMS architect</p>	
<p>Drawing Title: ELEVATIONS: NORTH, PROPOSED</p>		<p>Emma Adams ARCHITECT School House, Church Street, Great Wilbraham, CAMBRIDGE CB1 5JQ Tel/Fax: 01223 881609 E-mail: mail@emma-adams.co.uk</p>	

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



WEST ELEVATION (SIDE)

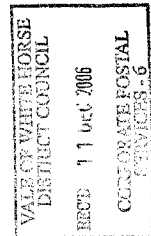


EAST ELEVATION (SIDE)

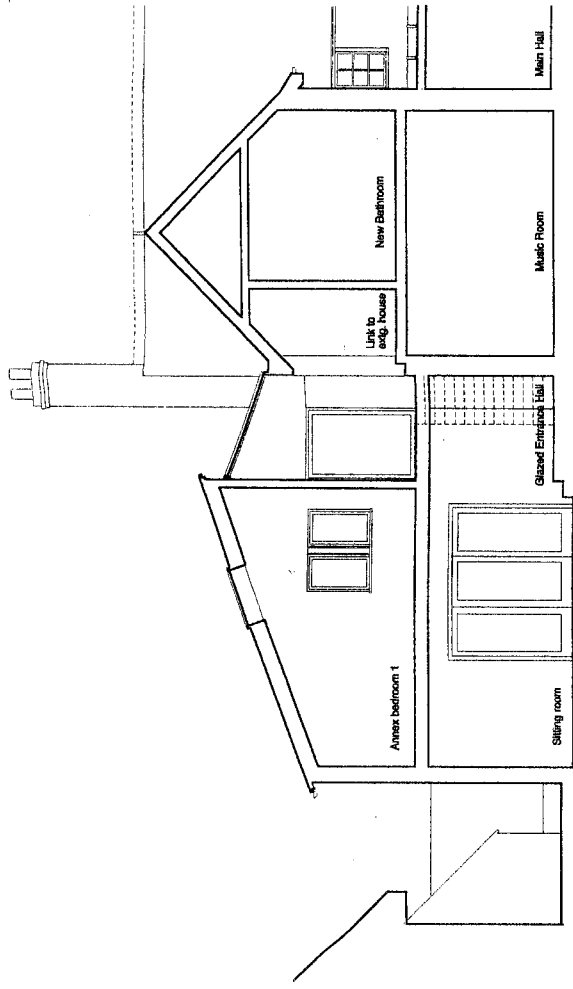
06/01889/FUL CUM /19874

Job: 89 EYNSHAM ROAD BOTLEY OXFORD	Client: RICHARD & DEBORAH BRADLEY
Emma Adams ARCHITECT School House, Church Street, Great Wilbraham, CAMBRIDGE CB1 5JQ Tel/Fax: 01223 881609 E-mail: mail@emma-adams.co.uk	Drawn by: EA Date: OCTOBER 2006
Scale: 1:100	Plot File:
Drawing Title: ELEVATIONS: EAST & WEST, PROPOSED	Rev: P 170/12

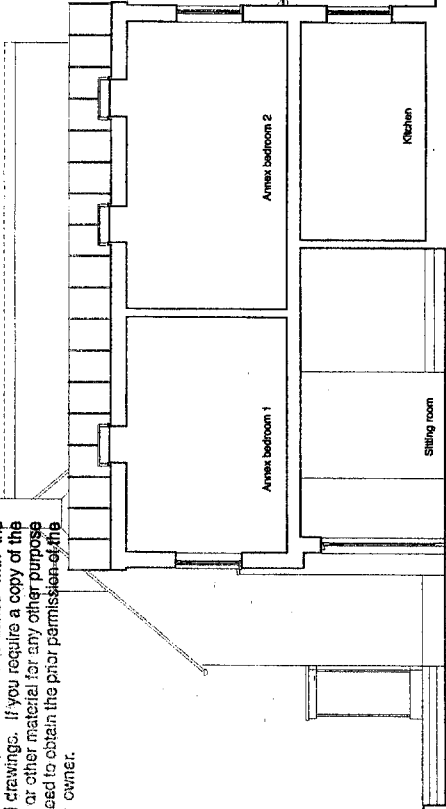
KEY :



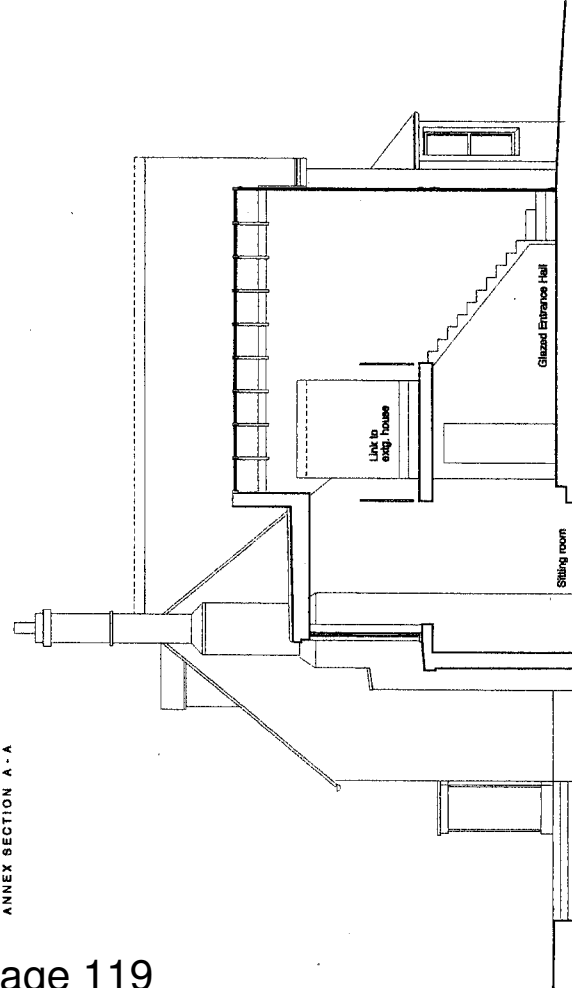
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ANNEX SECTION C-C

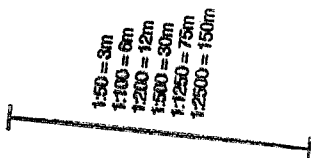


ANNEX SECTION A-A



ANNEX SECTION B-B

APPENDIX 1



06/01884/AVL CUM/19874

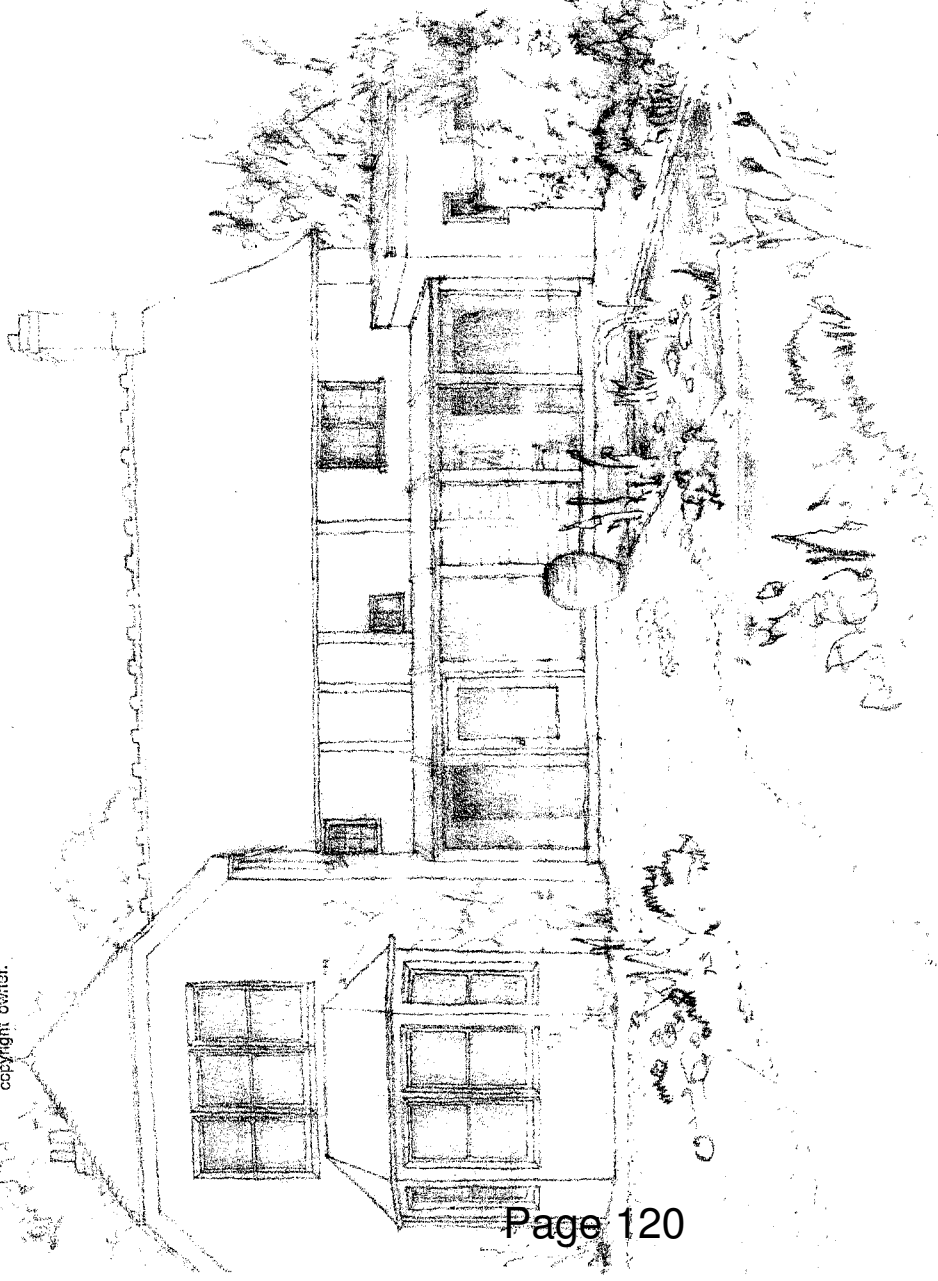
e A emma ADAMS architect	
Job: 89 EYNHAM ROAD BOTLEY OXFORD	Client: RICHARD & DEBORAH BRADLEY
Emma Adams ARCHITECT School House, Church Street, Great Wilbraham, CAMBRIDGE CB1 5JG Tel/Fax: 01223 861609 E-mail: mail@emma-adams.co.uk	Drawn by: CA Date: OCTOBER, 2006
Scale: 1:100 Date: OCTOBER, 2006	C/D Design File: P Plot File: P
Drawing Title: GROSS SECTIONS: PROPOSED	Rev: 170/13

KEY :

VALE OF WHITE HOUSE
 DISTRICT COUNCIL
 RECD 11 DEC 2006
 COMMUNITY POSTAL
 SERVICES - 6

REVISIONS:
 01 Revision
 02 2005 P. Planning


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

APPENDIX 1

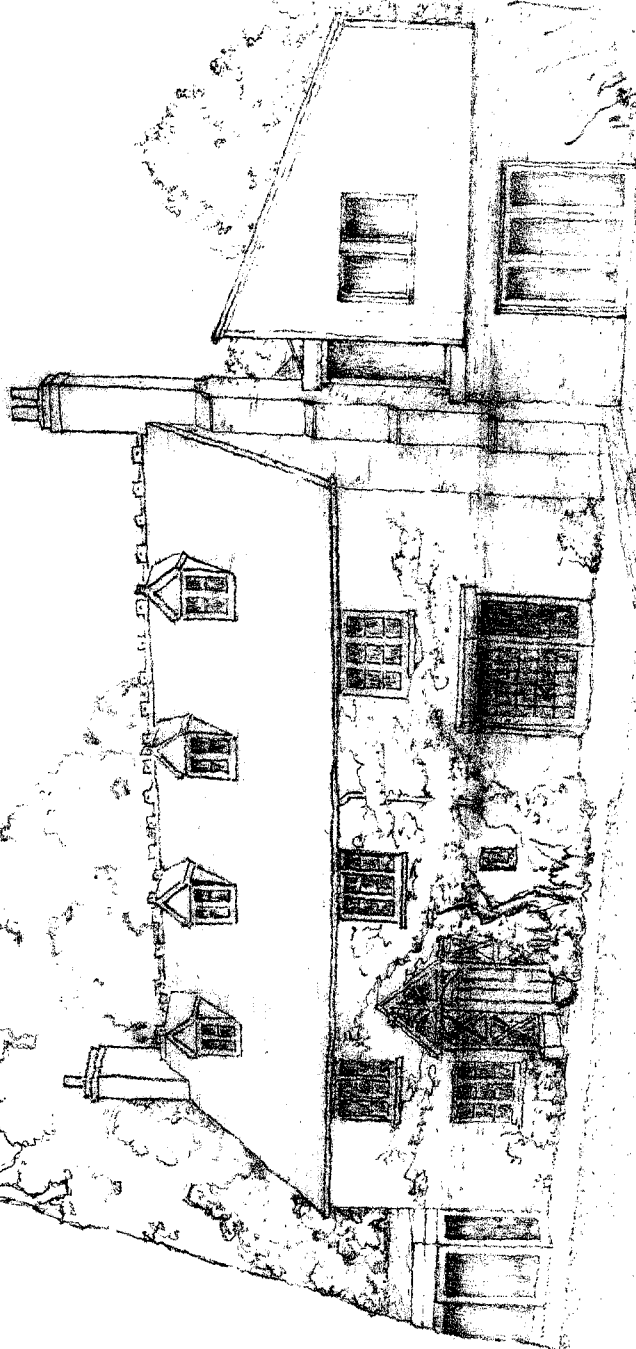
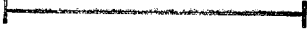
06/01 889 / FUL CUM / 198

	
Emma Adams ARCHITECT School House, Church Street, Great Wilbraham, CAMBRIDGE CB1 5JQ Tel/Fax: 01223 881609 E-mail: mail@emma-adams.co.uk	
Job: 88 EYNSHAM ROAD BOTLEY OXFORD	Client: RICHARD & DEBORAH BRADLEY CAD Design File: [] Plot File: []
Date: OCTOBER 2006 Scale: NTS	Drawn by: [] Rev: P
Drawing Title: PERSPECTIVE SKETCH FROM FRONT (NORTH)	
170/14	

VALE OF WHITE HORSE
 DISTRICT COUNCIL
 RECD 11 DEC 2006
 CORPORATE POSTAL
 SERVICES - 6

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



Appendix 1

06/01229/01 LUM/19874

VALE OF WHITE HORSE
 DISTRICT COUNCIL
 REC'D 11 DEC 2006
 COBOROUGH POSTAL
 SERVICES LTD

Emma Adams ARCHITECT
 School House, Church Street, Great Wilbraham,
 CAMBRIDGE CB1 5JQ
 Tel/Fax: 01223 861609
 E-mail: mail@emma-adams.co.uk

Scale: A1S
 Date: OCTOBER 2006
 Drawn by: E.A.
 CAD Design File: Plot File:

Client: RICHARD & DEBORAH BRADLEY

Job: 89 EYNSHAM ROAD
 BOTLEY
 OXFORD

eA emma ADAMS

Drawing Title:
 PERSPECTIVE SKETCH FROM GARDEN
 (SOUTH)

170/15

Rev: P

APPENDIX 1

McCoy Associates Chartered Town Planners

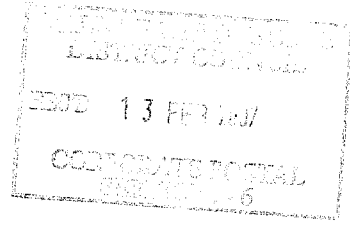
54 New Street • Henley on Thames • Oxon RG9 2BT • Tel: 01491 579113
Fax: 01491 410852 www.mccoyassociates.co.uk email denis@mccoyassoc.co.uk

12th February 2007

your ref CUM/19874

For the attention of Alison Blyth

Deputy Director (Planning & Community Strategy)
The Vale of White Horse District Council
PO Box 127
The Abbey House
ABINGDON OX14 3JN



email and post

Dear Sir

**re: Demolition of double garage, kitchen and porch.
Two-storey annexe extensions, single storey kitchen and hall extension
89 Eynsham Road, Botley**

Thank you for your letter received on 2 February, enclosing drawings of the above project which was discussed at the Architects Panel meeting on 7 February.

You have asked for my comments on the range of design and townscape issues identified in the Council's instructions to me.

These drawings illustrate a refined proposal to extend the house, evolving from drawings on which my letter of 10 October offered comments. You will recall I judged the single storey extensions to be of high quality, as is still the case.

I then found it difficult to support the two-storey element, and even without access to the previous drawings it seems this is where most adjustment has been made. In my judgement the scheme now proposes something which would complement the old parts of the house very satisfactorily and when glimpsed from the highway would appear part of an attractive group of building forms. I consider that as now proposed the height, massing and scale of the two storey element are acceptable – and that it would not appear at all dominant.

In short it is apparent that this project has received a lot of thought and I consider that if executed with care a very distinguished work of architecture will result.

Your papers and drawings are being returned with the postal copy of this letter.

Yours faithfully

MCCOY ASSOCIATES

This letter refers to a design statement and drawing nos 170/01 to /15 all revP

encs

Denis F McCoy DiplArch(Oxford) ARIBA FRTPi FR
Christopher R Baker Company Secretary
McCoy Associates Limited, company registered in England no 4
VAT No. 363 3525 59



Architects Advisory Panel

Plan Number CUM/19874

Proposal Demolition of double garage, kitchen and porch. Two storey annexe extension; single storey kitchen and hall extension.
89 Eynsham Road, Botley, Oxford OX2 9EY

Comments
The reduction in height from the previous pre-app scheme is a significant improvement, as are the modifications to the rear elevation. Perhaps the front elevation might reflect the rear? The single storey ~~that~~ extension at glazed link are elegant additions. We see so many poorly designed house extensions on the panel that such carefully crafted schemes should positively be encouraged by the Council.

The panel recommended that so far as layout, design and external appearance are concerned the above proposal should be:

Approved

Deferred for negotiations

Approved with Conditions

Refused

Signed 

Date 7/2/07