

Date: 26 October 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, 5TH NOVEMBER, 2007** at **6.30 PM**.

Yours faithfully

Terry Stock
Chief Executive

Members are reminded of the provisions contained in the Code of Conduct adopted on 30 September 2007 and Standing Order 34 regarding the declaration of Personal and Prejudicial Interests.

A G E N D A

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, Head of Democratic Services, on telephone number (01235) 547631 / carole.nicholl@whitehorsedc.gov.uk.

Please note that this meeting will be held in a wheelchair accessible venue. If you would like to attend and have any special access requirements, please let the Democratic Officer know beforehand and he will do his very best to meet your requirements.

Open to the Public including the Press

Map and Vision

(Page 6)

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. Declarations of Interest

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

Any Member with a personal interest or a personal and prejudicial interest in accordance with the provisions of the Code of Conduct, in any matter to be considered at a meeting, must declare the existence and nature of that interest as soon as the interest becomes apparent in accordance with the provisions of the Code.

When a Member declares a personal and prejudicial interest he shall also state if he has a dispensation from the Standards Committee entitling him/her to speak, or speak and vote on the matter concerned.

Where any Member has declared a personal and prejudicial interest he shall withdraw from the room while the matter is under consideration unless

- (a) His/her disability to speak, or speak and vote on the matter has been removed by a dispensation granted by the Standards Committee, or
- (b) members of the public are allowed to make representations, give evidence or answer questions about the matter by statutory right or otherwise. If that is the case, the Member can also attend the meeting for that purpose. However, the Member must immediately leave the room once he/she has finished; or when the meeting decides he/she has finished whichever is the earlier and in any event the Member must leave the room for the duration of the debate on the item in which he/she has a personal and prejudicial interest.

3. 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.

4. 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.

5. 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.

6. 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.

7. Materials

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

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

8. Forthcoming Public Inquiries and Hearings

(Pages 7 - 17)

A list of forthcoming public inquiries and hearings is presented.

Recommendation

that the report be received.

9. Cumnor Hill Conservation Area – Proposal by Cumnor Parish Council

(Wards Affected: Appleton and Cumnor)

(Pages 18 - 27)

To receive and consider report 95/07 of the Strategic Director and Monitoring Officer.

10. Enforcement Programme

(Pages 28 - 31)

To receive and consider report 96/07 of the Strategic Director and Monitoring Officer.

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 **97/07** of the Deputy Director refers.

11. **SHR/8203/2 - Erection of a new Porch and addition of First Floor to Granny Annexe. The Pound, 67 High Street, Shrivenham, SN6 8AW**

(Pages 32 - 38)

(Wards Affected: Shrivenham)

12. **SUT/11933/11 - Erection of garage block with ancillary accommodation above. (Retrospective). 6 Abingdon Road, Sutton Courtenay, Abingdon, Oxon, OX14 4NF**

(Pages 39 - 45)

(Wards Affected: Sutton Courtenay and Appleford)

13. **ABG/12963/7- A - Erection of Illuminated Signage. 11 Ock Street, Abingdon, OX14 5AL**

(Pages 46 - 52)

(Wards Affected: Abingdon, Abbey and Barton)

14. **HAR/19966/1 - Demolition of shed and erection of two detached dwellings with associated garages and improvements to existing access and provision of additional parking spaces for Blenheim Terrace and Burr Cottage and to rear of Blenheim Terrace, Burr Street, Harwell OX11 0DU**

(Pages 53 - 61)

(Wards Affected: Harwell)

15. **ABG/20075 - Erection of a Footbridge. Thames View, Abingdon, OX14 3UJ**

(Pages 62 - 76)

(Wards Affected: Abingdon, Abbey and Barton)

16. **SUT/20088/2 & SUT/20088/3-LB - Demolition of existing single storey extension. Erection of a two storey extension. (Re-submission). 39 High Street, Sutton Courtenay**

(Pages 77 - 88)

(Wards Affected: Sutton Courtenay and Appleford)

17. **KBA/20269 - Erection of a two storey front extension. 13 Lime Grove, Southmoor, Abingdon, OX13 5DN**

(Pages 89 - 94)

(Wards Affected: Kingston Bagpuize with Southmoor)

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

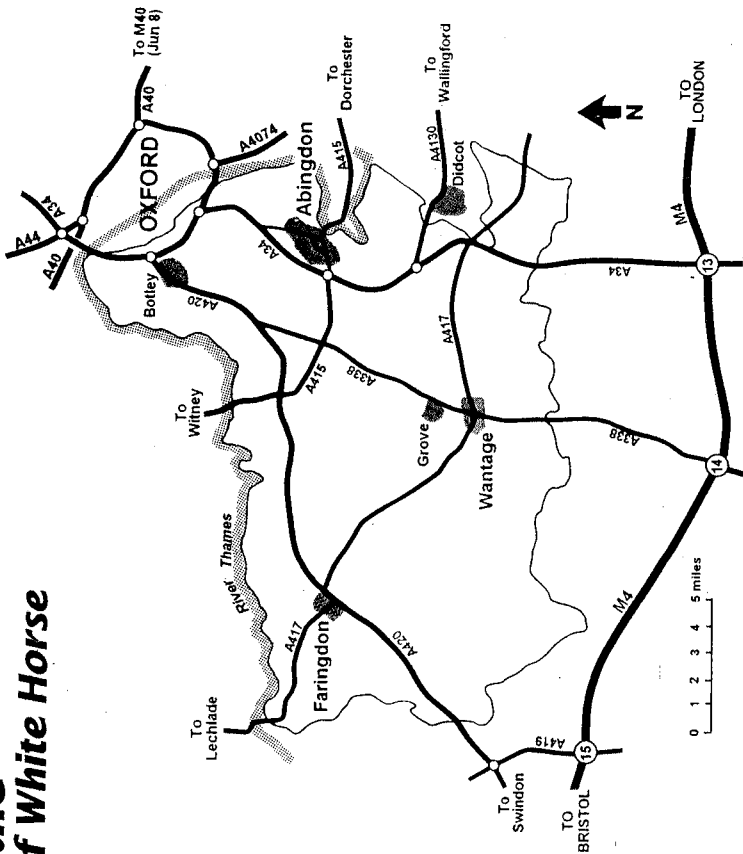
Create a safer community and improve the quality of life among Vale residents

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

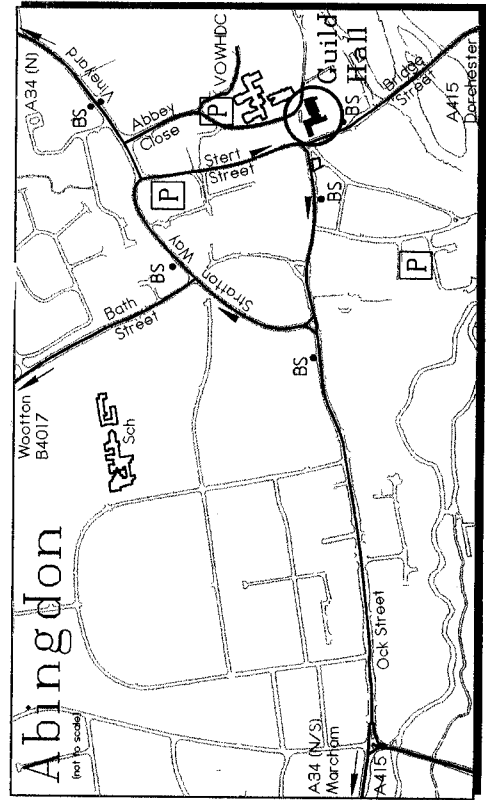
Help disadvantaged groups and individuals within the Vale to realise their full potential

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



List of Planning Appeals

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
02.03.07	APP/V3120/A/07/2 038887/NWF	CUM/19875	Banner Homes	Site at 8 and lad to rear of 6 & 10 Arnolds Way, Cumnor Hill, Oxford, OX2 9JB	Demolition of dwelling and erection of 6 new detached dwellings	Written Representations	North	Dismissed 31.07.07
06.03.07	APP/V3120/A/07/2 035839/NW	ABG/9152/1	Mr and Mrs Peacock	Site 8 Wordsworth Road, Abingdon, OX14 5NY	Erection of 2 storey extension and extension over existing garage	Written Representations	North	Dismissed 03.08.07
17.04.07	APP/V3120/A/07/2 042506/NWF	ABG/19953	Aldworth Holdings	68 Appleford Drive, Abingdon, Oxon OX14 2BU	Erection of 2 storey detached building to provide 2 x1 bedroom flats including car parking, cycle parking and bin storage	Informal Hearing	North	
08.05.07	APP/V3120/A/07/2 043900/WF	APT/18956/ 1	Mr Tim Stimpson	110 Eaton Road, Appleton, Abingdon, OX13 5JJ	Demolition of existing shed and erection of a single bedroom annexe	Written Representations	North	Dismissed 27.09.07
10.05.07	APP/V3120/A/07/2 044140/WF	GFA/19954	Mr C Webb	13 Chestnut Avenue Faringdon Oxon SN7 8BB	Alterations and extension to form new bedroom and bathroom	Written Representations	North	Dismissed 29.08.07
22.05.07	APP/V3120/A/07/2 04397/NWF	SUN/3046/2	Mrs King Thompson	Land Adjoining To Foxcombe	Erection of a single dwelling	Informal Hearing	North	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
				Rise Foxcombe Road Boars Hill Oxford Oxon				
14.06.07	APP/V3120/A/07/2 046539/WF	ABG/19834	Mr N Rhodes	10 Garford Close Abingdon Oxon OX14 2BY	Proposed first floor side extension over existing flat roof and single storey front extension.	Written Representations	North	
07.06.07	APP/V3120/A/07/2 046828/NWF	SAH/558/15	Mr Gilbert	6 Lansdowne Road Dry Sandford Abingdon Oxon	Change of use of land from agricultural to domestic.	Written Representations	North	Dismissed 15.10.07
03.07.07	APP/V3120/A/07/2 048338	CUM/1147/14	Hartwells Plc	Hartwells Group Plc Faringdon Road Cumnor Oxford Oxon OX2 9QY	Variation of condition 6 of planning permission CUM/1147/5 to allow additional used car display space.	Written Representations	North	
12.07.06	APP/V3120/A/07/2 049216/NWF	SAH/12409/6	Mr & Mrs P Mansbridge	Darley Grange Barrow Lane Shippon Abingdon	Erection of a hay store	Written Representations	North	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
				Oxon OX13 6UX				
12.07.07	APP/V3120/A/07/2 049219/NWF	SAH/12409/ 6	Mr & Mrs P Mansbridge	Darley Grange Barrow Lane Shippon Abingdon Oxon OX13 6UX	Erection of a hay store	Written Representations	North	
18.07.07	APP/V3120/A/07/2 049819/NWF	KBA/6770/1 0	W Associates	Stanab, Faringdon Road, Kingston Bagpuize, Abingdon, OX13 5BG	Demolition of existing bungalow. Erection of four detached dwellings, garages, parking and access road	Written Representation	North	Withdrawn
06.08.07	APP/V3120/A/07/2 051176/NWF	WTT/12227/ 1	Mr C Swinbank	Sandy Lane House, Sandy Lane, Boars Hill, Oxford, OX1 5HN	Extension to existing manège (land to the west of Sandy Lane House)	Written Representations	North	
8.8.07	APP/HH/07/538	ENF.HH.5/0 6	Mr J O'Hare	48 Norman Ave. Abingdon Oxon OX14 2HL	Appeal against a remedial notice for a high hedge	Written Representations	North	Allowed 5.10.07

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
03.09.07	APP/V3120/A/07/2 050477/NWF	ABG/20033/ 1	JS Bloor	79-87 Northcourt Road, Abingdon, Oxfordshire, OX14 1NN	Demolition of 83 Northcourt Road, erection of 7*4 bed detached terrace houses.	Hearing	North	
07.09.07	APP/V3120/A/07/2 053108	ABG/9152/2	Mr & Mrs Peacock	8 Wordsworth Road Abingdon Oxon OX14 5NY	Retrospective application for a 2.2.m high close boarded fence to north and east boundaries.	Written reps	North	
13.09.07	APP/V3120/A/07/2 053969/NWF	ABG/19022/ 2	T-Mobile (UK) Ltd	Allens Carparts 171 Radley Road Industrial Estate Radley Road Abingdon Oxon OX14 3RX	Erection of a 12m high telecommunications mast with associated equipment cabinets. (Re-submission)	Written Representations	North	
18.09.07	APP/V3120/A/07/2 054396/NWF	ABG/16669/ 1	Mr Matthews	65 Oxford Road, Abingdon, OX14 2AA	Demolition of existing dwelling. Erection of 14 residential units comprising of 12x2 bed flats and 2x1 bed flats with associated parking.	Informal Hearing	North	
28.09.07	APP/V3120/A/07/2 056815/WF	KEN/11974/ 4	Mr W Fawdrey	Land Adjacent To 14 (16)	Conversion of existing double garage to form a	Written Representation	North	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
				Kenville Road Kennington Oxford Oxon OX1 5PJ	one bedroom dwelling	s		
10.04.06	APP/V3120/A/06/2 011725	EHE/1965/10 Against the LPA Refusal of an application	L Wells	Greensands Reading Road East Hendred Wantage Oxon OX12 8JE	Construction of tarmac access road and the construction of an area of Hard-standing surrounded by an Earth Bund. (Retrospective)	Public Inquiry 27.2.07	South	
20.12.06	APP/V3120/A/06/2 033218/NWF	EHE/1965/12	L Wells	Greensands Reading Road East Hendred Wantage Oxon	Retrospective application for the retention of guest house and associated buildings.	Public Inquiry	South	
08.03.07	APP/V3120/A/07/2 039282/WF	SUT/19729/2	J Warwick	48 Milton Road Sutton Courtenay Abingdon Oxon OX14 4BS	Demolition of existing two bedroom detached bungalow and erection of replacement four bedroom detached chalet style bungalow, utilising the same footprint as existing for the front portion of the house (resubmission).	Withdrawn	South	Dismissed 20.07.07
20.12.0	APP/V3120/A/06/2	EHE/1965/1	L Wells	Greensands	Retrospective planning	Public inquiry	South	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
6	033221	3		Reading Road East Hendred Wantage Oxon OX12 8JE	permission to regularise and retain the siting of 7 temporary accommodation units			
31.01.0 7	APP/V3120/A/07/2 035445	WAN/19614	Mrs E O'Donnell	42 Foliat Drive Wantage Oxon OX12 7AL	Erection of a detached dwelling.	Informal Hearing	South	
31.01.0 7	APP/V3120/A/07/2 036553	SHR/19619	Hannick Homes	17 Highworth Road Shrivenham Swindon Wilts SN6 8BH	Erection of 4 x 3 bedroomed semi detached cottages.	Written Representations	South	Dismissed 03.07.07
09.02.0 7	APP/V3120/A/07/2 037281/WF	SHR/5532/7	Mr and Mrs Humphreys	Pennyhooks Farm Pennyhooks Lane Shrivenham Swindon Wilts SN6 8EX	Extension to garage to form self-contained ancillary accommodation	Written Representations	South	Dismissed 03.07.07
13.03.0 7	APP/V3120/A/07/2 039912/NWF	CHI/16448/1	Mr and Mrs M Gallington	Downlands South Row Chilton Didcot Oxon OX11 0RT	Demolition of existing dwelling. Erection of four dwellings.	Written Representations	South	Appeal allowed 28.08.07

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
16.04.07	APP/V3120/A/07/2 042437/WF	SPA/1040/9	Authur and Vanessa Marment	Gabbits Copse Cross Bargains Farm Kingston Lisle Wantage Oxon OX12 9QY	Erection of a garage with ancillary accommodation over.	Written Representations	South	Appeal Allowed 18.09.07
18.04.07	APP/V3120/A/07/2 040348/NWF	CHD/891/6	V K Cox Developers	Land Rear Of Dolphin House High Street Childrey Wantage Oxon OX12 9UE	Proposed conversion of barn.	Written Representations	South	Appeal Dismissed 20.08.07
24.04.07	APP/V3120/A/07/2 043310/NWF	BLE/11148/ 4	Mr C Laing	Sheencroft Farm Barns Hagbourne Road Blewbury Didcot Oxon	Replacement of existing building (Barn 2) and the erection of new agricultural style building for B1 use. Relocation of existing access	Written Representations	South	Dismissed 10.09.07
24.04.07	APP/V3120/A/07/2 042406/NWF	WAN/1960/ 16	Oxford Developme nt Group	Regent Cinema Newbury Street Wantage Oxon OX12 8BU	Change of use from class D2 to 8 x 1 bedroom flats.	Informal Hearing	South	
23.05.07	APP/V3120/H/07/1	GRO/9512/2	M M	Bellinger	Erection of an	Informal	South	Dismissed

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
7	201507	3-A	Bellinger & Son	Garage Station Road Grove Wantage Oxon OX12 0DH	illuminated advertising pole.	Hearing		3.07.07
01.06.07	APP/V3120/A/07/2 045849/WF	SUT/13834/ 3	Caudwell (Drayton) Ltd	Land Adjacent To The Pumping Station Opposite Jordans Drayton Road Sutton Courtenay Abingdon Oxon	Erection of two dwellings with associated garages and parking.	Written Representations	South	
31.05.07	APP/V3120/A/07/2 045214/NWF	BLE/1518/7	Brim Developments	The Pleasance Bessels Way Blewbury Didcot Oxon OX11 9NT	Proposed Erection of Three Dwellings	Informal hearing	South	
30.05.07	APP/V3120/A/07/2 044688/	LON/19978-X	Mr E Leigh-Pemberton	Farmyard Nutford Lodge Shrivenham Road Longcot Faringdon	Erection of one dwelling.	Written Representations	South	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
				Oxon				
04.06.07	APP/V3120/A/07/2 045997/WF	WAN/12736 /3	Mr W H Castle	Land Between Prince Christian Victor Berkshire Memorial Homes And Old Slaughter House Manor Road Wantage Oxon	Erection of a single detached dwelling.	Written Representations	South	
05.07.05	APP/V3120/A/07/2 048553	EHE/14020/ 2	Mr T. Payne	Muster Point Quab Hill Featherbed Lane East Hendred Wantage Oxon OX12 8JF	Erection of a four bedroom cottage with access road.	Written Representations	South	
19.07.07	APP/V3120/A/07/2 049280/WF	CHI/19889	Mrs L Cotter	2 Limetrees, Chilton, Didcot, OX11 0NW	Proposed first floor bedroom and en-suite extension	Written Representations	South	
24.07.07	APP/V3120/A/07/2 049209/NWF	ECH/2972/1 5	Forum Group	The Challows Country Club, Woodhill	Demolition of existing country club. Erection of 14 No. dwellings with	Informal Informal Hearing	South	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
				Lane, East Challow, Wantage, OX12 9PA	associated works (Re-submission)			
21.08.07	APP/V3120/A/07/2 050323	HAR/19966	Mr K Hawtree	Land To Rear Of Blenheim Terrace Burr Street Harwell Didcot Oxon	Demolition of shed. Erection of two detached dwellings with associated garages. Alterations to access and provision of additional parking spaces for Blenheim Terrace and Burr Cottage.	Informal Hearing	South	
24.08.07	APP/V3120/A/07/2 050683/NWF	SUT/19384/ 1	Roman Catholic Diocese of Portsmouth	Christ Church, Hobbyhorse Lane, Sutton Courtney, Abingdon, OX14 4BB	Erection of 9x2 bedroom cottages and 6x3 bedroom cottages with associated access road, garaging and parking.	Inquiry	South	
18.10.07	APP/V3120/A/07/2 055024/NWF	STE/5790/1	Mr R Tyrrell	Barns At Hanney Road Steventon Abingdon	Change of use from agricultural sheds to B1 (Business) use.	Informal Hearing	South	
15.10.07	APP/V3120/C/07/2 054709	EHE.19461/ 1-E	Mr J Cottrell	Woods Farm Barn, Woods Farm Road, East Hendred. OX12 8JA	Enforcement against unauthorised building operations and erection of hardstanding. Change of use of land.	Informal Hearing	South	

REPORT OF THE DEPUTY DIRECTOR (PLANNING AND COMMUNITY STRATEGY)
TO THE DEVELOPMENT CONTROL COMMITTEE
5 NOVEMBER 2007

Cumnor Hill Conservation Area – Proposal by Cumnor Parish Council

1.0 Introduction and Report Summary

- 1.1 Cumnor Parish Council have requested the District Council to consider designating part of Cumnor Hill and Third Acre Rise, Cumnor a conservation area.
- 1.2 The contact officer for this report is Grant Audley-Miller, Section Head (Environmental Planning & Conservation), telephone (01235 540343). **Email address grant audley-miller@whitehorsedc.co.uk.**

2.0 Recommendations

- (a) *That the Development Control Committee recommends the Executive to advise Cumnor Parish Council that a conservation area be not designated on the lower slopes of Cumnor Hill and Third Acre Rise for the reasons set out in paragraphs 5.5-5.7.*
- (b) *That instead, efforts be concentrated on the proposed design guide supplementary planning document as the appropriate means of protecting areas of low density housing in the Vale such as Cumnor Hill.*

3.0 Relationship with the Council's Vision, Strategies and Policies

- 3.1 This report supports the Council's Vision Statement objectives A&F.

4.0 Cumnor Parish Council's Proposal

- 4.1 Cumnor Parish Council have applied to the District Council to designate the lower slopes of Cumnor Hill and Third Acre Rise a conservation area. The Parish are concerned 'that the area's qualities are not sufficiently recognised by the Planning Authority, and that the character of the area will be lost over the next few years unless immediate action is taken'.
- 4.2 The proposal is supported by a comprehensive statement (attached at Appendix 1), describing the spacious and sylvan character of this part of Cumnor Hill. It describes in considerable detail how the age, style and relative merits of the buildings and the topography and open spaces contribute to the character of the area.
- 4.3 A survey of residents, confined to those living in the proposed area, was carried out on behalf of the Parish Council in February 2007. Out of almost 70 properties in the proposed area, 44 survey forms were returned, of which 42 were in support of the designation and 2 objecting.

5.0 Conservation Area Designation

- 5.1 Guidance contained in PPS1 sets out the Government's commitment to protecting and enhancing the quality of the natural and historic environment and stresses that planning authorities should seek to enhance the environment as part of development proposals.
- 5.2 The Government's detailed advice on conservation areas is set out in PPG 15 Planning and the Historic Environment. This clearly confirms that Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local planning authorities to designate conservation areas in any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. In particular it notes that 'in considering further designations authorities should bear in mind that it is important that conservation areas are seen to justify their status and that the concept is not devalued by the designation of areas lacking any special interest'.
- 5.3 English Heritage's publication "Guidance on Conservation Area Appraisals" stresses that 'for the designation of conservation areas to be effective, however, it is important that rational and consistent judgements are made in determining their special qualities and local distinctiveness, as well as their value to the local community. Such judgements should be based on a thorough understanding of the area in its wider context, reached through a detailed appraisal of its character'.
- 5.4 The central issue to be considered therefore, is, whether the lower slopes Cumnor Hill and Third Acre Rise as proposed by Cumnor Parish Council have a character of special architectural or historic interest.
- 5.5 Officers, including the Conservation Area Appraisals Project Officer who is undertaking appraisals of the existing conservation areas, have undertaken a review of the area put forward by Cumnor Parish Council, based on English Heritage's guidance. On the basis of the review officers consider that although the proposed area has a mature and spacious character it does not have special architectural or historic interest – the essential requirement for designating conservation areas. Unlike other conservation areas designated in the Vale, the suggested area at Cumnor Hill is not based around clearly defined groups of listed buildings or other acknowledged features of architectural or historic interest such as ancient monuments and historic parks and gardens. Furthermore, it is not considered that the proposed area or any of the surrounding streets have features or characteristics that give them interest that is special when compared to suburbs of similar age and style in and around Oxford and the main settlements of the Vale. To designate it as a conservation area would be likely to lead to pressure for this council to consider designating conservation areas in other similar low density suburbs in the Vale which in your officers opinion would be contrary to government advice in PPG 15 that the concept of conservation areas is not devalued by the designation of areas lacking any special interest.
- 5.6 In addition, the boundary of the proposed area appears to have been arbitrarily drawn. In the opinion of officers it would be difficult to justify this boundary as other parts of Cumnor Hill and parts of roads such as Arnolds Way, Hurst Rise Road, Stanville Road and Cumnor Rise Road have characters of comparable quality to the area put forward by the Parish Council.
- 5.7 English Heritage have produced advice entitled "Suburbs and the Historic Environment" which recognises that many suburbs are undergoing significant change

and sets out how local authorities can best respond to the challenges they face. It makes it clear that although most suburbs are not designated conservation areas, Supplementary Planning Documents (SPDs) have an important role to play in controlling some of the trends affecting them. Members should be aware that in the brief that has been prepared for consultants to tender for the production of the 'Design Guide for the Vale' it is a requirement to provide detailed guidance on design issues in areas of low density housing such as Cumnor Hill and Oxford Road, Abingdon. This design guide will become an SPD and in accordance with the Local Development Scheme the draft will be going out for consultation in June-July 2008 with adoption programmed for December 2008.

6.0 Conclusion

- 6.1 It is agreed that Cumnor Hill has a mature and spacious character but it is difficult to justify it having a character which is of special architectural or historic interest. The Vale design guide, as SPD is considered the more appropriate method for helping to control and guide development on Cumnor Hill and other suburbs in the Vale.

RODGER HOOD
DEPUTY DIRECTOR (PLANNING AND COMMUNITY STRATEGY)

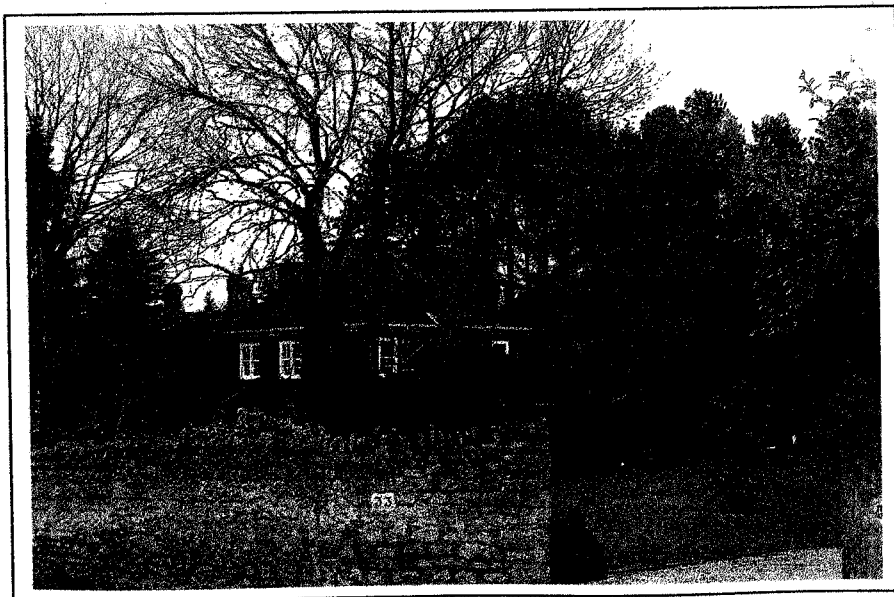
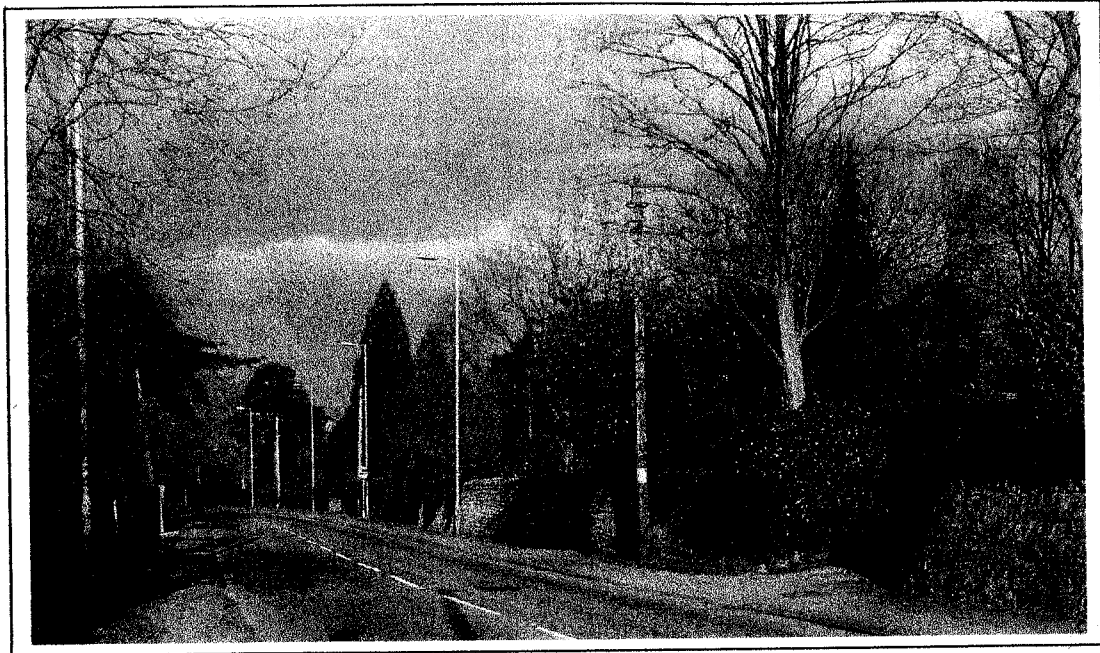
TIM SADLER
STRATEGIC DIRECTOR

Background Papers: Guidance on Conservation Area Appraisal - English Heritage 2006
Suburbs and the Historic Environment - English Heritage 2007
PPG15 Planning and the Historic Environment

Proposal for a Conservation Area

The lower slopes of Cumnor Hill and Third Acre Rise

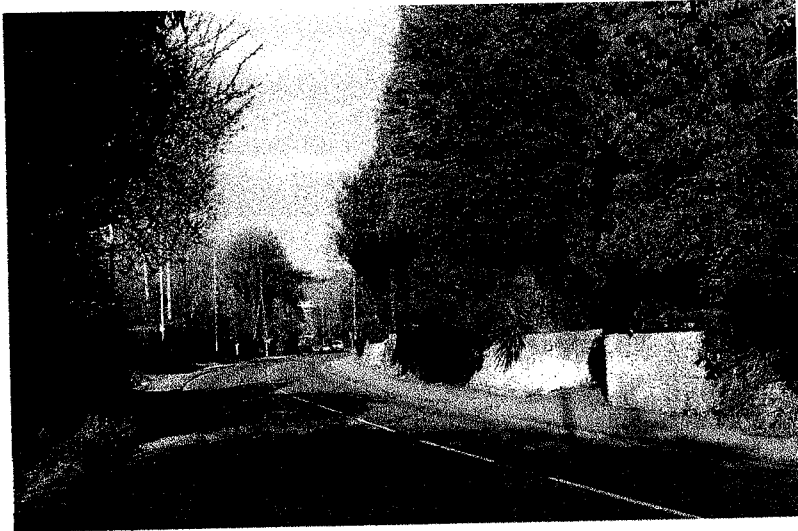
In the Parish of Cumnor



April 2007

Introduction

The proposed Conservation Area covers the lower part of Cumnor Hill and Third Acre Rise as shown on the plan at pages 4 and 5. The area is predominantly one of large Edwardian, 1920s and 1930s housing, with a distinctive spacious character. The houses are generally sited in extensive gardens with many trees, often hidden from the road, and with the original layout undisturbed. On Cumnor Hill, the street scene is largely enclosed by high stone walls, hedges, or trees, and the houses set behind long front gardens. Third Acre Rise is a rare surviving 1930s development on plots of 1/3 acre. The whole area has, to date, managed to escape most of the damage caused by redevelopment and intensification and has a special character and appearance which it is desirable to protect, preserve and enhance.



History and types of buildings

Set at the foot of Matthew Arnold's "green-muffled hills", the proposed conservation area lies in an area of outstanding landscape value. Facing north, the sloping fields and ancient woodland were, for many centuries, given to mixed farming. Development did not begin until the early 20th century, when the

Earl of Abingdon and other landowners began to sell plots for building. "More new villas here", wrote Oxford photographer Henry Taunt, in 1912, in his Rambles with Matthew Arnold.

Cumnor Hill then began to acquire its distinctive sylvan character, as substantial Edwardian villas rose in large, wooded plots. Also distinctive was the homogenous community of middle-class businessmen and their families, as successful Oxford tradesmen and artisans sought an attractive environment here as an alternative to North Oxford.

In 1930, the Regional Survey of Oxfordshire (Earl of Mayo et al) expressed concern at Oxford's urban growth. "In the best residential areas", the Survey observed, "building should be restricted to one house to a minimum of three acres". Cumnor Hill was described as one of the best residential areas and it broadly met their criteria. The Survey regarded the southern slopes of Wytham/Seacourt Hill, facing Cumnor Hill, as "by far the most beautiful and dramatic site in the Oxford area". Development on Cumnor Hill should not detract from that landscape.



33, Cumnor Hill

Proposal for a Conservation Area

Lower slopes of Cumnor Hill and Third Acre Rise

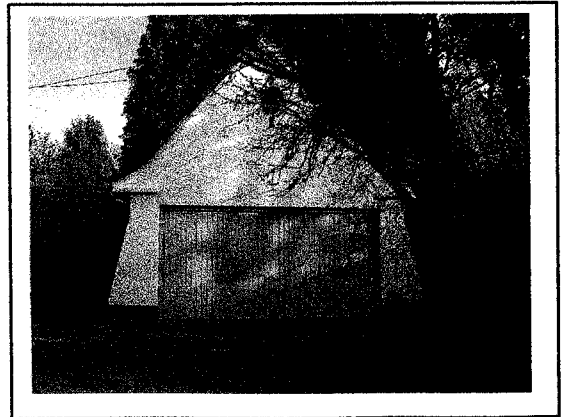
1900 -1914. The Earl of Abingdon, the main land-owner in the area, began to sell plots on lower Cumnor Hill for building in the first decade of the twentieth century. By this time the Victorian suburbs of north, south, and east Oxford had been largely completed, but there was pressure for further development. Cumnor Hill afforded an elevated location, in the favoured west of the City, with fresher air, countryside, and open views, yet close to the City Centre. The intention from the beginning was that the houses would be substantial and sited in large plots, and covenants were imposed to ensure this.

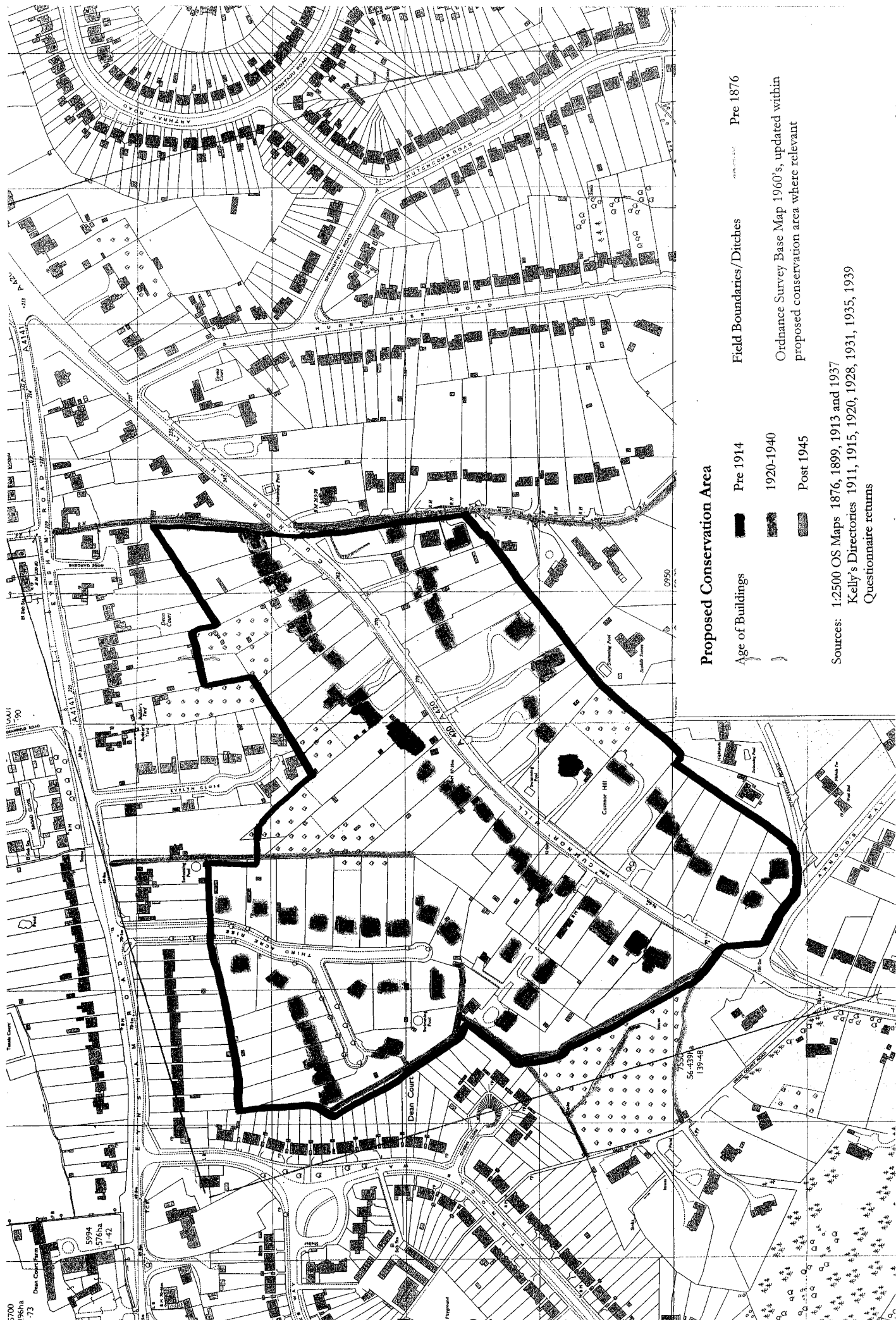
There are six houses within the proposed Conservation Area which date from before the First World War. These Edwardian houses were influenced either by the Victorian villa, such as no.64, or by the Arts and Crafts movement, such as no.32 dating from 1910. A nearby house of the same period, no. 28, (*see photograph on page 7*) is a distinctive and impressive design, thought to be by a Swiss architect. No.43, formerly called "Stanville", was built in 1913: designed by Harry Smith, it shows the distinct influence of CFA Voysey. Harry Smith's most well-known building is now the Oxford Crown and County Court in St. Aldates, Oxford.

32, Cumnor Hill



43, Cumnor Hill





3700
196ha
73

5994
576ha
142

56-439ha
139-48

7531

0950

Proposed Conservation Area

Age of Buildings

- Pre 1914
- 1920-1940
- Post 1945

Field Boundaries/Ditches

Pre 1876

Ordnance Survey Base Map 1960's, updated within proposed conservation area where relevant

Sources: 1:2500 OS Maps 1876, 1899, 1913 and 1937
Kelly's Directories 1911, 1915, 1920, 1928, 1931, 1935, 1939
Questionnaire returns

Lower slopes of Cumnor Hill and Third Acre Rise

1920s and 30s. After the First World War, development continued throughout the 1920s and 30s. The majority of the houses in the proposed area date from this inter-war period. On Cumnor Hill the architectural styles of these houses generally reflect the Vernacular Revival which was popular at the time, with brick or rough-rendered walls and clay-tiled roofs, but in Third Acre Rise a number of the houses were designed in the International or Modernist Style. Dating

from the late 1930s these houses, with flat roofs, horizontally-barred metal-framed windows, white-painted smooth-rendered walls, and with extensive use of concrete in their construction, contrast markedly with the more traditional housing of the inter-war period. Of these houses, No. 8 (*see below*) has not been extended and has retained its original plan form.



36, Cumnor Hill



Post-war. The proposed area also has a few later houses, from the 1950s and 60s, of varied styles generally typical of the period. These are also sited on large plots and do not detract from the overall attractive character of the area.

Topography and open spaces

The topography of the area plays a large part in its character. The land slopes markedly from the south east to the north west (i.e. across Cumnor Hill), and from the south west to the north east (i.e. down the Hill). Most of the houses on the upper, south-east, side of Cumnor Hill are sited well back on their plots in elevated positions enjoying distant views, with long and well-treed front gardens. A number of these houses (*the odd numbers*) have retaining banks or stone walls on their frontages to the road, with dense tree or hedge screening, and these form important elements in the street scene. On the north-west side of Cumnor Hill the houses (*with the even numbers*) are generally at a lower level than the

road, with long back gardens which fall away to the north west. Frontage screening with hedges and trees is also a feature, but open views towards Wytham Woods can be seen in places, adding to the road's attractive character. Third Acre Rise is at a lower level than the houses on Cumnor Hill, but also slopes from south to north and this contributes to its visual character. On both Cumnor Hill and Third Acre Rise the roads have sinuous curves which contain views and add interest and variety to the streetscape.



30, Cumnor Hill

Proposal for a Conservation Area

Lower slopes of Cumnor Hill and Third Acre Rise

Throughout the area, the large gardens contain many trees, hedges, and other planting which gives a distinctive spacious and "green" setting for the houses and the suburb. The many trees in particular are a vital part of the area's character. The large gardens provide a rich habitat for wild-life, with badgers, foxes, deer, and many birds, and the long gardens on the north-west side of Cumnor Hill form an important wild-life corridor. A recent independent ornithological survey (2007) has shown that there is an above average population of threatened species of birds in the proposed conservation area.

English Heritage advice

The importance of twentieth-century architecture and suburbs is recognised by English Heritage in the documents it has produced on Conservation Area Appraisals, the Modern House and Housing Selection Guide, and the Suburban and Country Houses Selection Guide. The following are quotes from these documents.

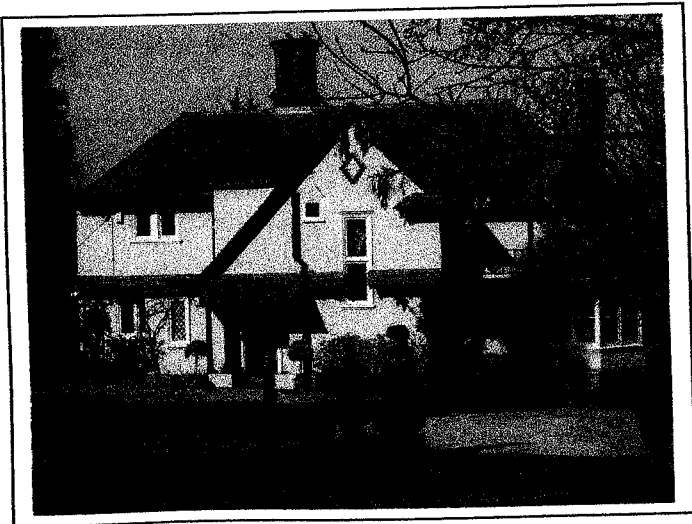
"The twentieth century is often the most under-valued and vulnerable period of building and it will be important.....to recognise the contribution made by twentieth-century buildings, regardless of their style (many of which are currently being reviewed)."

"Domestic architecture of the twentieth century can claim particular significance. Houses and housing developments of the period rank among the masterpieces of English architecture."

"In addition to the great names (of the Arts and Crafts movement) there were many local architects who designed exceptional buildings that make a distinctive contribution to Edwardian towns and suburbs."

"Given the redevelopment pressures on (twentieth-century) detached houses, this area of the built environment is particularly under threat. Their architectural quality was not always fully appreciated when many of the lists - especially in the south east - were prepared in the 1970s and early 1980s."

"Houses built outside of town centres share certain characteristics. They can take advantage of more spacious ground plots and be laid out with more freedom.....they can possess a repose and a detachment that makes for special architectural interest....."



28, Cumnor Hill



29, Cumnor Hill

"The Vernacular Revival could be used to good effect on smaller houses; the simple roughcast type was widely used in garden suburbs in the early twentieth century and the best preserved merit listing."

"Greater respect is now accorded to the suburban house."

“Suburban houses in particular are now subject to enormous pressures that include both conversion (into flats or offices), and that of new development in the gardens or grounds, sometimes calling for the demolition of the original house. The latter is particularly significant because, where they remain substantially intact, suburban houses show not only great architectural ingenuity and invention in terms of style, materials and plan form, they were often carefully designed in relation to their garden, street layout and neighbouring plots. Setting may be an important factor in assessing their special interest.”

“For enclaves of (twentieth century) housing, Conservation Area designation may sometimes be a more appropriate response than the listing of individual houses....”

Most recently (during the preparation of this document) English Heritage has issued two publications on the dangers facing suburbs in the face of increasing pressures for change. These documents - The Heritage of Historic Suburbs and Suburbs and the Historic Environment (March 2007) - emphasise the importance of many pre and inter-war suburban housing developments and the need for local authorities to protect their character. They say;

“A number of demographic trends, changes to national planning policies and housing market conditions have combined to mean that relatively spacious, low density suburban areas (the archetypal leafy suburbs) are coming under increasing development pressure. As a result, successive waves of new development, together with small-scale incremental change, is in places gradually putting local character and distinctiveness at risk. Failure to address specific suburban issues on the part of local planning authorities could mean that many suburbs soon reach a tipping point beyond which it will be extremely difficult to bring about a renaissance.”

“Given their relatively spacious nature and low density, certain suburbs have been identified by local authorities as being suitable for infill development. This is not a new phenomenon, but current levels of change against a background of higher acceptable densities increases the potential for local distinctiveness and historically significant features to be lost.”

“Where the assessment of the authority’s historic suburbs indicates that a neighbourhood is of significant historic or architectural interest, the local authority should give consideration to designation as a conservation area. This step will not prevent modernisation or updating of buildings within the conservation area, but will help ensure that new development or alterations respect and respond to their surroundings.”

Conclusion

The proposed Conservation Area has managed to retain its distinctive early and mid-twentieth century character as a low density suburb of Oxford, with large individual houses, a number of which are significant in their architecture and setting. **Pressures for conversion and intensification have so far been resisted, but there is concern that the area’s qualities are not sufficiently recognised by the planning authority, and that the character of the area will be lost over the next few years unless immediate action is taken.** Conservation Area status would give recognition to the importance of protecting and enhancing the area’s unique history, architecture and visual quality and we would urge the Vale of White Horse Council to designate the area.

Acknowledgements

District Councillors Harry Dickinson and Derek Rawson have initiated this proposal in response to concerns expressed by their constituents about recent development proposals in the proposed conservation area. They formed a working group with the support of, and including representatives from, Cumnor Parish Council and the information included in this proposal was obtained from a questionnaire sent to 71 households in the proposed area in February 2007, 46 of which were returned (with all bar 3 in favour of the proposal). A wider consultation has also taken place through an article in the February edition of Cumnor Parish News. The working group considered this information along with its own research and special thanks are due to Richard Whitlock and John Hanson for writing the text and to Peter Bowell, Janet Craven and Dr Philip Hawtin for their interest and support.

**REPORT OF THE STRATEGIC DIRECTOR AND MONITORING OFFICER
TO THE DEVELOPMENT CONTROL COMMITTEE
5th November 2007**

Enforcement Programme

1.0 Introduction and Report Summary

- 1.1 This report seeks the approval of Committee to take enforcement action in two new cases.
- 1.2 The Contact Officer for this report is Paul Yaxley, Enforcement Officer 01235 540352.
paul.yaxley@whitehorsedc.co.uk.

2.0 Recommendations

It is recommended that authority be delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Committee Chair and/or Vice Chair, to take enforcement action to secure the removal of residential caravans and non-agricultural items from Foxcombe Hill Farm, Lincombe Lane, Boars Hill, OX1 5DZ. [SUN/16776/-], if in their judgement it is considered expedient to do so.

3.0 Relationship with the Council's Vision, Strategies and Policies

- 3.1 The content of this report is in line with objectives A, C and D of the Council's Vision Statement.
- 3.2 This report relates to Enforcement Strategies 13, 14, 15 and 16 and complies with Enforcement Policies E2 and E3.

4.0 Background Papers

- 4.1 Applications; Sun/16776, 01/00311/AFD and SUN/16776/1

5.0 Ms S Kinglerlee, Foxcombe Hill Farm, Lincombe Lane, Boars Hill, OX1 5DZ

- 5.1 Foxcombe Hill Farm is an 11 hectare plot of agricultural land to the North East of Lincombe Lane on Boars Hill, Oxford (plan attached as Appendix 1). In December 2005 concerns were raised, by the local member, parish council and local residents, that caravans on the site had been used for residential purposes and that there was an increasing number/amount of other non-agricultural items on the site. These items included builders/contractors plant/machinery, materials, supplies & equipment, which are not related to an agricultural use.
- 5.2 Several site visits have been made since these concerns were first raised. Ms Kinglerlee, the owner of the site, has informed officers by a letter dated 23rd October 2006 (copy attached as Appendix 2) that the site has been used for commercial agricultural purposes since September 2000, mainly production of free

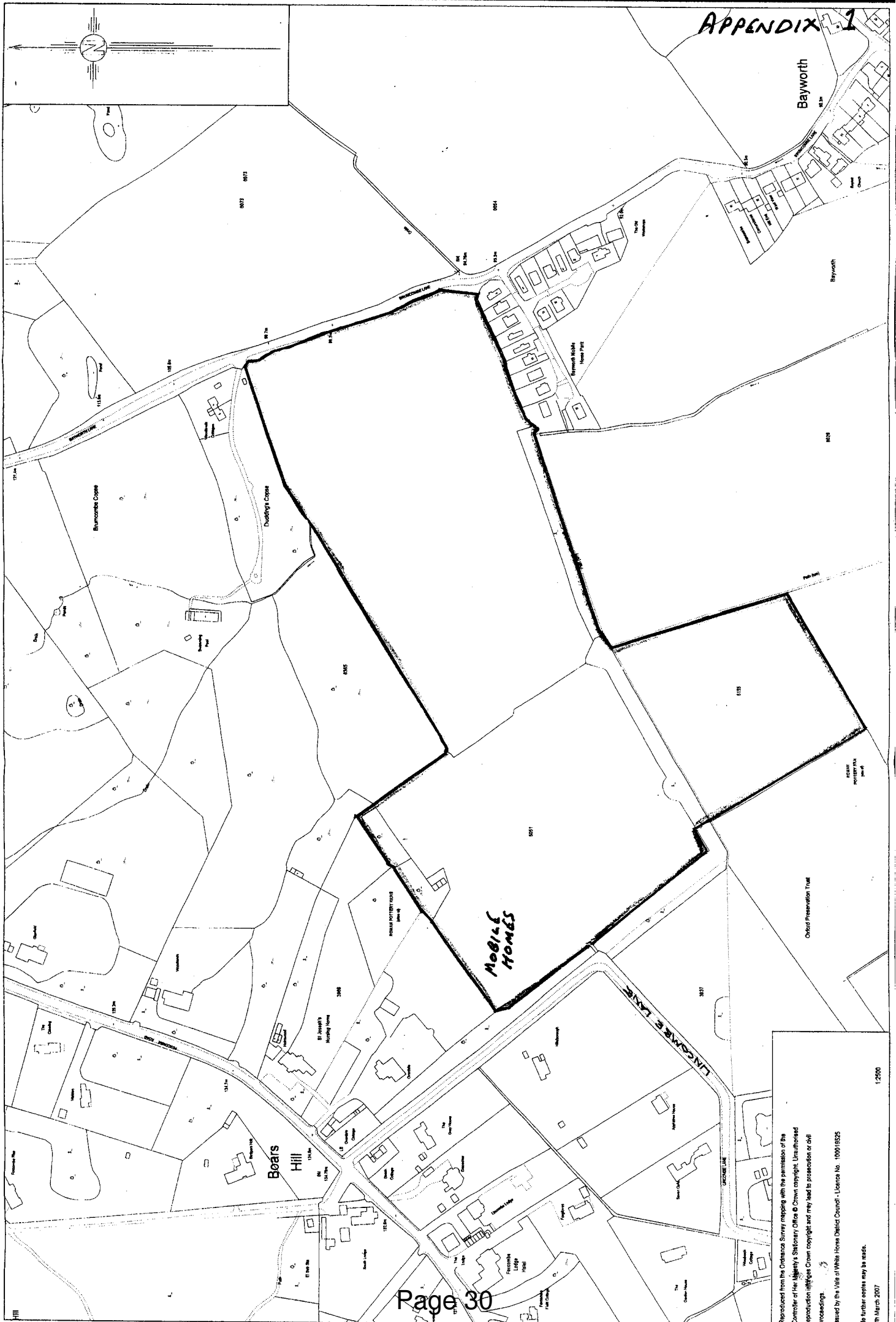
range eggs. Ms Kingerlee also advised that the three mobile homes (caravans) on the site had been used by temporary workers over the summer months, but now she personally used them only as kitchen and bathroom facilities during the day. Monitoring of the site has not provided Officers with any conclusive evidence that any of the mobile homes on site are being occupied residentially at the present time.

- 5.3 A Planning Contravention Notice was served on Ms Kingerlee on the 4th April 2007. Ms Kingerlee gave her replies/response to the PCN questions by way of an interview on the 24th April 2007. Ms Kingerlee provided details of the extent of the agricultural use and sought to explain the presence of the mobile homes and non-agricultural items on the site. These details are not conclusive and to date there are still mobile homes on site. A planning application for an agricultural dwelling comprised of the existing mobile homes was received on the 29th May 2007 and this is awaiting determination as it is awaiting an independent agricultural consultant's assessment.
- 5.4 The siting of the mobile homes and the storage of the other non-agricultural items is considered to be an inappropriate form of development, which harms the amenity of the Green Belt, contrary to Policies GS3 and NE7 of the Vale of White Horse Local Plan. There does not appear to be any special circumstances that would support a continued loss of amenity and outweigh these policies. Therefore this interference is considered to be proportionate to the harm that would be caused if the unauthorised development/change of use were allowed to remain. Enforcement action is considered to be justified and in the public interest. This recommendation for authorisation to take enforcement action could, if implemented, amount to an interference with Ms Kingerlee's right to respect for her home under Article 8 of the European Convention on Human Rights and Article 1 of the First Protocol.

RODGER HOOD
DEPUTY DIRECTOR (Planning and Community Strategy)

TIM SADLER
STRATEGIC DIRECTOR

Background Papers: None

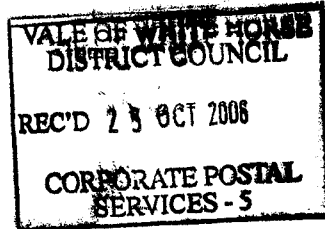


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 8th March 2007



71 Frenchay Road
Oxford
OX2 6TF
shadiya@phoncoop.coop
23rd October 2006

Dear Mr Weaver.

Re: Foxcombe Hill Farm, Boars Hill. SUN/1677/1

Thank you for your letter, which I received on the 18th of October, as I had been away until that time.

I am unaware of any visits to the farm by planning officers but am happy to give you the information you have requested.

The land comprising Foxcombe Hill Farm has been used for commercial agricultural purposes since September 2000. Initially run mainly as a free range egg enterprise with 2000 laying birds in mobile houses, it then developed into a small scale pig breeding/finishing unit, with all pork sold locally at farmers markets. At present, cattle, sheep, pigs and poultry are kept on the farm and sold through farmers markets in Oxford.

Following conversations with Martin Deans of the Planning Department, it became apparent that as things stood, no planning consent would be forthcoming due to the nature of the enterprises on site as they stood. I have therefore been re-evaluating my position and am in the process of producing a business plan to support a new application, which I anticipate being able to submit in the next four to six weeks.

There are three mobile homes on site, to which the application will refer when it is submitted. They have been used over the summer as accommodation for volunteer workers on the farm and continue to be used as kitchen and bathroom facilities by myself during the day. The mobile houses used for the chickens remain on site. There is a small barn containing hay and two polytunnels, for which restricted development approval was granted some time ago. There are also four storage containers used for feed and equipment. There are three portacabins, one is used as an office, the other two require are awaiting refurbishment before use.

Please feel free to contact me should you require any further information.

Yours sincerely,

A handwritten signature in cursive script that reads "S Kingerlee".

Shadiya Kingerlee (Ms)

SHR/8203/2 – Councillor Peter Saunders

Erection of a new porch and addition of first floor to granny annexe. The Pound, 67 High Street, Shrivenham

1.0 The Proposal

1.1 This application seeks planning permission for the erection of a two storey porch and bathroom extension on the front (north) elevation which measures 5 metres wide by 2.1 metres deep, with an eaves height of 5 metres and a ridge height of 7.9 metres, and the construction of a first floor extension over an existing granny annexe on the side (west) elevation, measuring 12.1 metres wide by 7.3 metres deep, with the eaves on the front (north) elevation measuring 4.4 metres high and on the rear (south) elevation measuring 2.4 metres high, with an overall ridge height of 7.5 metres. A copy of the site plan and application drawings are at **Appendix 1**.

1.2 The property lies adjacent to Shrivenham Conservation Area.

1.3 The application comes to Committee as the applicant is a District Councillor.

2.0 Planning History

2.1 Application SHR/8203 for the 'Demolition of existing single storey extension and erection of extensions to provide additional living accommodation, granny flat, access way and garage. Formation of new vehicular access' which was approved in 1985.

2.2 Application SHR/8203/1-X for the 'Erection of a dwelling' refused in 1992.

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 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.

3.3 Policy HE1 relates to development within or affecting the setting of a Conservation Area, and seeks to ensure that development preserves or enhances the established character or appearance of the area.

4.0 Consultations

4.1 Shrivenham Parish Council raises no objections to the proposal.

4.2 The County Engineer raises no objection subject to conditions.

5.0 Officer Comments

5.1 The main issues in determining this application are the potential impact on neighbouring properties, the impact on the street scene and the adjacent Conservation Area, and

whether adequate parking is available within the site.

- 5.2 Regarding the potential impact on neighbouring properties, the nearest adjoining property is located to the south of the site approximately 22 metres away from 67 High Street. Given the orientation of the existing property, and the position and scale of the proposed extensions, it is not felt that the proposed extensions will harm the amenities of the neighbouring properties in respect of overshadowing or over dominance. In terms of potential overlooking, the windows in the first floor extension over the existing granny annexe face in a northerly and westerly direction, which overlook the dwelling's own garden and are some 27 metres away from the nearest adjoining garden to the west. The proposed rooflights on the south elevation are located 15 metres away from the southern boundary, so it is not felt that the amenities of the properties to the south will be harmed by the inclusion of these rooflights.
- 5.3 Given the position of the property on the plot, and the scale of the of the proposed extensions, it is not considered that the street scene, and the adjacent Conservation Area, would be harmed by the proposal.
- 5.4 The property currently benefits from a large parking and turning area, which would be unaffected by the proposal. Consequently, highway safety would not be compromised by the proposal.

6.0 **Recommendation**

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

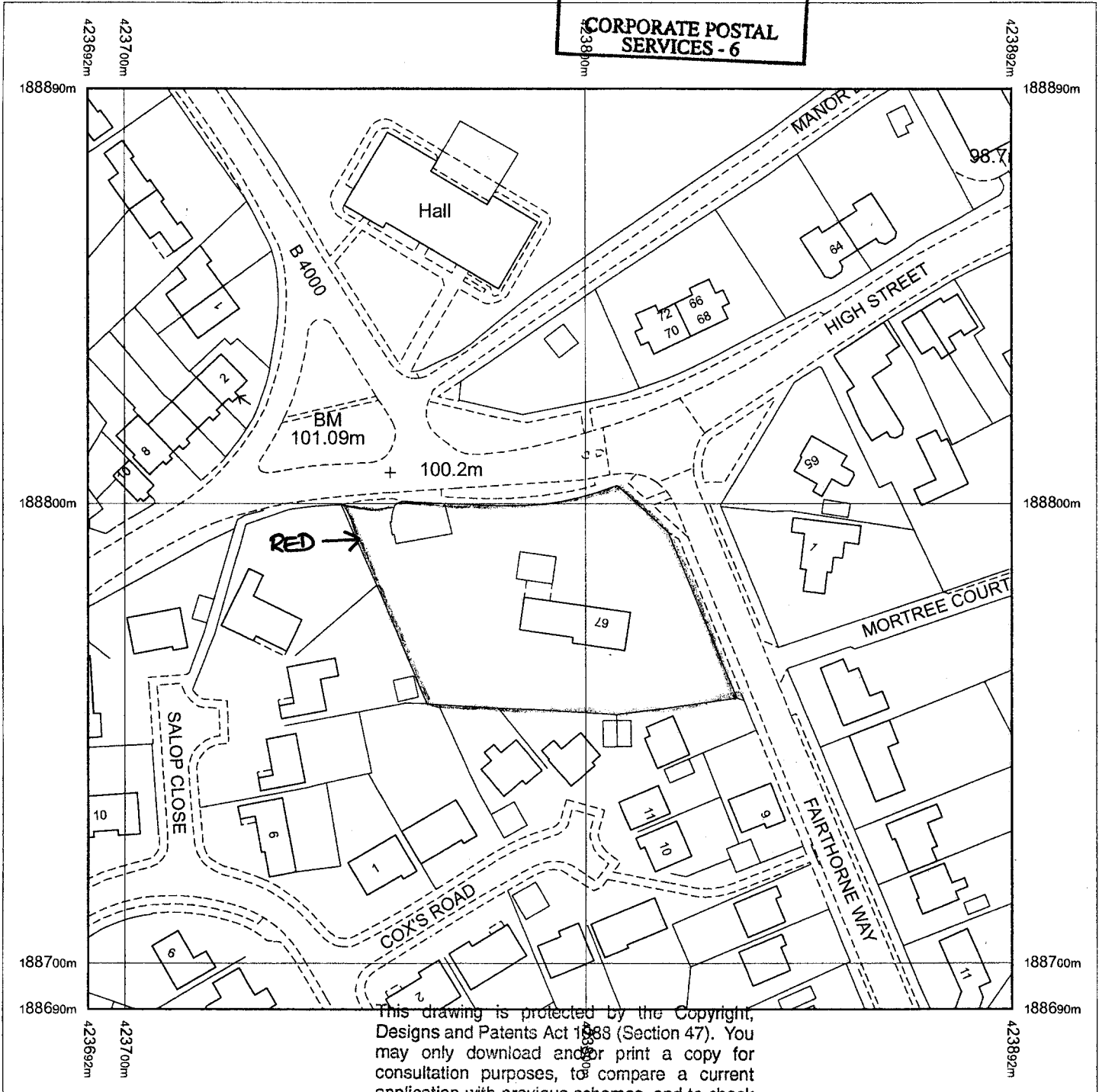
1. *TL1 Time Limit – Full Application.*
2. *RE1 Matching Materials.*
3. *RE16 Ancillary Self-contained Accommodation.*



**VALE OF WHITE HOR
DISTRICT COUNCIL**

REC'D 30 JUL 2007

**CORPORATE POSTAL
SERVICES - 6**



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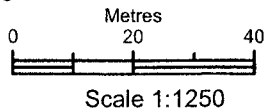
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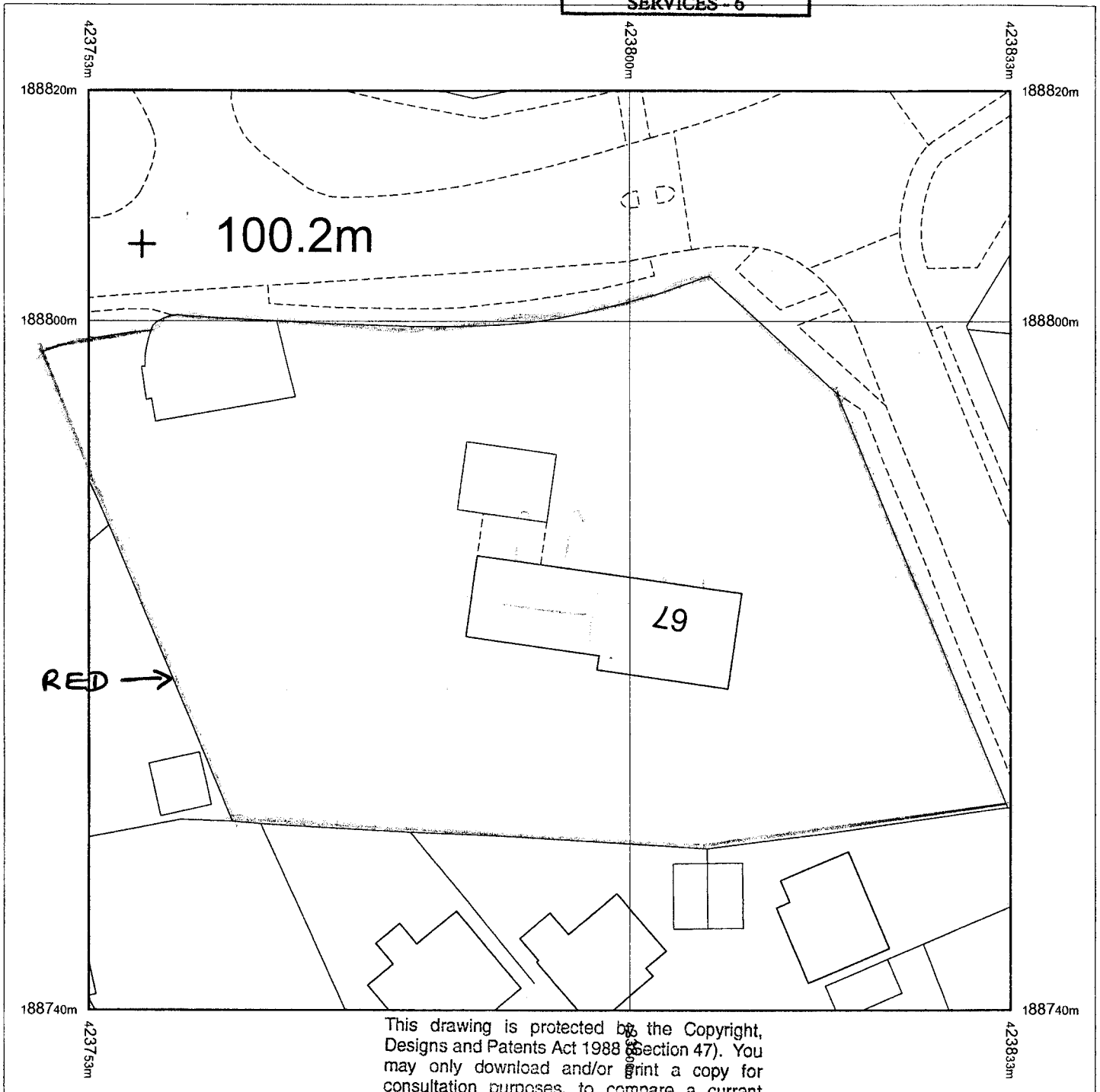
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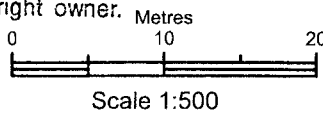
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Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey website: www.ordnancesurvey.co.uk

**LOCATION PLAN
67 HIGH STREET
SHRIVENHAM
DRG NO 9680/5**



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 Centre coordinates: 423793 188780

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www.ordnancesurvey.co.uk

SITE PLAN
67 HIGH STREET
SHRIVENHAM
DWG NO 9680/6

APPENDIX 1

WILLOW WATTS ARCHITECTS
BIRMINGHAM

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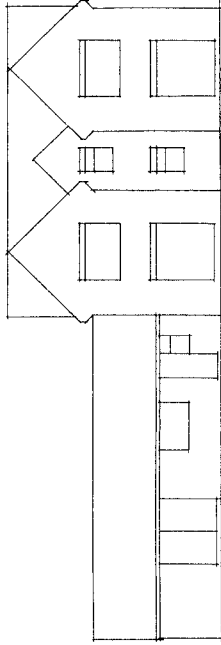
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Miché
Architects

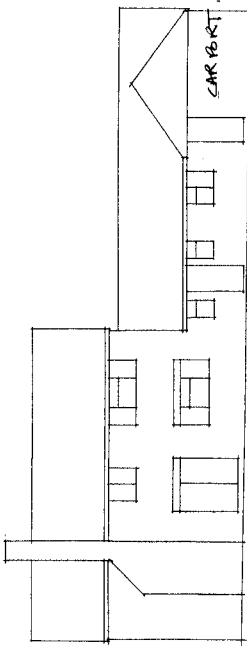
30 Oaks
Swindon
SN3 6AH
Tel/Fax 01753 611111
Email 01753 611111

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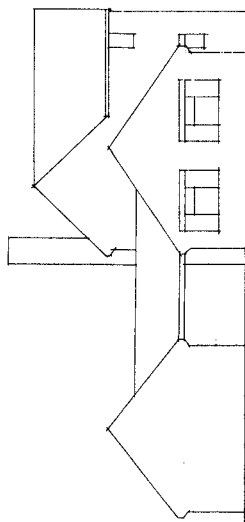
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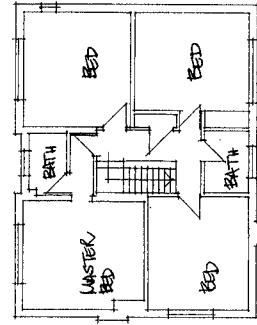
SOUTH ELEVATION



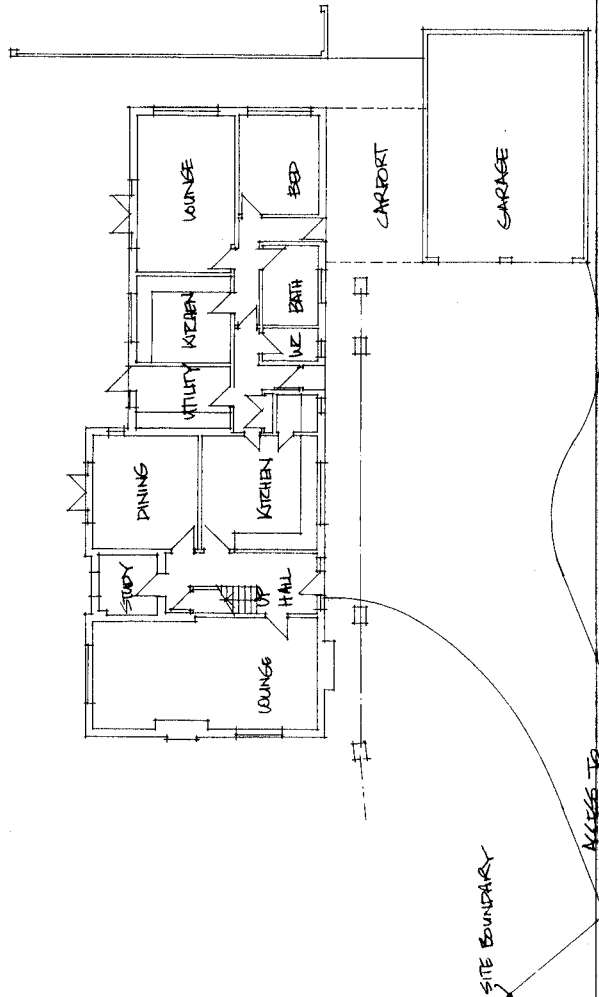
NORTH ELEVATION



WEST ELEVATION



FIRST FLOOR PLAN



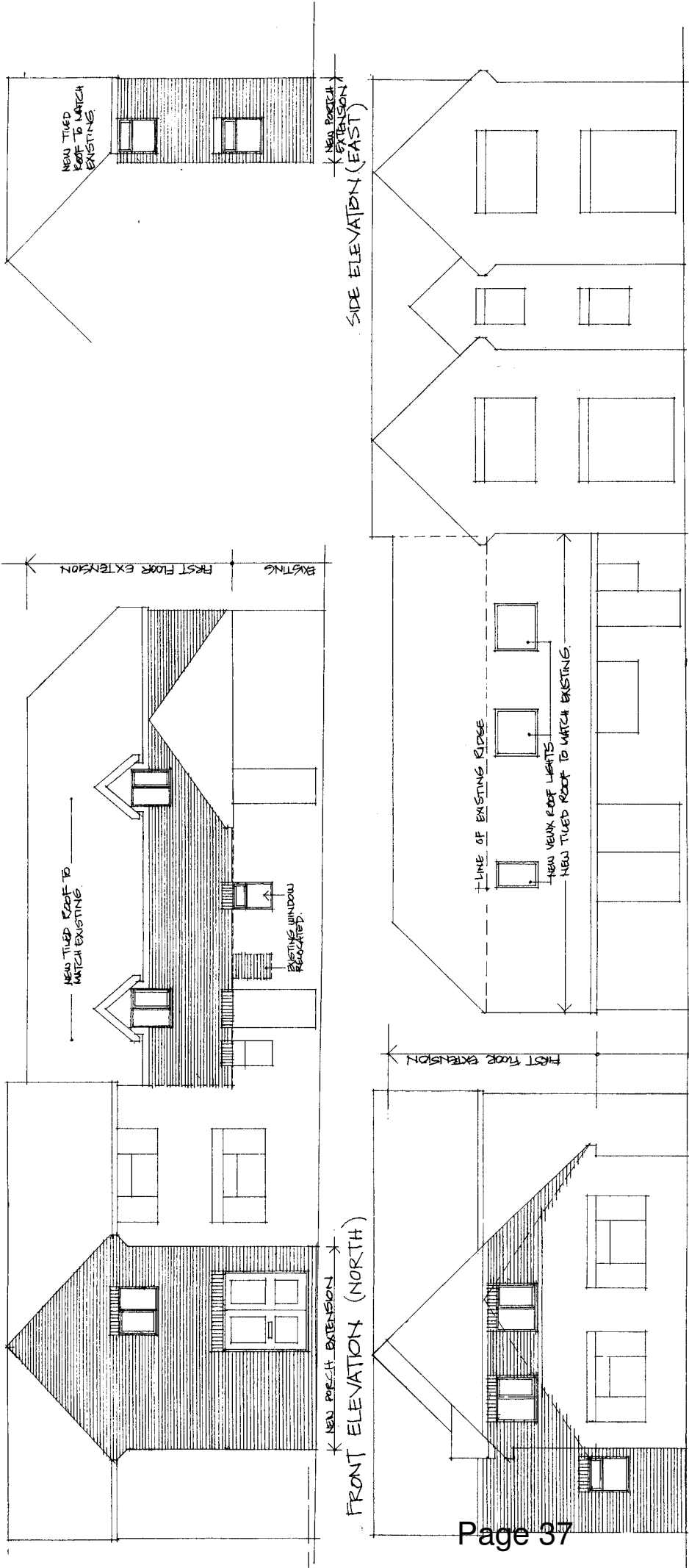
GROUND FLOOR PLAN

APPENDIX 1

PRC EXTENSION 671
 EYE
 JUNE 1-13
 Mich
 30 Oak
 Swindon
 SN3 6AF
 Email: info@prc.co.uk
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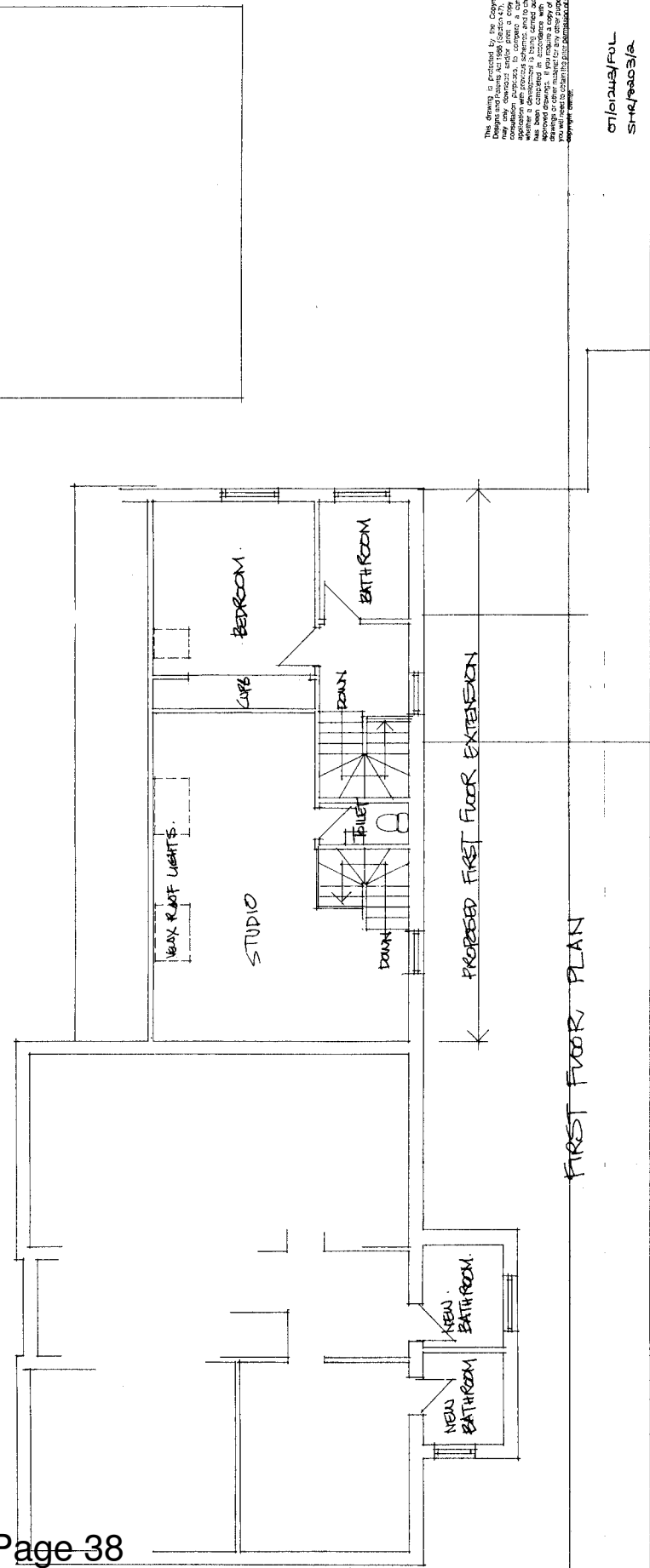
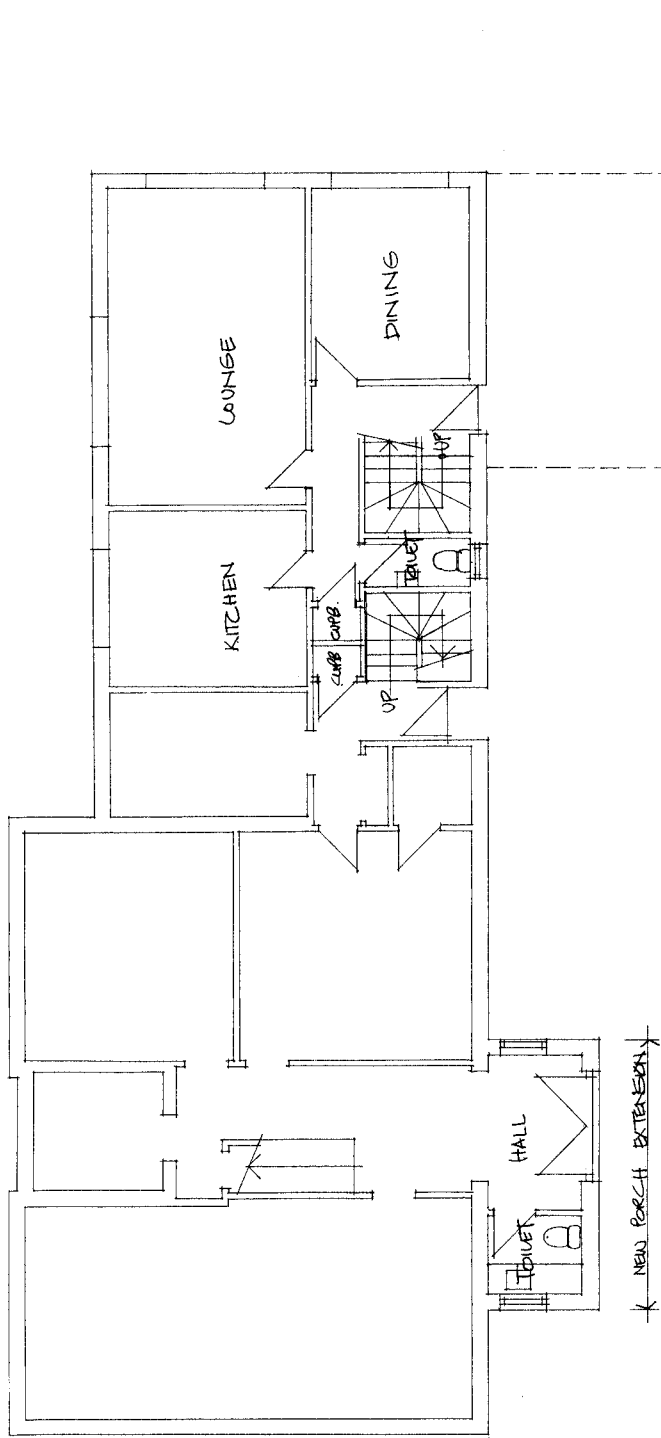
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0710405470/L
SHR/MSAC/A



SUT/11933/11 – Ms J Lister

**Erection of garage block with ancillary accommodation above. (Retrospective). 6
Abingdon Road, Sutton Courtenay, Abingdon, Oxon, OX14 4NF**

1.0 **The Proposal**

1.1 The application proposes a garage block to the rear of the site which would provide four garages at ground floor level with residential accommodation above. It is proposed that the garage block would be ancillary residential accommodation to No.6 Abingdon Road for the applicants two daughters, one of which suffers from epilepsy. This is a retrospective application which is further to the previously approved application SUT/11933/9. A copy of the site location plan and drawings are attached at **Appendix 1**. The changes to the proposal from that previously approved are as follows:

- an increase in the height of the building by 0.25 metres
- the use of the first floor for ancillary ‘habitable’ residential accommodation
- the insertion of windows in all elevations
- the insertion of a door to the rear
- the removal of the internal dividing walls at ground and first floor
- the garage building is located 15 metres from the rear boundary of the site within this current application, however it is noted that this distance differs from that shown in the previous 2004 application where the block plan showed the building to be 12 metres to the rear boundary, and the site plan showed the building to be 20 metres from the rear boundary

1.2 The site as edged in red on the submitted plan shows four terraced dwellings which were permitted in 2003 through the conversion and extension of the original dwelling on the site. However, the applicant has stated that this permission has not been fully implemented, and therefore the building remains as No. 6 Abingdon Road.

1.3 The site is within an Area for Landscape Enhancement, Lowland Vale, the floodplain and is adjacent to the Conservation Area.

2.0 **Planning History**

2.1 SUT/11933/5 Erection of detached garage with work room over. Permitted.

2.2 SUT/11933/6 Extension and sub-division of existing dwelling to form 3 terraced dwellings. Permitted.

2.3 SUT/11933/7 Extension, alteration and sub-division of existing dwelling to form 4 terraced dwellings. Permitted.

2.4 SUT/11933/8 Erection of 4 garages with storage accommodation above. Withdrawn.

2.5 SUT/11933/9 Erection of 4 garages with storage accommodation above. Permitted.

3.0 **Planning Policies**

3.1 Policy DC1 requires development to be of a high design quality in terms of layout, scale, mass, height, detailing, materials to be used, and its relationship with adjoining buildings, and to take into account local distinctiveness.

- 3.2 Policy DC5 requires safe and convenient access and parking.
- 3.3 Policy H24 enables the erection of ancillary buildings and structures within the curtilage of a dwelling provided the proposal would not cause harm to the amenities of neighbouring properties or the character and appearance of its surroundings.
- 3.4 Policy NE9 will not permit development in the Lowland Vale if it would have an adverse effect on the landscape.
- 3.5 Policy NE11 will not permit development that would further erode or damage the character of the landscape within a designated area of Landscape Enhancement.

4.0 **Consultations**

- 4.1 Sutton Courtney Parish Council objects to this application. The Parish Council questions whether the building should be considered as ancillary as the plans appear to show that the building lies outside of any of the curtilages of the four residential dwellings fronting the road. The Parish Council wonders whether any permitted development rights would be accrued for this building, and whether the application should be considered to be tantamount to the erection of a new dwelling in an undesirable backland location.
- 4.2 Notwithstanding the above the Parish Council is concerned with regard to the intensification of residential use within the flood plain, and the overdevelopment of the site that has already seen an increase in the number of residential units. Furthermore the development is unneighbourly by reason of the two balcony windows to the north and the low cill heights of the rooflights on the west elevation resulting in overlooking and a loss of privacy to neighbouring residents.
- 4.2 The County Highway Engineer has no objection to the proposal providing that the garaging can be conditioned to be retained as such and that the proposed building is conditioned as ancillary to the existing dwelling. Furthermore the Engineer has asked the applicant to demonstrate that the proposed development would not impinge on any existing parking/turning area as shown on previously permitted applications.

5.0 **Officer Comments**

- 5.1 As permission has already been granted for a building of a similar size, scale, design and siting the principle of a building in this location has already been established. However this application will seek to assess the changes to the proposed scheme as indicated above.
- 5.2 As the building would only rise 0.25 metres higher than that previously permitted Officers do not consider that this would so substantially increase the scale, bulk and visibility of the building as to warrant refusal of the application on these grounds. All other external dimensions of the building remain the same as previously permitted. It is noted that a number of windows are now proposed within the building, however no condition restricting the insertion of windows was imposed on the previous permission in 2004. Officers therefore consider it unreasonable to object in this regard. Whilst it is noted the windows to the rear are large and would likely require planning permission in their own right, given their location they are not highly visible, and windows could be inserted that are flush with the building without the need for planning permission.

Likewise the Juliet balconies to the sides of the building would likely require planning permission however the insertion of the windows themselves would not require planning permission.

- 5.3 Due to the level of the rooflights within the front elevation Officers acknowledge that they would afford some overlooking into the rear gardens of the adjacent terraced properties. Whilst the applicant has advised that the conversion and extension of the original dwelling to provide 4 units is not fully completed, the extension to provide unit 4 as shown on the site plan submitted with this application is largely completed therefore it would be reasonable to condition the front rooflights to be obscure glazed in the interests of the amenities of the future occupiers of the adjacent terraced properties. This would take into account the fact that the first floor accommodation is now habitable, and the building would only be in association with one dwelling at present. The window in the northern flank may afford some overlooking into the rear gardens of properties to the north, however this would be towards their rearmost garden and not their principal private amenity area. Furthermore the building would be a considerable distance away from their side boundaries.
- 5.4 The previous application in 2004 restricted the use of the building to be ancillary accommodation. Whilst it is noted the application now proposed clearly shows the first floor to provide 'habitable' accommodation as opposed to storage, it is still proposed to be ancillary, and would therefore still comply with the previous condition. In this regard the application proposes no kitchen within the building which would enable the building to be an independent unit. The previous application clearly showed 4 separate garages with individual stairs to storage above, however the building was only ancillary to a single dwelling and in any event planning permission would not have to be required in this instance for the demolition of internal walls. With regard to the above Officers consider that no reasonable objections could be raised to the proposed use of the first floor.
- 5.5 No condition was imposed on the 2004 permission restricting the use of the ground floor to garaging. However since 2004 PPS25: Flooding has been published which states that 'Local Planning Authorities should help to deliver sustainable development by reducing flood risk to and from new developments through location, layout and design.' Given the publication of PPS25 in 2006 and following the recent flooding of this site it is considered reasonable to now restrict the ground floor as garaging only. The Environment Agency was consulted within the previous 2004 application reiterating their previous comments to the withdrawn application SUT/11933/8. It is considered reasonable to impose the previously requested conditions by the Environment Agency on any permission granted, with the exception of the condition relating to slab levels as the development is already largely constructed and the slab levels are considered to be acceptable.
- 5.6 It should be noted that planning permission would be required for internal alterations that would result in the building becoming an independent unit i.e. through the insertion of a kitchen, and given the above proposed condition planning permission would also be required to convert the ground floor into any form of living accommodation. In this regard Officers consider a 'new independent' dwelling in this location would be undesirable and would be viewed unfavourable if a formal application were to be submitted. The same condition as imposed on the 2004 permission restricting its use as ancillary should therefore be imposed on any permission now granted, and the ground floor should be restricted to garage use only.

5.7 Officers are aware of the differences in the distance of the proposed building to the rear boundary when compared to the previously approved application, however given the discrepancies on the previously approved plans, together with the fact that the site plans appear to be similar in all other respects, it is considered unreasonable to object in this regard.

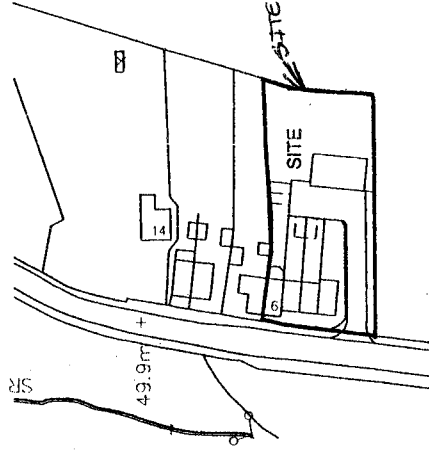
5.8 With regard to the comments from the County Engineer it is considered reasonable to impose a turning space condition on any permission granted.

6.0 **Recommendation**

6.1 *It is recommended that the application be approved subject to the following conditions.*

1. TL1 *Time Limit – Full Application*
2. MC9 *First floor front windows to be obscure glazed and with no additional windows*
3. RE16 *Ancillary accommodation*
4. RE14 *Retention of garaging at ground floor*
5. HY15 *Turning space*
6. *Any spoil arising from the excavation shall be removed from the floodplain prior to the occupation of the building; apertures in the side and rear walls from ground level up shall allow free entry and egress of flood water, and gaps shall be left under the main garage doors for the same purpose.*
7. MC20 *Amended Plans.*

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VALERIE WHITE HEISB
 BRIDGEMOUTH COUNCIL
 BR00D 1 1 SEP 2007
 CORPORATE POSTAL
 SERVICES - 5

LOCATION PLAN

DRAWING FOR PLANNING AT

Proposed : GARAGE WITH ACCOMMODATION OVER

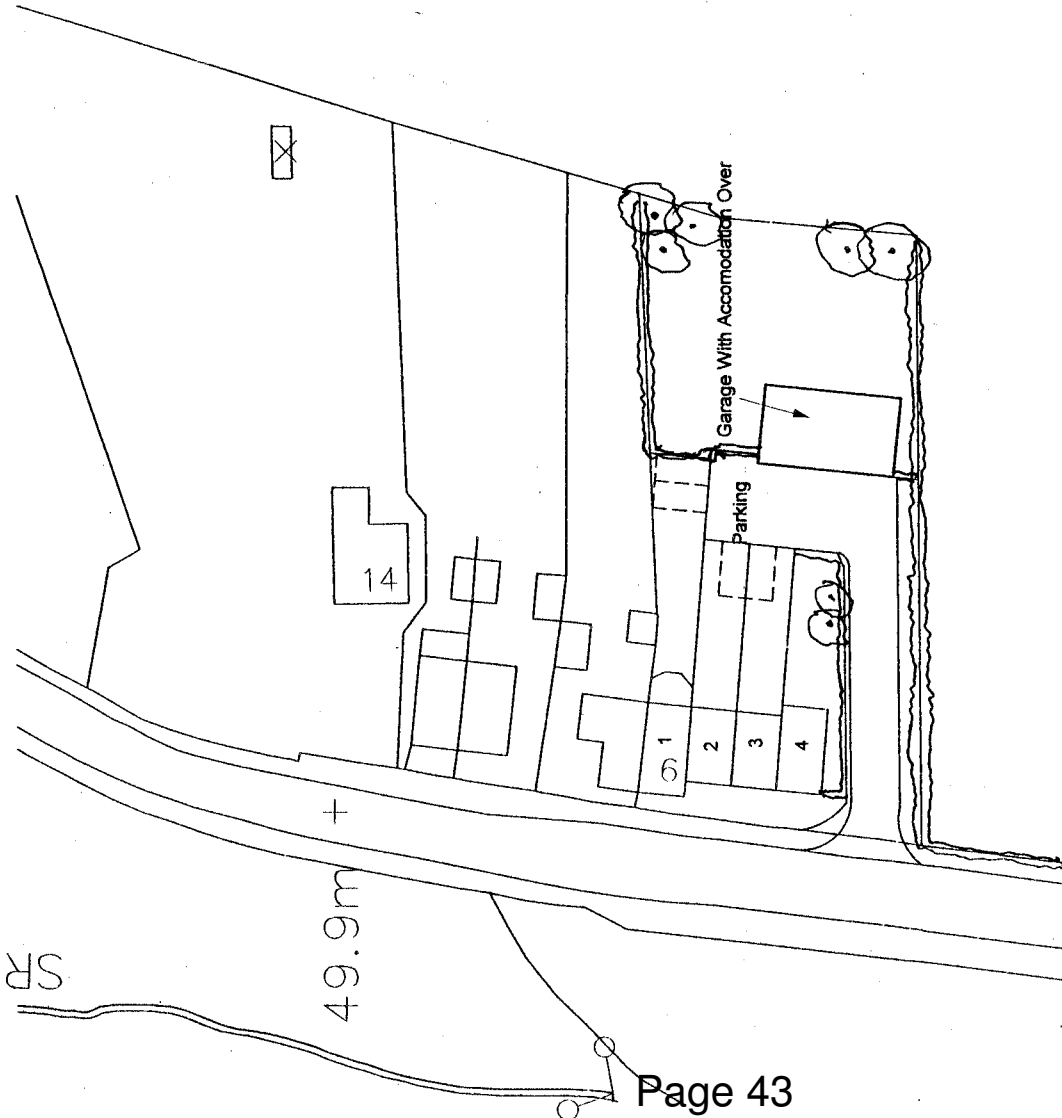
At : 6 ABINGDON ROAD, SUTTON COURTEN

For : Mrs. J. LISTER

Scales : 1 : 500 1 : 1250

Embling Associates Ltd. - Chartered Surveyor
 Building and Planning Design
 23 Stroud Road, Divesco, OX11 3HP
 Tel : 01235 811202 Mob: 07710298697
 email : mike@emblingai.com

Drq. No. 07/0212/P/BP1

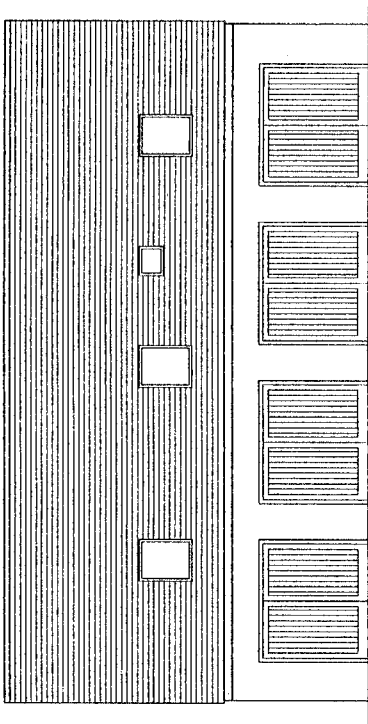


SUT/11933/11

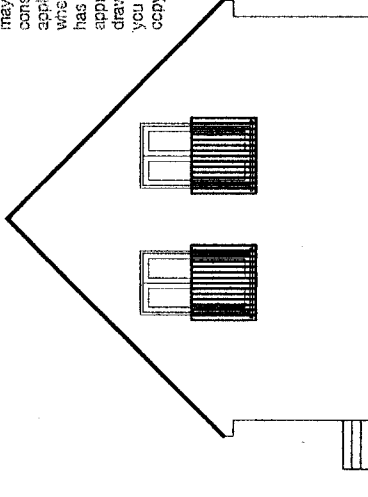
07/01488/FUL

BLOCK PLAN

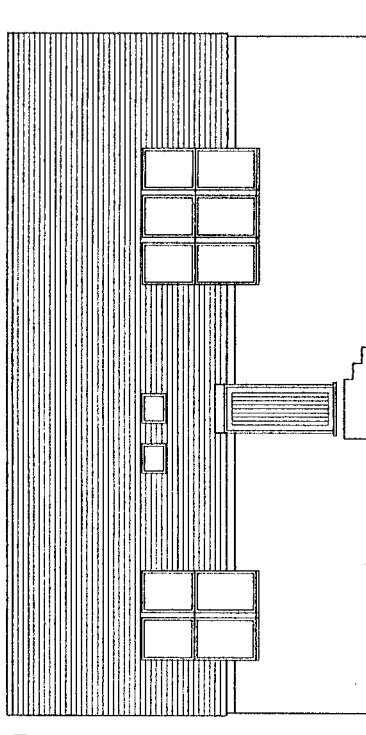
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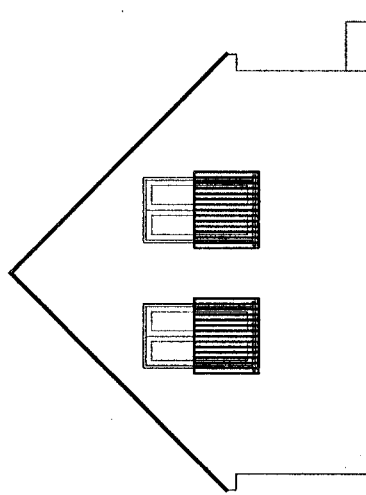
Front Elevation - West



Side Elevation - North



Rear Elevation - East



Side Elevation - South

**AMENDED
PLAN**

EMBLING ASSOCIATES LTD
23 SHODDON ROAD, DECCOT, OX11 8HP
TEL: 01235 811202
EMAIL: mtlke@emblingai.com

APPENDIX 1

Drawing

Proposed : GARAGE WITH ACCOMODATI K

At : 6 ABINGDON ROAD, SUTTON (

For : Mrs.J.LISTER

Scale : 1 : 100

Embling Associates Ltd - Chartered Surveyor
Building and Planning Design
23 Shoddon Road, Deccot, OX11 8HP
Tel : 01235 811202 Mob : 07710298697
email : mtlke@emblingai.com

SUT/11933/11
07/01488/FUL

CHECK ALL DIMENSIONS ON SITE

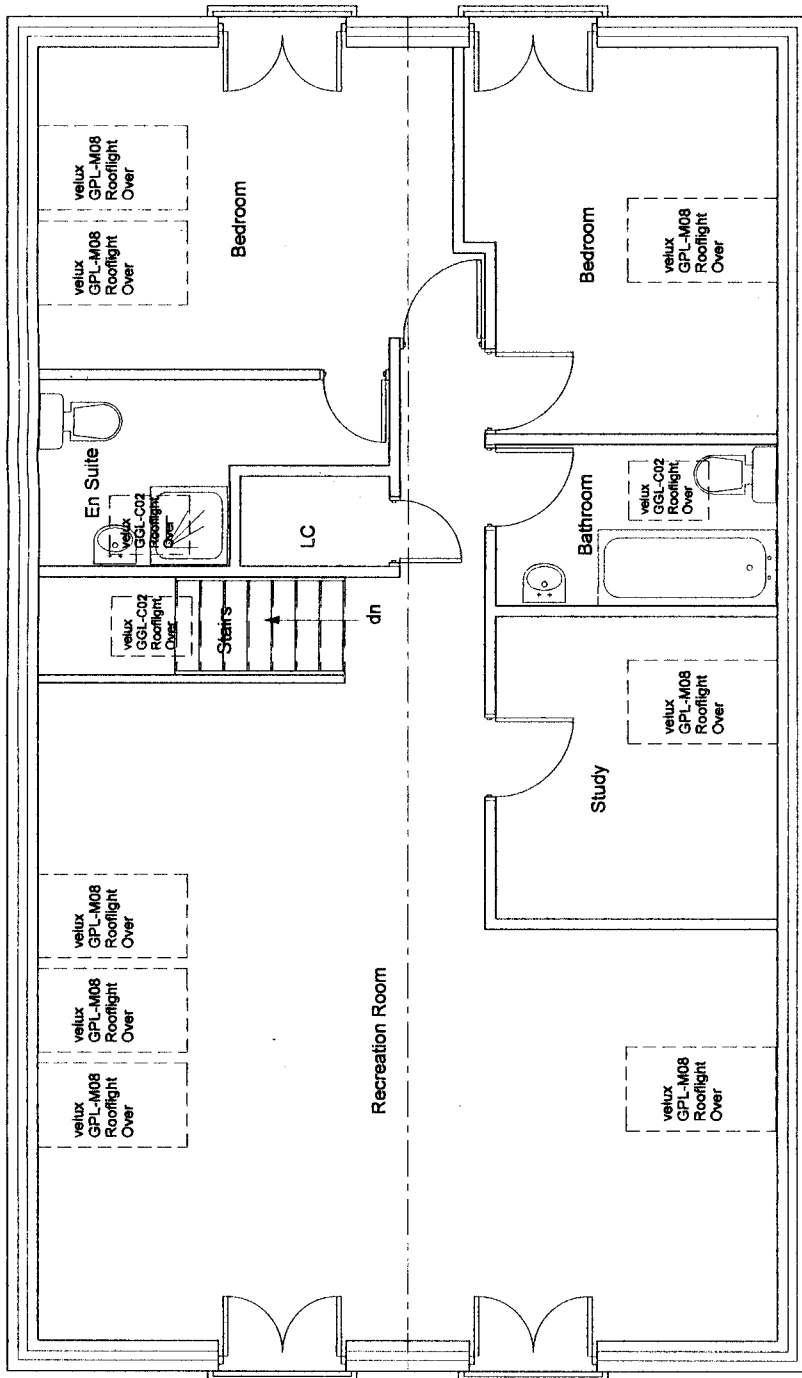
Drg. No. 07/0212/P3(a)

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APPENDIX 1

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**AMENDED
PLAN**



SUT/1933/11
07/01482/AVL

FIRST FLOOR PLAN

Drawn

Proposed : GARAGE WITH ACCOMODATI

At : 6 ABINGDON ROAD, SUTTON

For : Mrs.J.LISTER

Scale : 1 : 50

Embling Associates Ltd - Chartered Surveyor
Building and Planning Design
23 Sinodun Road, Didcot, OX11 8HP.
Tel : 01235 811202 Mob : 0771029897
email : mike@emblingai.com

Dwg. No. 07/0212/P3(c)

CHECK ALL DIMENSIONS ON SITE

ABG/12963/7- A – A King

Erection of illuminated signage. 11 Ock Street, Abingdon, OX14 5AL

1.0 The Proposal

- 1.1 This application seeks advertisement consent for new signage for an orthodontic surgery. Two signs are proposed, a non illuminated hanging sign (measuring 500mm x 350mm) above the entrance and a backlit fascia sign (measuring 880mm x 350mm) which will be inset slightly from the front elevation above the entrance door.
- 1.2 The site lies within the Abingdon Town Centre Conservation Area, and is located on the north side of Ock Street close to the Stratton Way junction. A copy of the plans showing the location of the site and the proposed signage are attached at **Appendix 1**.
- 1.3 The application has been referred to Committee because Abingdon Town Council objects to the proposal.

2.0 Planning History

- 2.1 Planning permission was granted in November 2005 for a change of use of the upper floor of the premises to an orthodontic surgery.

3.0 Planning Policies

- 3.1 Policies DC15 and DC16 of the adopted Local Plan require outdoor advertisements not to harm the character and appearance of the area and not to harm highway safety. Policy DC18 requires advertisements in Conservation Areas to preserve or enhance the special character or appearance of the area.
- 3.2 Policies DC1, DC5, and DC9 of the adopted Local Plan seek to ensure that all new development is of a high standard of design, does not cause harm to the amenity of neighbours or to the character and appearance of its surroundings, and is acceptable in terms of highway safety.

4.0 Consultations

- 4.1 Abingdon Town Council objects to the application stating “Contrary to Policy DC16 of the Vale’s Adopted Local Plan 2011 as a day time business only and in a Conservation Area.”
- 4.2 County Engineer – no objections.
- 4.3 No letters of objection have been received.

5.0 Officer Comments

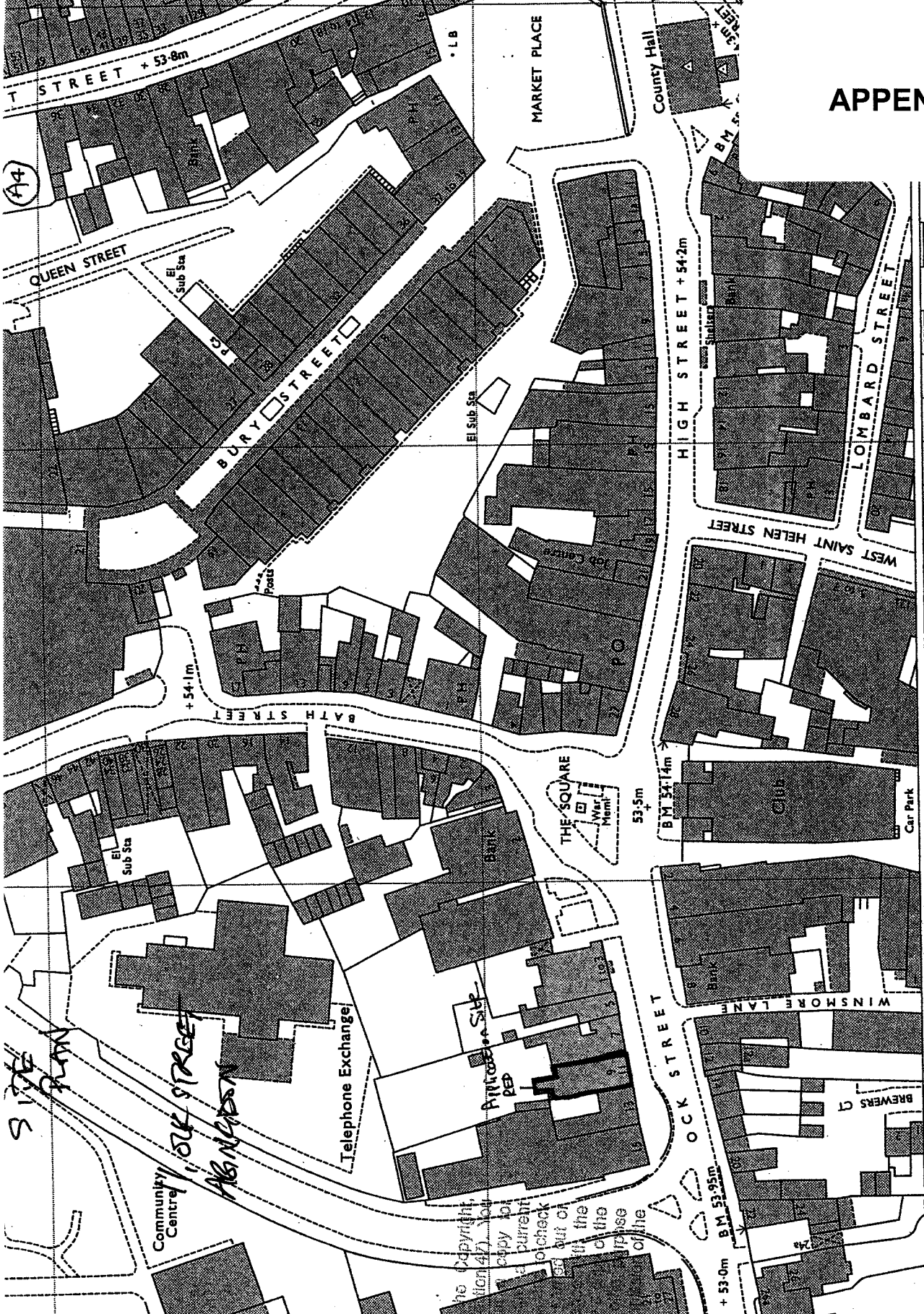
- 5.1 The main issue to consider in determining this application is whether the proposed signage would have a harmful impact on the character and appearance of the area, particularly the Conservation Area.
- 5.2 Although it is the normal policy of the Council to resist illuminated signage in Conservation Areas where a business does not operate in the evening (i.e. pubs and

restaurants), given the building is modern in appearance and that the fascia sign is slightly recessed in the elevation of the building, the small scale amount of low level back lit illumination in the sign above the door is considered acceptable and will not adversely impact upon the character and appearance of the Conservation Area. Your Officers therefore consider that a refusal based on harm to the character and appearance of the Conservation Area would not be justified. The hanging sign is considered acceptable.

6.0 **Recommendation**

6.1 *Advertisement Consent subject to standard conditions 1-6:*

APPENDIX 1



OXFORDSHIRE COUNTY
 ABINGDON
 SU 4996 NE
 CONVERSION SC
 METRES-FEET

VALE OF WHITE HORSE DISTRICT
 07/00949/ADV AB9/12963/7

OXFORDSHIRE COUNTY

449500m

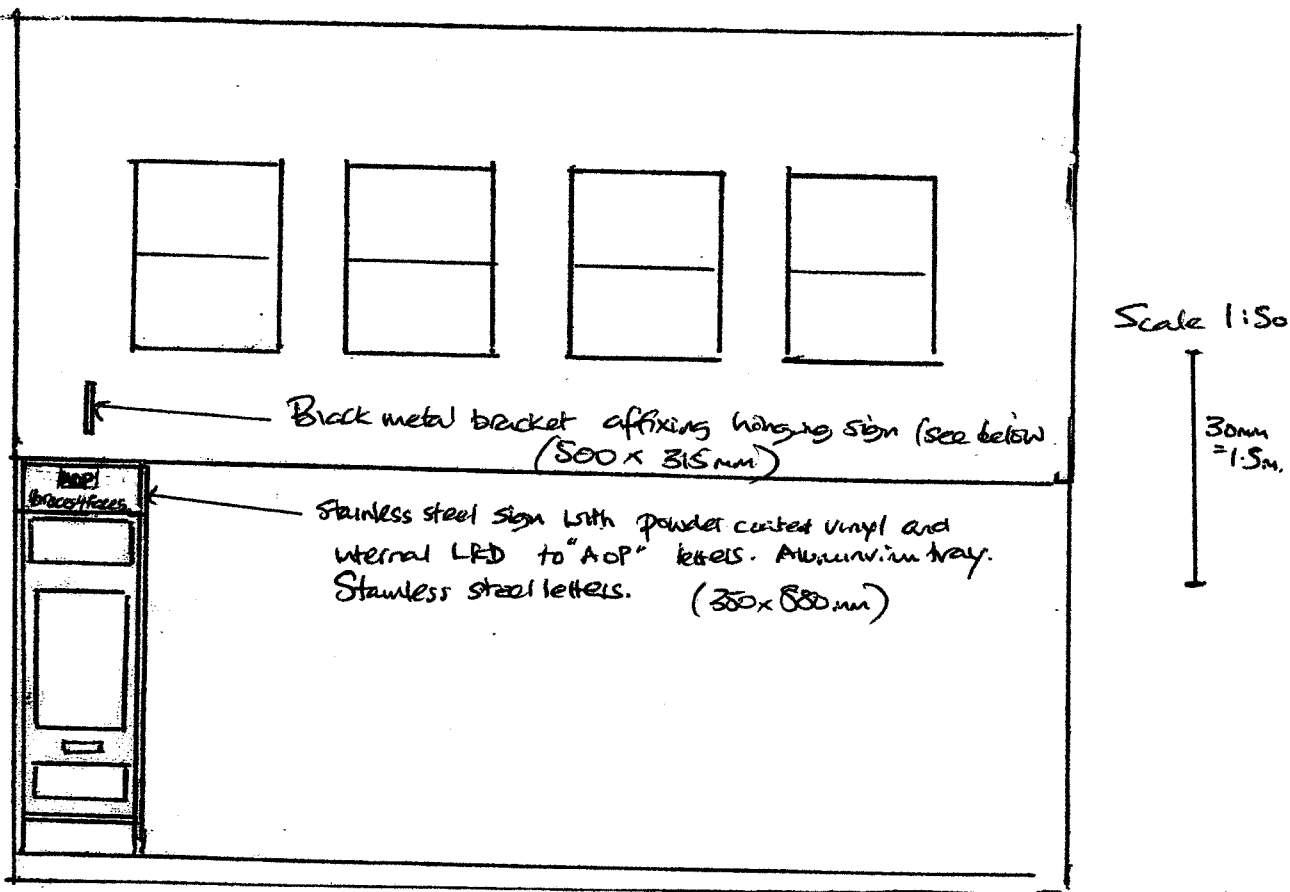
972

741

197000m

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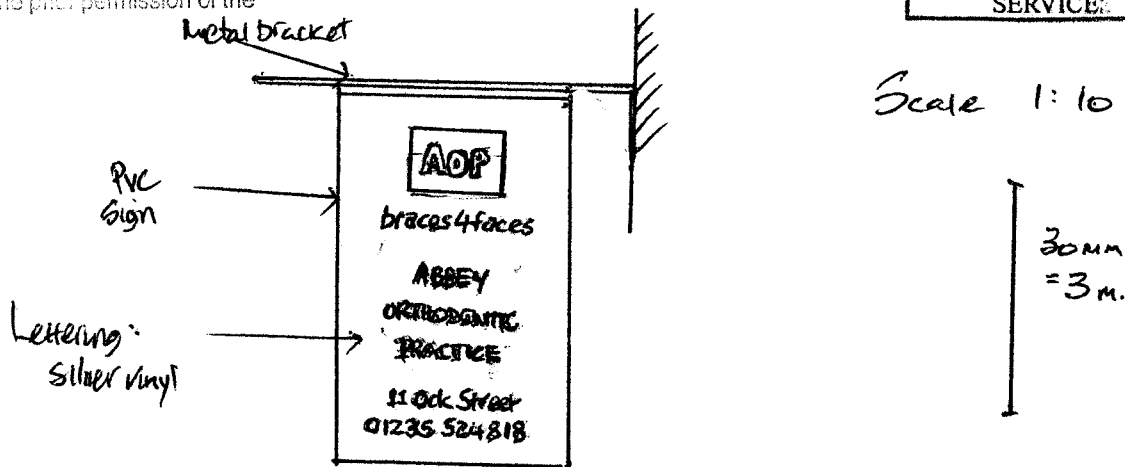
11 Ock Street: Signage proposal: Application: 07/00949/ADV



FRONT ELEVATION 11 OCK STREET.
ABINGDON OX14 5AL

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VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 03 SEP 2017
CORPORATE POSTAL
SERVICES



SIDE ELEVATION TO SHOW HANGING SIGN

(A4)

ABBEY ORTHODONTIC PRACTICE

WALL SIGN (SIGN I)
(OVER ENTRANCE)

A4

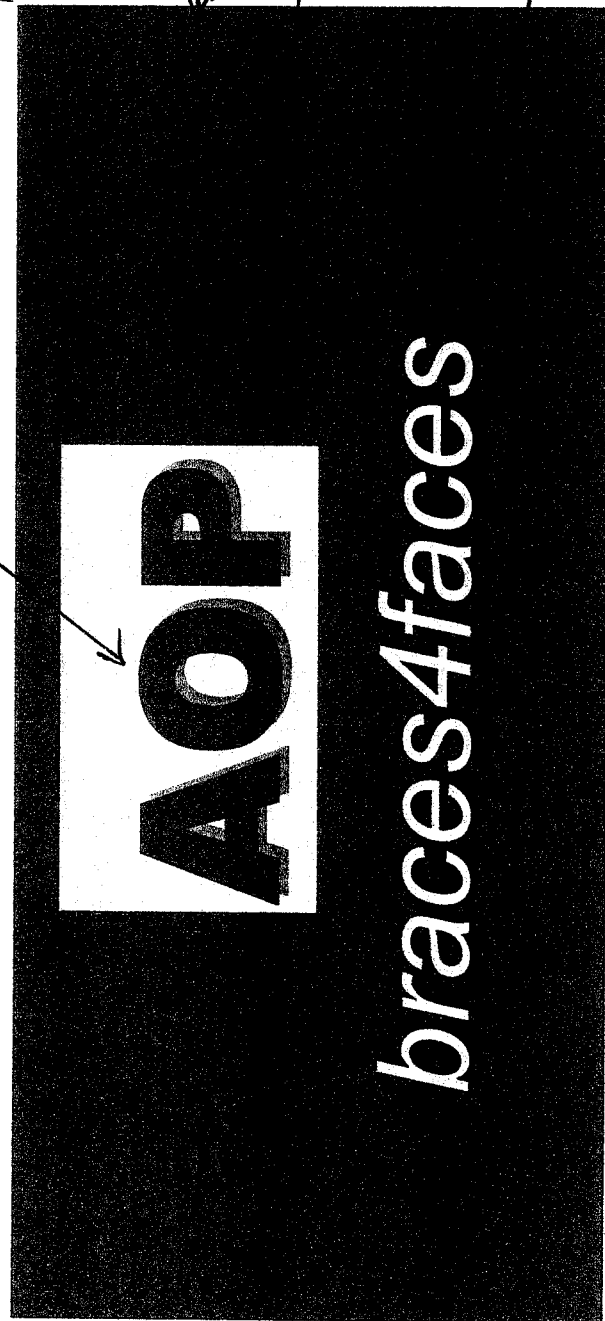
STAINLESS STEEL LETTERS
WITH POWDER-COATED VINYL

AND INTERMEDIATE
LED. (10 WATT)
TO 'AOP' LETTERS

ALUMINIUM
TRAY

BLUE VINYL
OVERLAY

STAINLESS
STEEL
LETTERS



350 mm
height

880 mm
width

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APPENDIX 1

07/009449/ADV A89/12963/7

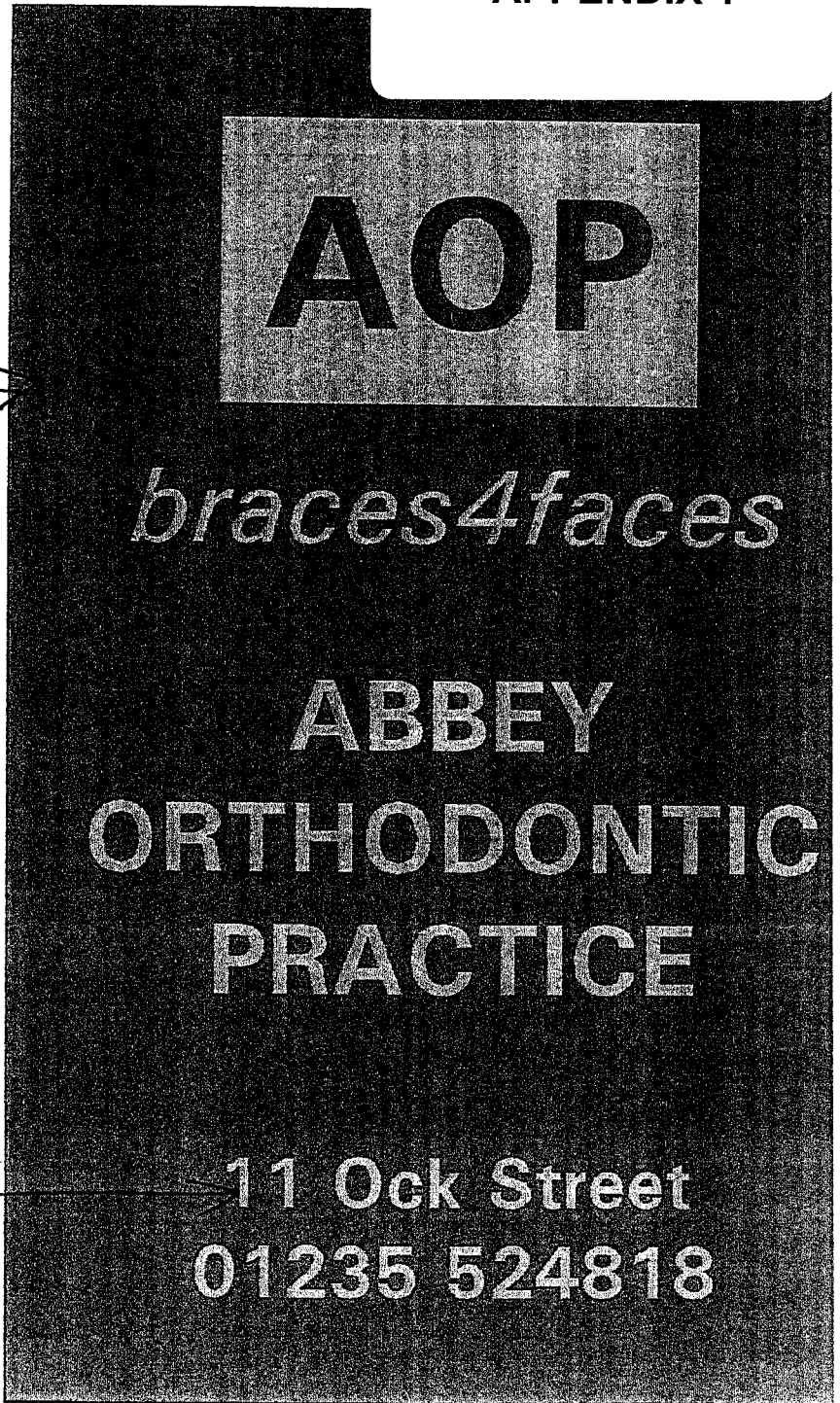
ABBNEY ORTHODONTIC PRACTICE

APPENDIX 1

PROJECTING SIGN
(SIGN 2)

FIXING: BLACK METAL
BRACKET

PVC SIGN
(WITH BLUE/SILVER VINYL)



500MM

LENGTH

500
mm

LETTERING:
SILVER VINYL

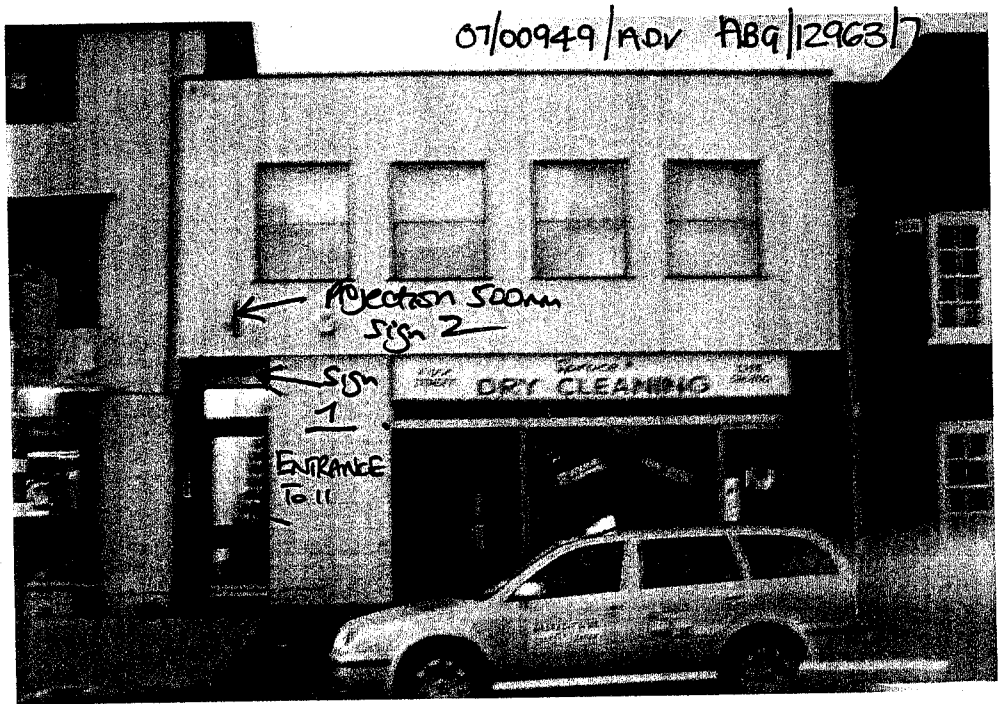
HEIGHT ABOVE
GROUND: 3300mm.

← 315mm →
WIDTH

315MM

07/00949/AOV ABG/12963/7

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HAR/19966/1 – Bellwood Homes

Demolition of shed and erection of two detached dwellings with associated garages and improvements to existing access and provision of additional parking spaces for Blenheim Terrace and Burr Cottage.

Land to rear of Blenheim Terrace, Burr Street, Harwell.

1.0 The Proposal

1.1 This application seeks full planning permission for the demolition of the existing shed on the site and the erection of two detached dwellings with attached and integral garaging. The site comprises an orchard area to the rear of properties fronting Burr Street, and lies within Harwell Conservation Area.

1.2 Each proposed dwelling comprises four bedrooms with large private amenity areas to the rear. The proposal comprises an informal courtyard layout to the front of the dwellings with surface materials to be agreed at a later date.

1.3 Since the original submission, the application has been amended as follows:

- Reduction in the footprint of the proposed dwellings.
- Reduction of some ridge heights.
- The re-siting of the dwellings further away from the northern boundary.
- Changes to the courtyard design.
- Vehicle tracking is shown within the site.

1.4 A copy of the revised plans showing the location, layout and design of the proposal are attached at **Appendix 1**.

1.5 The application comes to Committee because the views of Harwell Parish Council differ from the recommendation.

2.0 Planning History

2.1 A previous application for two dwellings on the site was refused in April 2007 (HAR/19966). The reasons for refusal were due to the design, scale, height and suburban layout and appearance of the proposed properties on the elevated site within the Conservation Area.

2.2 That decision has been appealed against and the appeal statements are being held in abeyance pending determination of the current application.

3.0 Planning Policies

3.1 *Vale of White Horse Local Plan 2011*

Policy HE1 requires that development within a Conservation Area preserves or enhances the established character or appearance of that area. Development should respect the context of the site in terms of scale, height, mass and materials.

3.2 Policy H11 states that new residential development on sites within the built up areas of villages including Harwell will be permitted provided there is no harm to the character of the settlement and the proposal would not result in the loss of open space.

3.3 Policies DC1, DC5, DC6, DC8 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; suitable social and physical infrastructure exists for the development and the development is acceptable in terms of highway safety.

4.0 **Consultations**

Original plans

4.1 Harwell Parish Council has objected to the application on the grounds that properties in Blenheim Terrace will be overlooked and the access onto Burr Street has not been widened posing a safety risk.

4.2 County Engineer – A holding objection to the original plans in respect of securing parking spaces for Blenheim Terrace, design of the access and vehicle turning within the site.

4.3 Consultant Architect – comments attached at **Appendix 2**.

4.4 Architects Panel – Proposals were “a lost opportunity” to create an attractive courtyard. The scale and number of units, however, are considered acceptable in the context of a courtyard setting.

4.5 4 letters of support confirming:

- Pleased with proposals for off street parking for properties in Blenheim Terrace
- Will help with parking problems
- Pleased with rear access to properties in Blenheim Terrace
- New application has taken full account of parking area and access
- Will significantly improve highway safety

4.6 1 letter of objection on the following grounds:

- Development unacceptable on highway visibility grounds
- Development is not deliverable due to the requirement to acquire land from Tudor Cottage
- Proposed access has pinch points insufficient for refuse/emergency vehicles
- No safe pedestrian access to the site
- Current parking on Burr Street has the benefit of slowing traffic
- Disputed that the site is a brownfield site
- Loss of orchard is harmful to the character of the Conservation Area
- Reduced amenity for adjoining residents
- Proposals are not well designed
- Walking and cycling are not promoted

Amended plans

4.7 The County Engineer has stated that the amended plans address his previous concerns in relation to on site turning and design of the access point.

4.8 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 development in this location, 2) the impact of the proposal on the character and appearance of the Conservation Area, 3) the impact of the proposal on neighbouring properties, 4) the safety of the access and parking arrangements.
- 5.2 On the first issue, Harwell is identified as a settlement which is appropriate for new residential development on sites within the built up limits of the settlement (Policy H11). The site is within the built up limits of the village and the previous application was not refused on matters of principle. Subject to consideration of the impact of the proposal on the character of the area and residential amenity, therefore, the principle of development on this site is considered acceptable.
- 5.3 Regarding the second issue, the development in the form proposed is significantly amended from the previously refused scheme. The scale of the proposed dwellings is significantly reduced and the design significantly enhanced from the non-descript suburban design of the previous proposal. The layout of the proposed scheme has been amended following comments from your Officers and is now a more informal courtyard scheme, which is considered much more appropriate on this site. The amended proposal has also moved the dwellings further away from the northern boundary, which is again considered to more sympathetically reflect this edge of settlement location.
- 5.4 The design of the individual dwellings incorporates a variety of ridge heights with the overall scale being much lower than the previously refused scheme. A variety of ridge heights also reflects the character of the area, and the elevational design is supported by the Architects Panel and Consultant Architect. A section drawing has been submitted which shows that the proposed dwellings are comparable in height to the adjoining Tudor Orchard.
- 5.5 Turning to the third issue, the impact on neighbouring properties, it is considered that no undue harm would be caused to those properties adjoining the application site. With the exception of no. 4 Blenheim Terrace, properties fronting Burr Street are generally 21m from the closest point of the proposed development, and are approximately 30m from any windows that would directly face them. Even accounting for the change in levels of approximately 2m, it is considered that these distances are more than sufficient to preserve the amenity of these properties.
- 5.6 No. 4 Blenheim Terrace is different to other properties in Blenheim Terrace as it has a two storey rear projection, which results in it being much larger than the other properties in Blenheim Terrace. It also has a much smaller rear garden than the other properties in Blenheim Terrace. The proposed Plot 2 is sited to the rear of no. 4 Blenheim Terrace and the ground levels are approximately the same in this area.
- 5.7 There is a north facing window at first floor level of no. 4 Blenheim Terrace. However, the distance between this window and the proposed dwelling on Plot 2 at first floor level is 15m, and there are no windows in the proposed dwelling that would face south. A single storey garage is proposed on Plot 2, which is 10m away from the rear first floor window on no. 4 Blenheim Terrace.

- 5.8 Tudor Orchard (to the west) is not accurately shown on the application drawings as a large rear extension was approved in 1999, which has since been implemented. Your Officers have been careful to ensure that the proposal respects the residential amenity of Tudor Orchard, and only a single storey element is proposed closest to this property. This is sited 4.75m from the boundary (allowing room for future landscaping) and has no windows facing Tudor Orchard. This relationship is considered to be acceptable.
- 5.9 On the issue of parking and access, the proposed arrangements are considered acceptable. The County Engineer has confirmed that the proposed access is acceptable to serve two additional dwellings. Vehicle tracking details have been submitted which demonstrate that, should it be required, a refuse vehicle can enter and exit the site in a forward gear. The width of the access is sufficient to allow a fire engine to enter the site.
- 5.10 For this level of proposed development it is considered unlikely that a vehicle would need to wait in the street in order to enter the site. While there is a pinch point in the access, there is sufficient room to wait off street if there were ever any conflict at the access.
- 5.11 A number of representations received have been on the grounds of supporting proposed parking for the properties in Blenheim Terrace. The applicants are proposing one space for each of the four properties within the application site. Recently, there has been an Inspector's appeal decision in relation to a proposed dropped kerb and hardstanding to provide off street parking to the front of no. 4 Blenheim Terrace. The appeal was dismissed. Parking for properties in Blenheim Terrace takes place on the street and there is currently no off street parking.
- 5.12 Whilst this element of the proposal will enhance highway safety and is to be welcomed, it is not considered to be a part of the proposal that can reasonably be required formally through a condition or agreement because the proposed development itself is considered acceptable on its own merits.
- 5.13 The previous application is a material consideration, and it was refused without a highways reason for refusal. The current proposal is a slight improvement on the previous proposal in that the access is taken slightly further away from the corner of Burr Cottage, which increases visibility at the access.
- 5.14 In conclusion, the proposal is considered to be a significant improvement on the previous refusal in terms of scale and overall design. There is not considered to be a significant impact on adjoining residential amenity and issues of access and highway safety are considered to be acceptable.

6.0 **Recommendation**


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

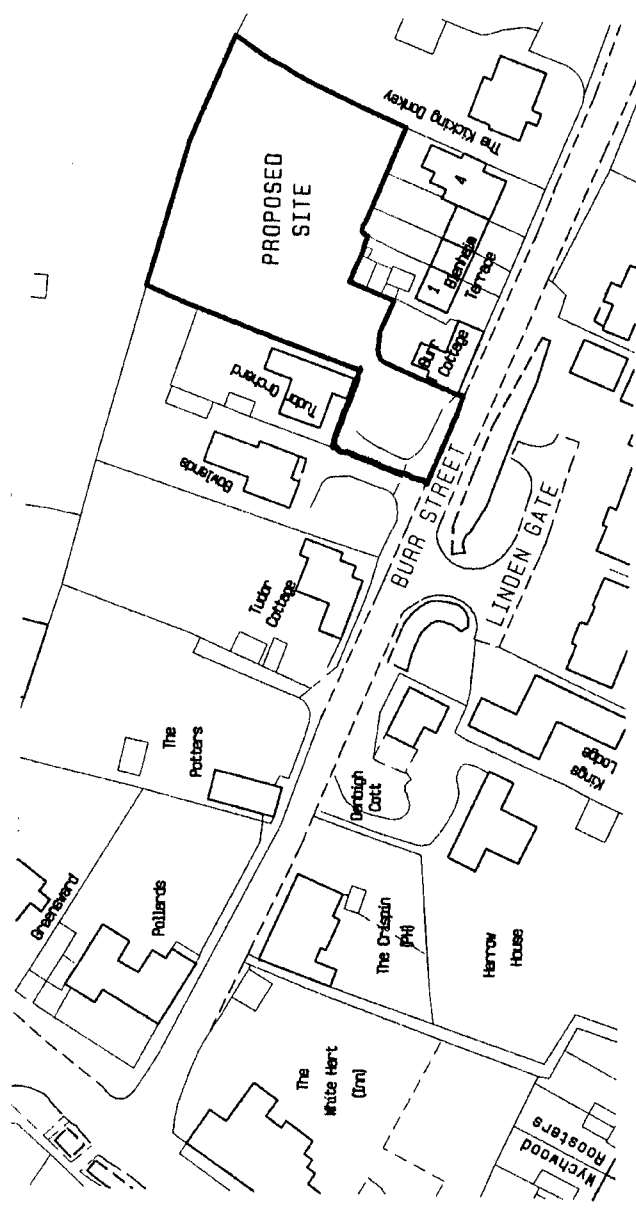
1. *TL1 – Time Limit*
2. *MC2 – Sample Materials*
3. *RE2 – Restriction on extensions / alterations to dwellings (PD rights removed)*

4. *RE8 – Submission of drainage details*
5. *RE7 – Submission of boundary details.*
6. *Access in accordance with specified plan*
7. *Turning space in accordance with specified plan*
8. *Car parking layout in accordance with specified plan*
9. *LS4 – Submission of landscaping scheme*
10. *Full details of bin storage and cycle parking to be submitted prior to first occupation.*
11. *HY3 – Access in accordance with plan*
12. *HY16 – Turning Space in accordance with plan*
13. *MC20 – amended plans*

APPENDIX 1

NOTES
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BURR STREET, HARWELL, DODDINGTON, OXFORDSHIRE, OX11 0DU	
SITE LOCATION PLAN	
DRAWING NO: HDL-1011-FL06	
DATE:	JAN 2007
SCALE:	1:11



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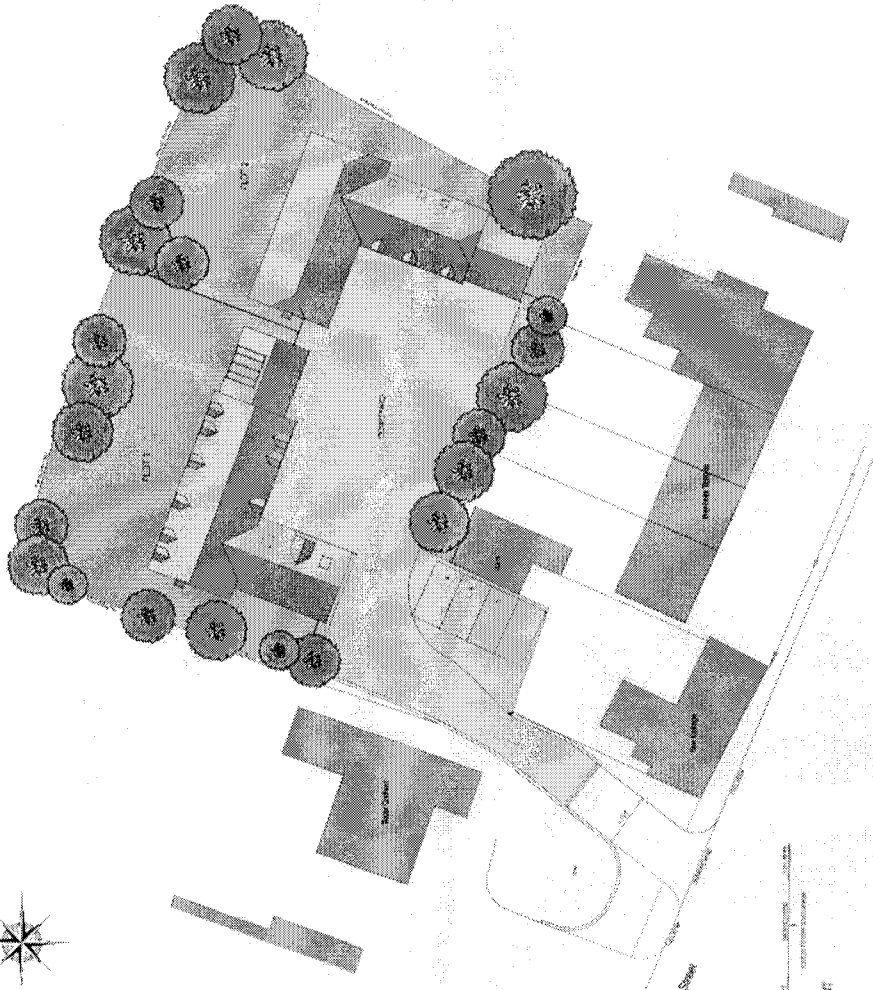
HAR/19966/1
 07/01323/FUL

APPENDIX 1

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PREPARED BY	DATE
PROJECT NO.	SCALE
CLIENT	PROJECT NAME
PROJECT ADDRESS	PROJECT TYPE
PROJECT DESCRIPTION	PROJECT STATUS
PROJECT CONTACT	PROJECT PHONE
PROJECT FAX	PROJECT EMAIL
PROJECT WEBSITE	PROJECT URL
PROJECT SOCIAL MEDIA	PROJECT HASHTAG

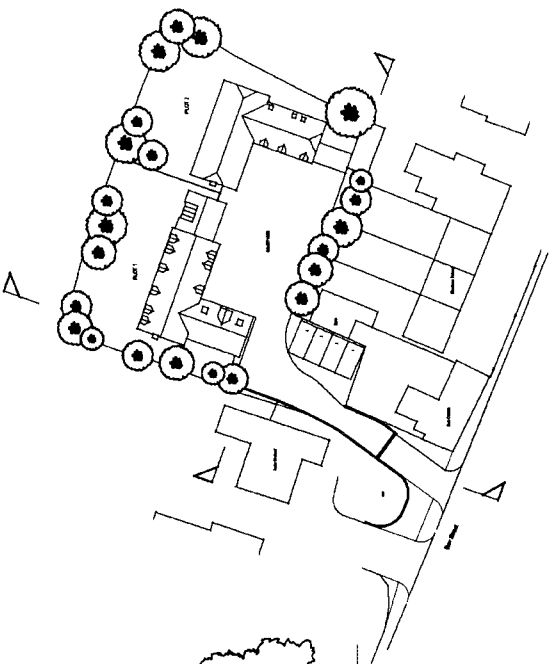


HAR/19/06/01
 02/20/19 10:00 AM
APPROVED PLAN

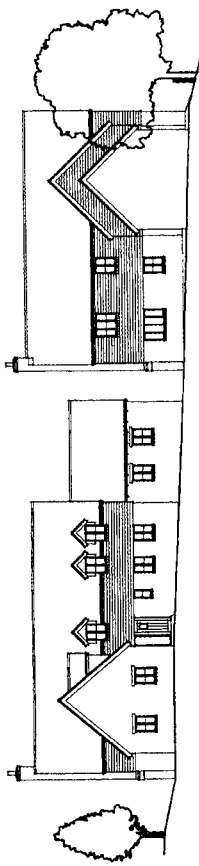
NEW NEIGHBORHOOD ACCESS ARRANGEMENT

APPENDIX 1

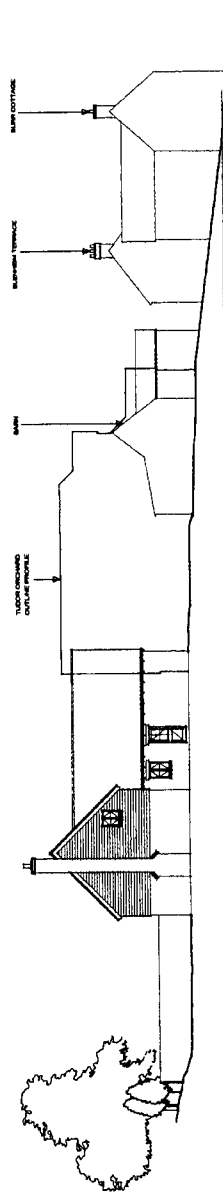
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BLOCK PLAN



COURTYARD SECTIONAL ELEVATION
DATUM LEVEL: 30.00



CROSS SECTION THROUGH ACCESS ROAD
DATUM LEVEL: 30.00

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HAR/1966/1
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HOME

PROJECT:
BURR STREET,
HARWELL, DIDCOT
OXFORDSHIRE,
OX11 0DU

TITLE: SITE CROSS SECTI
DRAWING No: MDL-1011-PL07-04

STATUS: PLANNING
DRAWN: A D DATE: OCT 2

McCoy Associates Chartered Town

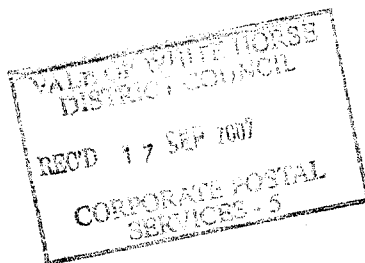
54 New Street • Henley on Thames • Oxon RG9 2BT • T
Fax: 01491 410852 www.mccoynassociates.co.uk email denis@

APPENDIX 2

11 September 2007
your ref HAR/19966/1

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

**Demolition of shed and erection of 2 detached dwellings with associated garages.
Improvements to the existing access and provision of additional parking spaces for
Blenheim Terrace and Burr Cottage
Land to rear of Blenheim Terrace, Burr Street, Harwell**

Thank you for the drawings of the above project, received on 30 August, which was due to be discussed at the Architects Panel meeting on 5 September at which I was not present.

The height, massing and details of the houses now proposed seems to me more acceptable than the drawings on which I commented by letter dated 12 March 2007 (which included more details of the changes to the access than the drawings sent to me now).

As before, the elevational relationship of the proposed houses to existing neighbouring buildings is not illustrated. This leaves me still a little concerned about the height of the building on plot 2 and glimpses of it from the east if (as appears from the block layout) significant bushes/small trees on that site boundary are not to be retained.

The north-south wing of this house has a slightly narrower span than the east-west wing and I think would benefit from having a lower ridge as is suggested on the block layout, but not shown on the 1:100 elevations. If the scheme is otherwise acceptable I consider you should press for this, so that the reduced massing towards Blenheim Terrace may be more effective (and you may agree the half hip shown on the block plan is an undesirable complication of the otherwise simple forms).

In the absence of information about the relative heights of the two buildings it is difficult to be confident, but I think this proposal probably would not dominate Blenheim Terrace and so can be supported if the greater stepping down at plot 2 referred to above can be confirmed.

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

Yours faithfully

McCOY ASSOCIATES

This letter refers to drawings nos OXPL123951.PL/02 to .PL/8, and no MDL-1011-PL06.

encs

Denis F McCoy DiplArch(Oxford) ARIBA FRTPI FRIAI

Christopher R Baker Company Secretary

McCoy Associates Limited, company registered in England no 4457420
VAT No. 363 3525 59

ABG/20075 – Barratt Homes. Erection of a Footbridge. Thames View, Abingdon, OX14 3UJ

1.0 The Proposal

This application seeks full planning permission for the construction of a footbridge across Abbey Stream which runs along the south east side of the new residential development Thames View, Abingdon. The provision of the bridge was included as part of a S106 Agreement, that was agreed at the time of granting outline planning permission for the residential redevelopment of the site. The bridge will provide additional pedestrian and cycle access into the Abbey Meadow (a designated 'existing urban open space') and will link into the cycleway as identified under Policy TR5 of the adopted Local Plan. The design is modern with a lightweight appearance, having a timber deck and stainless steel balustrades which incorporate a series of built-in artwork panels, to provide the development's contribution to public art as encouraged by Policy DC4 of the adopted Local Plan.

- 1.1 A copy of the plans showing the location of the proposal and its design, together with extracts from the design and access statement are attached at **Appendix 1**. The plans have been amended to take account of comments received by the Environment Agency. A supporting statement from the artist who designed the artwork panels is attached at **Appendix 2**.
- 1.2 The application comes to Committee because Abingdon Town Council objects to the application.

2.0 Planning History

- 2.1 Outline planning permission was granted on appeal in June 2004 for a comprehensive mixed use redevelopment of the site. As part of the S106 Agreement subsequently signed by the Council there is a requirement to provide a footbridge / work of art over Abbey Stream.

3.0 Planning Policies

- 3.1 *Vale of White Horse Local Plan 2011*
Policies DC1, DC4, DC5, DC6, DC9 and DC14 (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; the development is acceptable in terms of highway safety, and where applicable provides public art.

4.0 Consultations

- 4.1 Abingdon Town Council objects to the proposal and their comments are attached at **Appendix 3**.

- 4.2 County Engineer – no objections.
- 4.3 Drainage Engineer – no objections.
- 4.4 Environment Agency – no objections, subject to an ecological survey / assessment being carried out to identify the presence or otherwise of any protected species, prior to commencement of works.

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

- The bridge will reduce privacy and security.
- The bridge, for the benefit of residents must be properly gated with notices to stop unauthorised access, otherwise there will be easy access from Abbey Meadow into neighbouring properties and parking bays.

5.0 **Officer Comments**

5.1 The main issues in this case are considered to be 1) the impact of the proposal on the character and appearance of the area, including its design, and 2) the impact of the proposal on neighbouring properties.

5.2 On the first issue, the proposed bridge is not considered to be visually harmful. Its design is considered to be elegant, lightweight, and visually interesting particularly in terms of the inbuilt artwork balustrades. As such it is considered the bridge will positively contribute to the visual amenity of the locality, and complies with Policy DC4.

5.3 Turning to the second issue, the impact on neighbouring properties, it is considered that no harm would be caused to those properties immediately adjoining the access drive leading to the bridge in terms of loss of privacy or security. Furthermore, the bridge has always been envisaged as being open to all and as such it is not a requirement to gate the bridge for its exclusive use by residents of Thames View. In this respect it is understood that, if approved, the bridge is likely to be adopted by Oxfordshire County Council as part of the highway network, which will ensure access is available to all. However, in order to prevent any potential restriction in the future should the bridge not be adopted it is suggested a condition preventing any gates or other means of access restriction is attached to any planning permission granted.

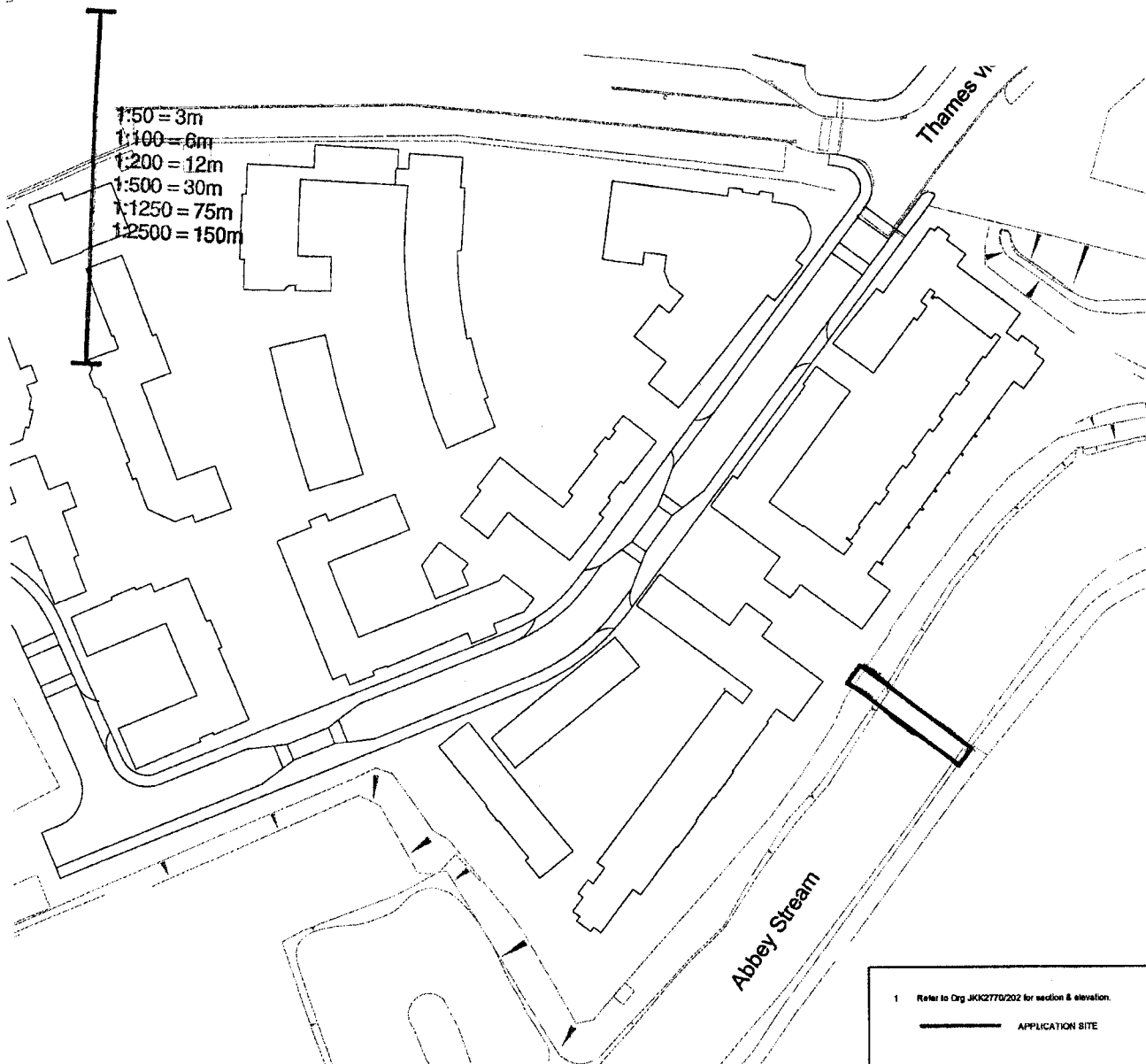
5.4 In respect of the future maintenance of the bridge, it is understood that as part of the adoption agreement provision would be made for its long term maintenance. If the bridge is not adopted it would be the developer's responsibility to ensure it is kept in a safe and well maintained condition as required under current health and safety legislation.

6.0 **Recommendation**

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

- 1 *TL1 – Time Limit*
- 2 *MC2 – Sample Materials*
- 3 *Ecological survey to be submitted to and approved in writing prior to commencement of development.*
- 4 *No gates or other means of access restriction to be erected without prior grant of planning permission.*

APPENDIX 1



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AB9/20075

**VALE OF WHITE HORSE
DISTRICT COUNCIL**
REC'D 25 APR 2007
**CORPORATE POSTAL
SERVICES - 6**

1 Refer to Org JKK2770/202 for section & elevation.
APPLICATION SITE

REV	A	ISSUED	FIRST ISSUE	RAV	BY
REV	Reason:	Date:	Author:	Name:	Checked:
1					

Per guidelines only. Do not scale off this drawing.

1:2500

TO SCALE @ A4

RPS

Route House, Capital Square, London Road, Milton Keynes MK11 3EP
T: 01908 656 000 F: 01908 656 001 E: enquiries@rpsgroup.com W: www.rpsgroup.com

Client:

BARRATT

Project: THE RIVERSIDE COLLECTION BRIDGE
THAMES VIEW, ABINGDON

Title: SITE PLAN

Status: PRELIMINARY Checked: SN
Drawn: RAV Date: APR '07 Scale: 1:1000
Issued: []

Job No: JKK2770 Org No: 200 Rev: A

Architects Engineers Surveyors
Landscape Architects Services Consultants

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CDM Notes:
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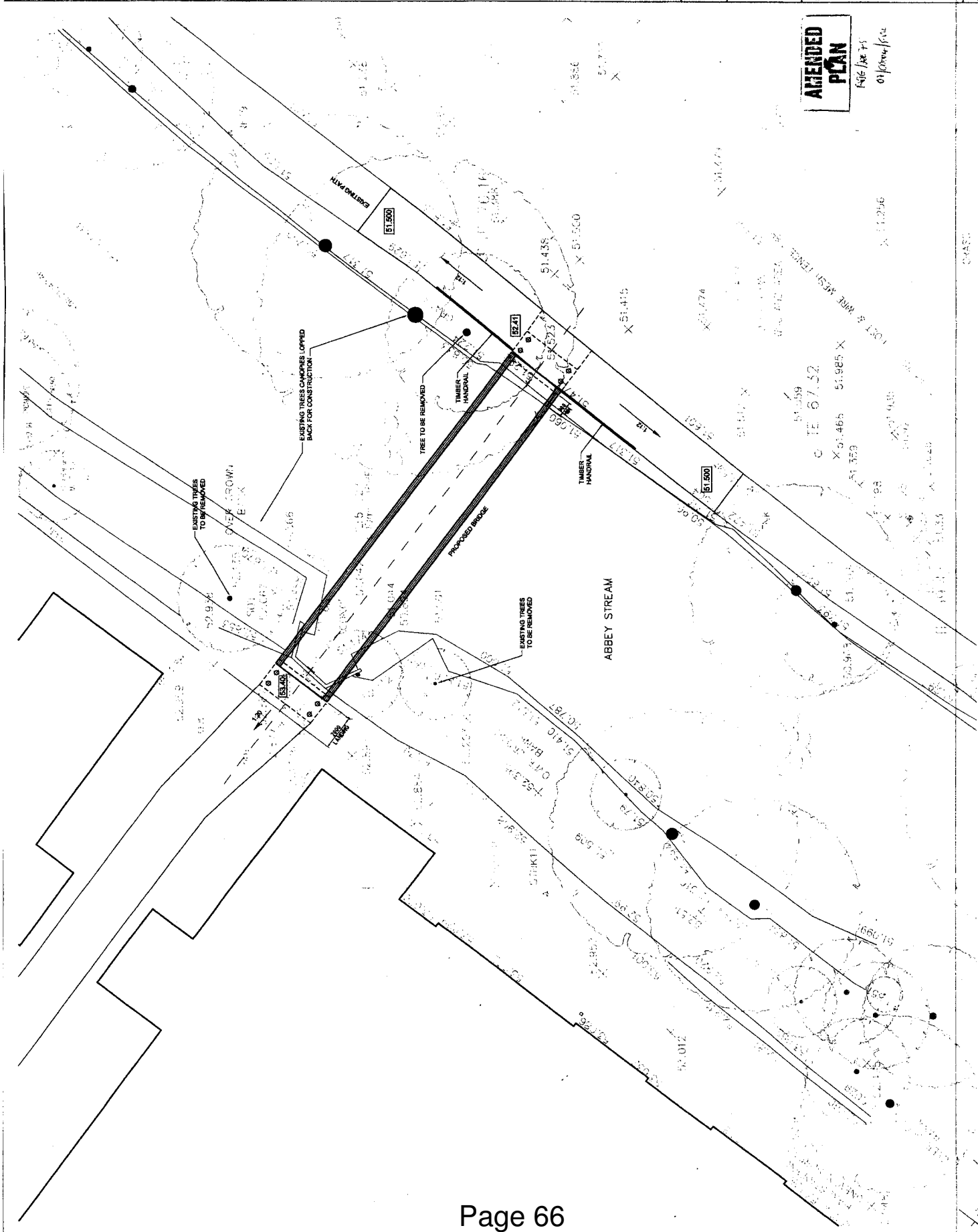
- Notes:**
 1 Refer to Dwg. JK02710000 for Site Plan.
 2 Refer to Dwg. JK02710002 for section & elevation.

RF
 RAYMOND FERRIS
 11 SEP 2001
 VALLEY OF WAITE ROADS DISTRICT COUNCIL
 PROJECT NO. JK02710000
 DRAWING NO. JK02710002

Chart:
B
 Project: THE I THAN
 Title: PLAN
 Status: TEND
 Drawn: RAY
 Printed:

APPENDIX 1

AMENDED PLAN
 Page 1 of 75
 01/09/04 JK02



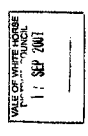
1. Contractor to coordinate erection sequence and allow for spalls to be provided with suitable composition to achieve 100 year design life.

2. All elements to be provided with suitable composition to achieve 100 year design life.

CDM Notes:

Notes:

- 1. Contractor to coordinate erection sequence and allow for spalls to be provided with suitable composition to achieve 100 year design life.
- 2. All elements to be provided with suitable composition to achieve 100 year design life.

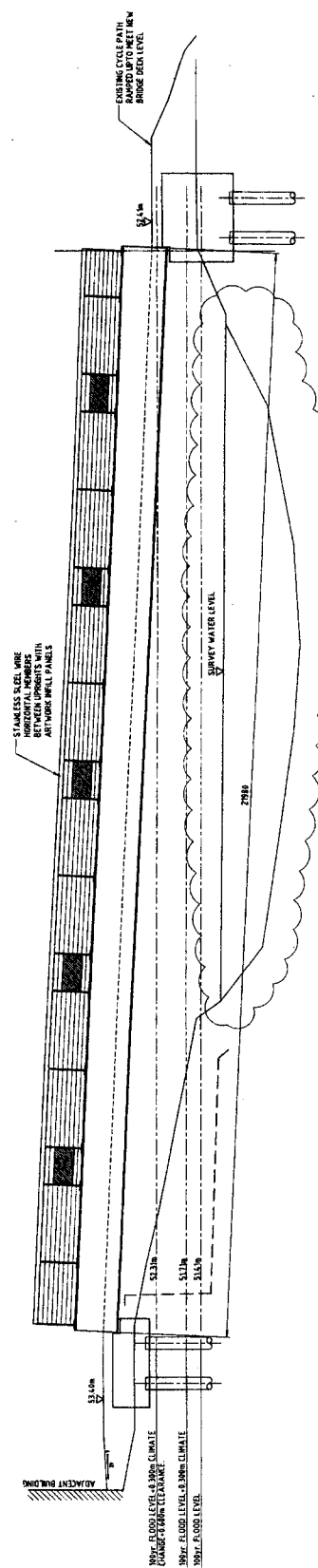


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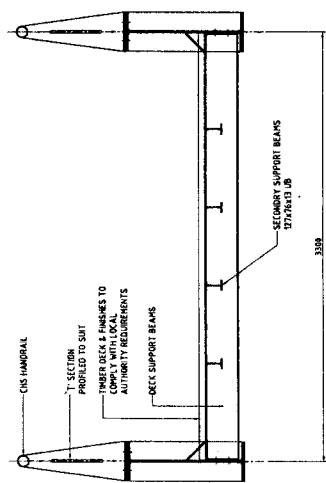
APPENDIX 1

Project: TSK: SRM: J
Drawing: D
Date: 14/08/01

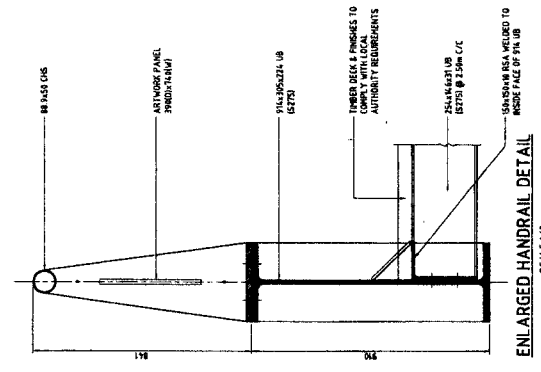
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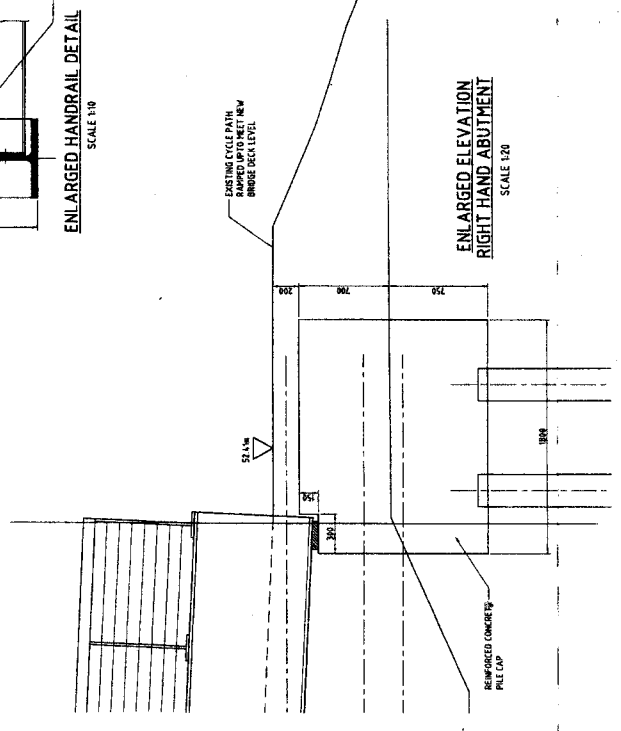
ELEVATION ON BRIDGE
SCALE 1/50



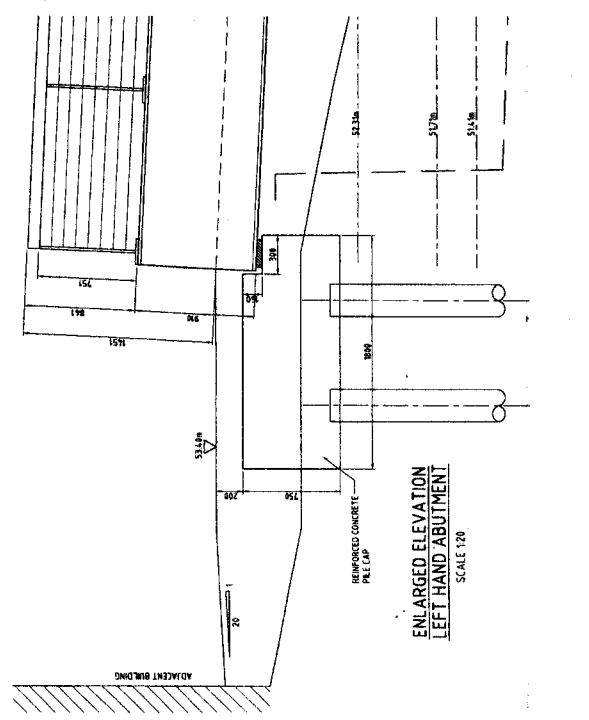
TYPICAL SECTION
SCALE 1/20



ENLARGED HANDRAIL DETAIL
SCALE 1/10



ENLARGED ELEVATION RIGHT HAND ABUTMENT
SCALE 1/20



ENLARGED ELEVATION LEFT HAND ABUTMENT
SCALE 1/20

Steel members of compression members shall be flat, unless otherwise specified. The Contractor shall be responsible for providing the correct bearing locations, bearing dimensions, and bearing stiffeners for all members, including any reinforcement, in accordance with the drawings. The Contractor shall be responsible for providing the correct bearing locations, bearing dimensions, and bearing stiffeners for all members, including any reinforcement, in accordance with the drawings. Any modifications to the drawings shall be made in accordance with the approved change order process. The Contractor shall be responsible for providing the correct bearing locations, bearing dimensions, and bearing stiffeners for all members, including any reinforcement, in accordance with the drawings. Any modifications to the drawings shall be made in accordance with the approved change order process.

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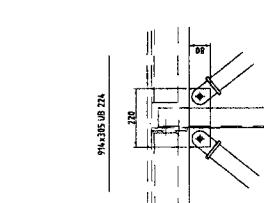
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1. FOR GENERAL NOTES REFER TO DRAWING BK0279/203

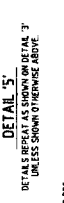
FILE OF THIS DRAWING TO BE KEPT AT ALL TIMES
12 SEP 2007

Project: _____
Task: _____
Sheet: _____
Drawn: _____
Checked: _____
Date: _____

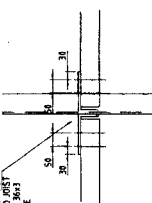
APPENDIX 1



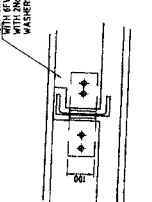
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DETAIL '5'



DETAIL '7'



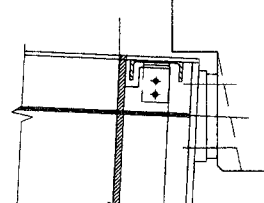
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DETAIL '6'

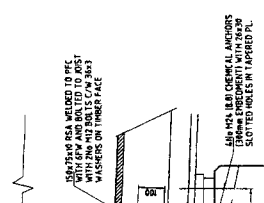


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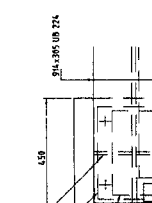
DETAILS REPEAT AS SHOWN ON DETAILS '1' & '2' UNLESS SHOWN OTHERWISE ABOVE.



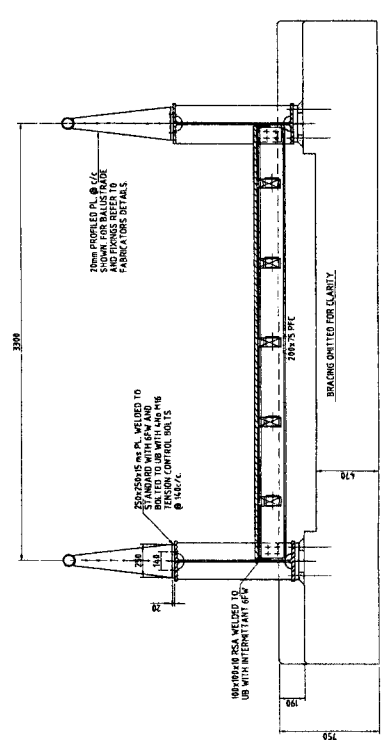
DETAIL '1'



DETAIL '2'



DETAIL '7'

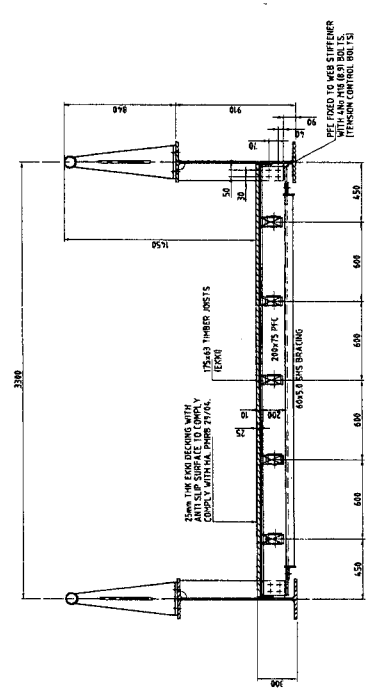


SECTION B - B

SCALE 1/2"

AMENDED PLAN

MK/SXS
04/08/07



SECTION A - A

SCALE 1/2"

3. DESIGN AND ACCESS

Design Overview

- 3.1 Planning Policy Statement (PPS) 1 sets out the Government's overarching planning policies for the delivery of sustainable development. At paragraph 10 it states:

"Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning. Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including buildings, public and private spaces and wider area development schemes. Good design should contribute positively to make places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted."

- 3.2 The present proposal has been developed taking into account comments from Vale of White Horse District Council officers and Environmental Agency representatives. The bridge will include artwork that has been designed by artist Richard Farrington. The Council has stipulated that they are keen to see the artwork as an integral part of the bridge and not simply bolted on.
- 3.3 The design of the scheme was based upon several factors including the layout and location of the site, the appearance and character of the surrounding area, the purpose of the proposed development as a means of serving both pedestrians and cyclists and the site's physical opportunities and constraints. The resulting scheme, as demonstrated in this submission, is sympathetic to its surroundings and the need to protect the appearance of the area and the amenity of public footpath and cycle route users as well as residents and workers emanating from the redevelopment of the former Thames View Industrial Estate.
- 3.4 The aim of the proposed development is to improve the area's accessibility and permeability credentials and the physical appearance of the local area. The proposed development has been designed to help increase pedestrian and cycle movements across the Abbey Stream. Essentially, the footbridge will help promote the use of alternative modes of transport, namely walking and cycling. Indeed the open space area to the south (Abbey grounds), designated as Existing Urban Open Space and a Green Corridor, will also provide the ideal opportunity for residents and workers at the mixed-use redevelopment of the adjoining Thames View Industrial Estate to take recreational walks.

- 3.5 The design has been brought forward taking into account the need to provide a footbridge as part of the approved application proposals (App. Ref: ABG/319/17-X), without overdeveloping it or being out of keeping with its surroundings. The appearance, layout and scale of the proposed development reflects the character of the surrounding area, combining the urban characteristics from the new mixed-use redevelopment (former Thames View Industrial Estate) with the historic, open amenity areas to the south (Abbey Grounds).

Context

- 3.6 As noted, outline and then full planning permission for a mixed-use development was approved immediately to the north of the application site, of which this proposal forms part of. Construction of this bridge was a specific obligation of the outline consent (Clause 3 to the Second Schedule of the S.106 Agreement). In time, this area will represent a lively and sustainable location with modern development comprising residential and employment uses. In contrast, the area to the south of the application site, on the opposite side of Abbey Stream, comprises an open amenity area, locally referred to as Abbey grounds.
- 3.7 There are two other footbridges along Abbey Stream, approximately 150m east and west of the application site. The Abbey Stream area, as shown at Appendix 1, is characterised by a substantial amount of tree cover along its banks.
- 3.8 To the north, beyond Thames View, is a mixture of residential and employment development along Jackman Close, Audlet Drive and Radley Road. To the northwest is Sherwood Avenue, a residential area comprising a series of semi-detached and terraced dwellings. To the southwest of the application site is a recreation area, forming part of Abbey grounds, which includes three tennis courts. Clearly, there is a substantial amount of residential development in the immediate area that would generate a high demand for walking and cycling. The Abbey Grounds land, which is bound by Abbey Stream to the north and by the River Thames to the south is the most convenient local amenity area for local residents and the wider town population and attracts a considerable volume of recreational visitors. The new bridge will further enhance accessibility to the amenity area for the local population.

Use

- 3.9 It is proposed, in line with the previously approved outline planning permission (ABG/319/17-X) and its associated Section 106 Agreement, a footbridge over the Abbey Stream, that will connect the southern edge of the new mixed-use redevelopment area of the former Thames View Industrial Estate with the northern edge of Abbey Grounds.
- 3.10 As noted, there are already footpaths on the north and south sides of Abbey Stream to which the footbridge will form an integral part of. In addition, there are two other similar footbridges in the area. Effectively, this proposal is seeking to improve, and build on the existing, footpath and cycle route network. This complies with Local Plan policy TR5, which seeks to improve and create new footpaths and cycle routes along the course of the Abbey Stream.

Site Layout

- 3.11 The layout of the proposed development has been carefully designed taking into account the need to protect the amenity of the pedestrians and cyclists, and to minimise the visual impact on the surrounding area.
- 3.12 The layout of the footbridge is such that it will enable residents and workers that result from the adjacent redevelopment of the former Thames View Industrial Estate, to cross over the Abbey Stream to utilise the Abbey Grounds.

Scale

- 3.13 The scale of the proposed development has been designed to ensure pedestrians and cyclists can use the footbridge harmoniously and in the safest manner.
- 3.14 The footbridge will be approximately 22 metres in length and 3.5m in width. The footbridge is large enough to allow pedestrian and cycle movements in both direction without jeopardising the safety of users, and it is small enough to ensure the development is not over-dominant and uncharacteristic of the surrounding area.

Appearance

- 3.15 As shown at Appendix 2, Richard Farringdon (The Artist) was commissioned to design the ten bronze panels that have been designed as integral features of the bridge rather than simply "bolted on". Five panels will be incorporated into specially constructed slots beneath the balustrades on each side of the bridge. The positioning of the panels will be spaced and offset such that it will be possible to view all ten of the panels as one approaches the bridge from either side on the pathway/cycleway on the south side of Abbey Stream.
- 3.16 As noted by the artist, the panel designs were taken from the silver repousse work on the handle of the 'Abingdon Sword', which was found in the stream. The artist has used the decorative detail from the sword to influence the final design of the proposed bridge's side panels. The ten panels are to be individually designed, modelled in clay and then cast in bronze.
- 3.17 The footbridge's flooring will be constructed with timber deck and finished to ensure that the development blends well with the surrounding extensively landscaped character. The Council also suggested the use of this material.

Inclusive Design

- 3.18 The development is intended to offer an inclusive environment: one that can be used by everyone, regardless of age, gender or disability. The principles of an inclusive environment that will be focused on throughout the design of the footbridge will be:
- to be easily used by as many people as possible without undue effort, special treatment or separation;

- to offer people the freedom to choose how they access and allow them to participate equally in all activities;
- to embrace diversity and difference;
- to be safe;
- to be legible and predictable; and
- to be of high quality.

3.19 This development has been brought forward taking into account these principles.

Site Access

3.20 The footbridge will bolster the existing footpath and cycle route network in the area, and particularly along the Abbey Stream. It will, in line with local planning policy, provide a new footpath and cycle route link whilst also improving the accessibility and permeability of the area as a whole. The bridge will provide a further opportunity for pedestrians and cyclists to cross the Abbey Stream.

3.21 On the south side of the footbridge link, the proposed development can be accessed from a footpath that runs along the edge of Abbey Stream. On the north side, the footbridge will join onto an existing footpath, as shown on the Proposed Site Layout drawing, that leads into the new mixed-use development site (former Thames View Industrial Estate).

Sustainability

3.22 The redevelopment of this site accords directly with the aims of sustainability. It would help promote the use of sustainable alternative modes of transport, namely walking and cycling. The appearance of the proposed development has been designed by a professional artist to ensure there is not only a historical local context to the bridge (the sword's handle design) but also ensures that the bridge is unique and distinctive, improving the overall visual appearance of the area.

3.23 The bridge will be constructed using sustainable methods that have been agreed beforehand with the Council. Safety measures would be employed throughout the construction process to protect both the workforce and the general public as demonstrated below.

Construction

3.24 The works required for the construction of the footbridge will involve piling using a mini-piling rig by a specialist contractor. On the land owned by Barratt Homes this will be fenced and signed to keep the general public away from the working area. Any arisings from the piling works will be removed immediately to prevent any form of discharge from exterior to the watercourse.

4 CONCLUSIONS

- 4.1 This proposal would bring forward a well-designed piece of infrastructure and distinctive artwork that will help improve and broaden the area's sustainability, accessibility and permeability credentials.
- 4.2 The proposed development would also ensure that the Section 106 obligations for the new mixed-use development of the former Thames View Industrial Estate are appropriately implemented. The proposed design and artwork fully accords with what is required by both the Council through informal pre-application discussions and the relevant obligation from the Section 106 Agreement.
- 4.3 The redevelopment of that site is mostly complete. With the footbridge in place, or at least approved by the Council, the final phases of the mixed-redevelopment can also be completed.
- 4.4 The design of the proposed footbridge has been prepared taking into account the appearance and character of the surrounding area and the decorative detail found on the handle of an ancient sword (the 'Abingdon Sword') that was discovered in the Abbey Stream.
- 4.5 The layout and scale of the proposed development would ensure that the development blends well with its landscape surroundings, and enhances the character and appearance of the local area. It has been carefully prepared taking into account the need to protect the amenities of pedestrians and cyclists and will ultimately provide both a valuable pedestrian and cycle link and important piece of distinctive artwork that has a historic local context and will serve the local community.

Date:
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Client: Vale of the White Horse CC, Barratt Mercia
Location: The Foot/cycle bridgeover Abbey Stream, Abingdon. 25 2007
Item: Bronze Panels

Proposal for a bridge over Priory stream

Introduction

Ideas for the bridge began when I noticed a drawing of the Abingdon Sword in the town's museum. The real sword is on display at the Ashmolean Museum in Oxford and an image is included with this document. The shape and imagery struck me as a perfect basis for a meaningful approach to creating a bridge over Priory Stream.

I was struck by the way the handle appeared to be a miniature span and decided to bring that idea to the guiding group. We then developed ideas for a bridge that would incorporate images from the sword into the structure of the bridge from the outset.

The Brief

My proposal is a response to the brief provided by Abigail Brown as it celebrates a unique feature of Abingdon's history and is a literal bridge between past and present.

The bridge will take its users from the modern new development to the ancient Abbey grounds. The source material is as old as the Priory grounds and provides clues to the ancient history of the site. The materials used in the bridge construction emphasise this with the stainless steel rigging used in the ballustrades contrasting the patinated bronze of the panels. The subject matter of the panels, taken from the images on the sword is typically Anglo Saxon and provide a further contrast underlining ancient and modern aspects of the site.

The Bronze Panels

There will be ten panels in all (390mm X 740 mm), double sided so that the images can be seen both from inside and outside of the bridge. They will be slotted into the vertical posts on the bridge making them impossible to remove and an integral part of the concept/structure. They will be insulated from the steelwork by weather-proof rubber to avoid the electrolysis that occurs between dissimilar metals.

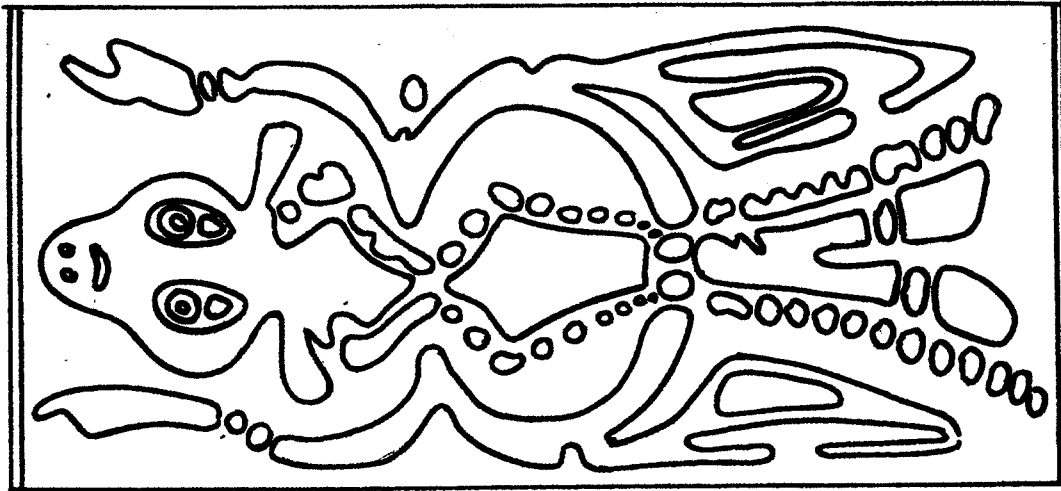
On close inspection of the silver repousse work on the handle of the sword is found, amongst other things; patterns, leaves, a hunting dog, a fly, a snake and a deer. These images will be modelled and translated into bronze and will become panels that people can touch and wonder about. There is probably a hunting story hinted at in the original work but it is highly likely that people will engage with the imagery and develop their own stories as they pause above the running water.

Richard Farrington March 2007

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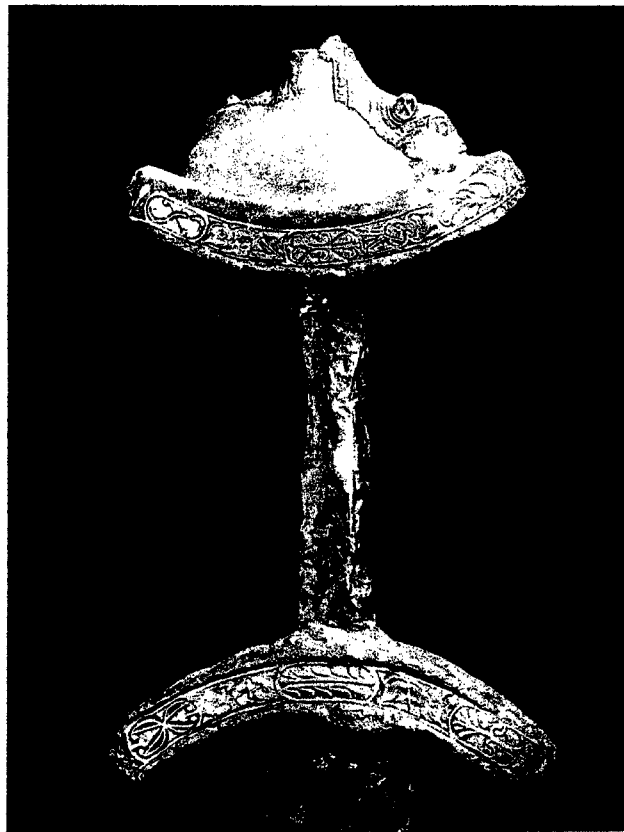
ABG/20075

Priory Stream, Abingdon.



The design shown above is one example of ten panels that will be modelled in clay and cast in bronze. The panels will measure 390mm X 740mm X 20mm thick and will slot into the balustrade of the bridge. They are conceived as an integral part of the new footbridge that will cross Priory Stream from the new Barratt Mercia development to the ancient Priory gardens in Abingdon. Designs for the panels were taken from the silver repousse work on the handle of the Abingdon sword, (see right), that was found in the stream. The shape and visual content of the handle has provided inspiration for the design of the bridge and its bronze panels as a whole. The complete bridge has been conceived as an artwork that links the old and the new.

Richard Farrington (Artist)



VALE OF WINDMILL
DISTRICT COUNCIL
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CORPORATE PCS
SERVICES - 6



ABINGDON TOWN COUNCIL

Nigel E. Warner, M.A.(Oxon)
Town Clerk
Telephone: (01235) 522642
Facsimile: (01235) 533112
Email: townclerk@abingdon.gov.uk
Website: www.abingdon.gov.uk

The Old Abbey House,
Abbey Close,
Abingdon,
OX14 3JD

Ref: sr/jm/pla/hood1

3rd October 2007

Mr R. Hood
Deputy Director (Planning & Community Strategy)
Vale of White Horse District Council
Abbey House
Abingdon
Oxon
OX14 3JE

Dear Mr Hood,

**PLANNING APPLICATION ABG/20075
FOOTBRIDGE ACROSS ABBEY STREAM,
THAMES VIEW, ABINGDON**

The Planning & Highways Committee reviewed the above planning application and would like to register their strongest disapproval regarding this application.

Members felt it was contrary to Policy H23 of the Adopted Local Plan 2011, as there did not appear to be any arrangements for the future management and maintenance of the footbridge, and that there was no inclusion in the original application for 15% of the residential area to be laid out as public open space. It was also felt that the Abbey Grounds/Abbey Meadows area should not be regarded as an amenity area for this development. If permitted the bridge could also be used as another escape route and rat run for the public.

The committee felt that the developers were erecting this footbridge to comply with Policy DC4 of the Local Plan, which states that new developments should provide public art which would make a significant contribution to the appearance of the scheme or the character of the area. It was felt that in this case the form of art was not appropriate to the meaning of the Local Plan 2011.

Yours sincerely,


S. F. Rich
Projects & Technical Officer

SUT/20088/2 & SUT/20088/3-LB – Mr T Elford

Demolition of existing single storey extension. Erection of a two storey extension. (Re-submission). 39 High Street, Sutton Courtenay OX14 4AW

1.0 The Proposal

- 1.1 These applications seek planning permission and listed building consent for the demolition of an existing lean-to side extension, and the construction of a two storey side extension measuring 3.2 metres wide by 5 metres long, with an eaves height of 4 metres and a ridge height of 6.8 metres. A further two storey element with a hipped roof projects into the rear garden in an easterly direction, measuring 2.7 metres wide by 4 metres long, with an eaves height of 4 metres and a ridge height of 5.5 metres. It is also proposed to construct a single storey extension on the rear of the property with a cat slide roof which joins onto the two storey element, measuring 2.1 metres wide by 3.8 metres long, with an eaves height of 2.3 metres and a ridge height of 4 metres. A copy of the site plan and application drawings are at **Appendix 1**.
- 1.2 The property is Grade II listed, and is located within Sutton Courtenay Conservation Area.
- 1.3 The applications come to Committee due to objections received from Sutton Courtenay Parish Council.

2.0 Planning History

- 2.1 Applications SUT/20088 and SUT/20088/1-LB for the 'Demolition of existing single storey extension. Erection of a two storey extension' were withdrawn in June 2007. A copy of these plans is at **Appendix 2**.

3.0 Planning Policies

- 3.1 Policy H24 of the adopted Vale of White Horse Local Plan allows for extensions to existing dwellings provided various criteria are satisfactory, including; i) the impact on the character and appearance of the area as a whole, and ii) the impact on the amenities of neighbouring properties in terms of privacy, overlooking and overshadowing.
- 3.2 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.
- 3.3 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 Policy HE5 refers to development involving alterations, additions or extensions to listed buildings, and seeks to ensure that any development is sympathetic to the building's special architectural or historic interest.

4.0 Consultations

- 4.1 Sutton Courtenay Parish Council objects to the proposals. A copy of the comments received is at **Appendix 3**.

- 4.2 The County Engineer has referred to County Council standards for parking and turning, but concludes that "...the Local Highway Authority recognises that the extant situation does not have any off-street parking provision or opportunity. Therefore in this case it may be unreasonable to seek off-street car parking provision and refusal on this basis may not be sustainable at appeal. Therefore no objection".
- 4.3 One letter of objection has been received from a neighbouring property, which raises the following points:
- The proposed extension to the side elevation will be within 8 metres of the conservatory, (on the rear of No.58 Lady Place).
 - Its oppressive nature being so close to the neighbouring property, a front door being positioned on this side and the invasiveness of a window positioned in the upstairs will spoil privacy and enjoyment.
 - Strongly disagree with the contention that the upstairs window will not affect the neighbouring property because of the existing boundary wall. The boundary at the back of the property is insufficient to provide a screen. Any windows [in the side elevation] will invade the privacy of the garden and undoubtedly the master bedroom.
 - Concerns of the property being altered to three bedrooms with no provision for off-street parking.
- 4.4 The Conservation Officer has no objection to the proposal subject to conditions.
- 4.5 English Heritage does not wish to offer any comments on the proposal, and recommend that the application be determined in accordance with national and local policy guidance, and on the basis of our specialist conservation advice.
- 4.6 The Georgian Group has stated that they do not wish to comment on the application.
- 5.0 **Officer Comments**
- 5.1 The main issues in determining this application are the potential impact on neighbouring properties, the impact on the character and appearance of the conservation area, and the impact on the listed building's special architectural or historic interest.
- 5.2 Regarding the potential impact on neighbouring properties, No 58 Lady Place, which is located to the south of the application site, is approximately 13 metres away from 39 High Street. An existing conservatory on this property, however, means that at ground floor level this distance is reduced. This neighbouring property is also positioned at a higher level than 39 High Street, with a high boundary wall between the two properties. Given the position of this property relative to the application site, it is consequently not considered that the proposal will have a harmful impact in respect to over dominance or overshadowing. It is proposed to have a first floor window in the south elevation of the extension, which serves a bathroom. By ensuring the window has obscured glazing and is limited in respect to its opening by way of condition, this window would not harm the amenities of neighbouring properties in respect of overlooking. It is not considered that the amenities of the adjoining property to the north would be harmed by the proposal, as there are no windows in the north elevation to cause overlooking, the nearest element of the scheme, which is located 2 metres off the northern boundary, is single storey thereby not over dominating this boundary, and the two storey element does not encroach within a 40 degree line taken from the nearest window of the adjacent property.
- 5.3 In terms of the impact of the proposal on the Conservation Area, the proposed extension

has been set as far back from the front of the property as practically possible given the existing chimney structure (the bottom part of which is enclosed by the existing lean-to extension). The ridge line has also been set lower than the original house in order to achieve some degree of subordination. Given the variety of dwellings in the vicinity, and providing the materials used are sympathetic to the existing building it is considered that the proposal would preserve this part of Sutton Courtenay Conservation Area.

- 5.4 The listed nature of the property means that any development should be sympathetic to the building's special architectural or historic interest. The proposal has been reduced in scale from that originally submitted in May this year, and given the comments made by the Conservation Officer, it is your Officer's opinion that the proposal is sympathetic to the building. It will be important to ensure, however, that all the details (e.g. windows, doors, joinery, etc.) are acceptable, and it is therefore recommended that a condition be included on any permission requiring full details to be approved prior to the commencement of work.

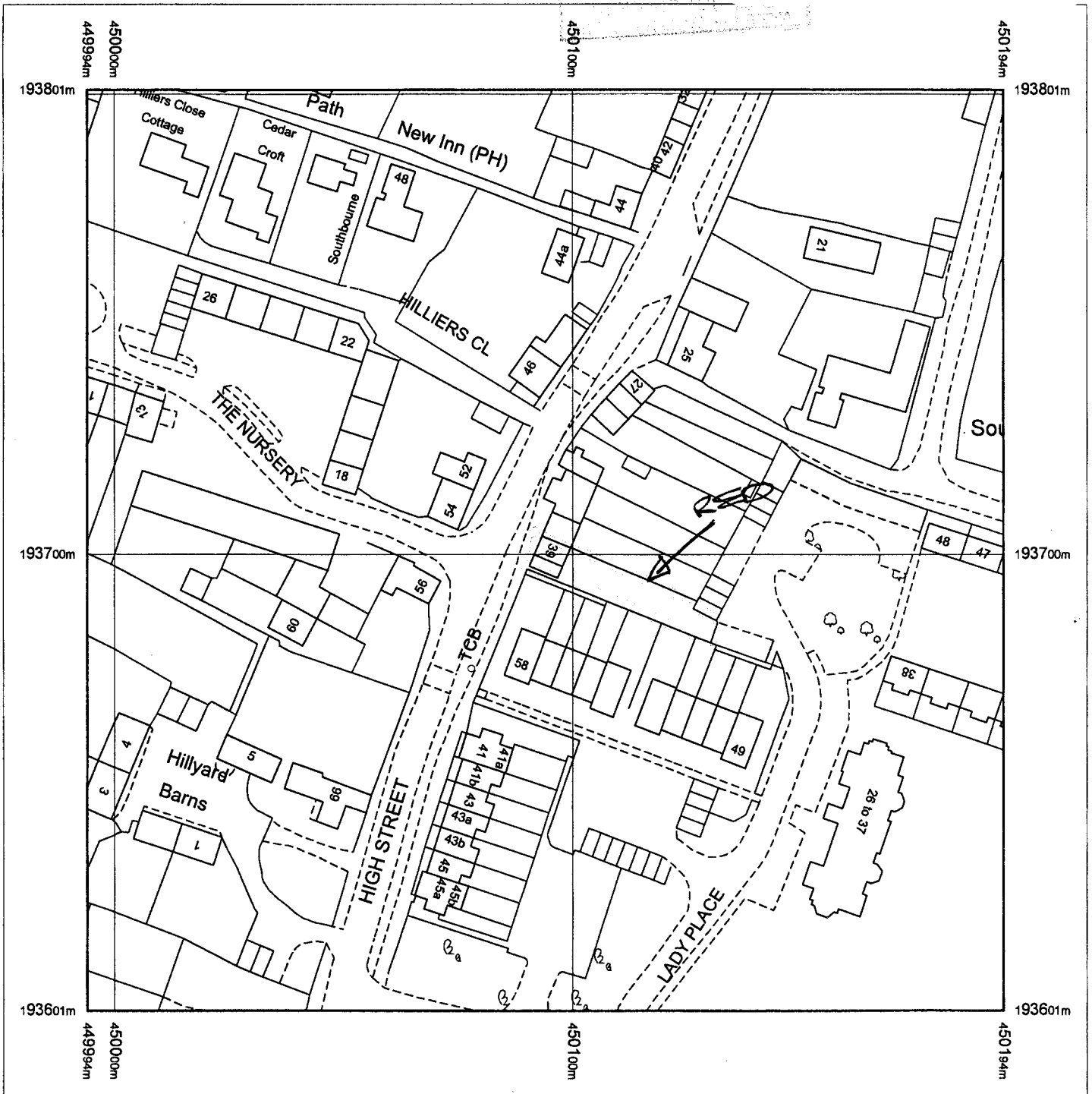
6.0 **Recommendation**

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

1. *TL1 Time Limit – Full Application.*
2. *MC2 Submission of Materials (Samples).*
3. *Prior to the commencement of the development hereby approved, full details of the proposed window and door units, joinery, eaves and verges, shall be submitted to, and approved in writing by, the District Planning Authority. The development shall only be carried out in accordance with the approved details.*
4. *Prior to the first use or occupation of the development hereby permitted, and at all times thereafter, the proposed bathroom window in the south elevation shall be glazed with obscured glass only and shall be fixed except for a top-hung vent to the window which shall also be fitted and maintained with obscured glazing at all times. Thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) no additional windows shall be inserted in the north or south elevations of the development hereby permitted without the prior grant of planning permission.*

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

1. *TL4 Time Limit – Listed Building / Conservation Area Consent.*
2. *MC2 Submission of Materials (Samples).*
3. *Prior to the commencement of the works hereby approved, full details of the proposed window and door units, joinery, eaves and verges, shall be submitted to, and approved in writing by, the District Planning Authority. The works shall only be carried out in accordance with the approved details.*



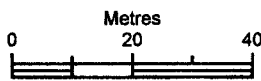
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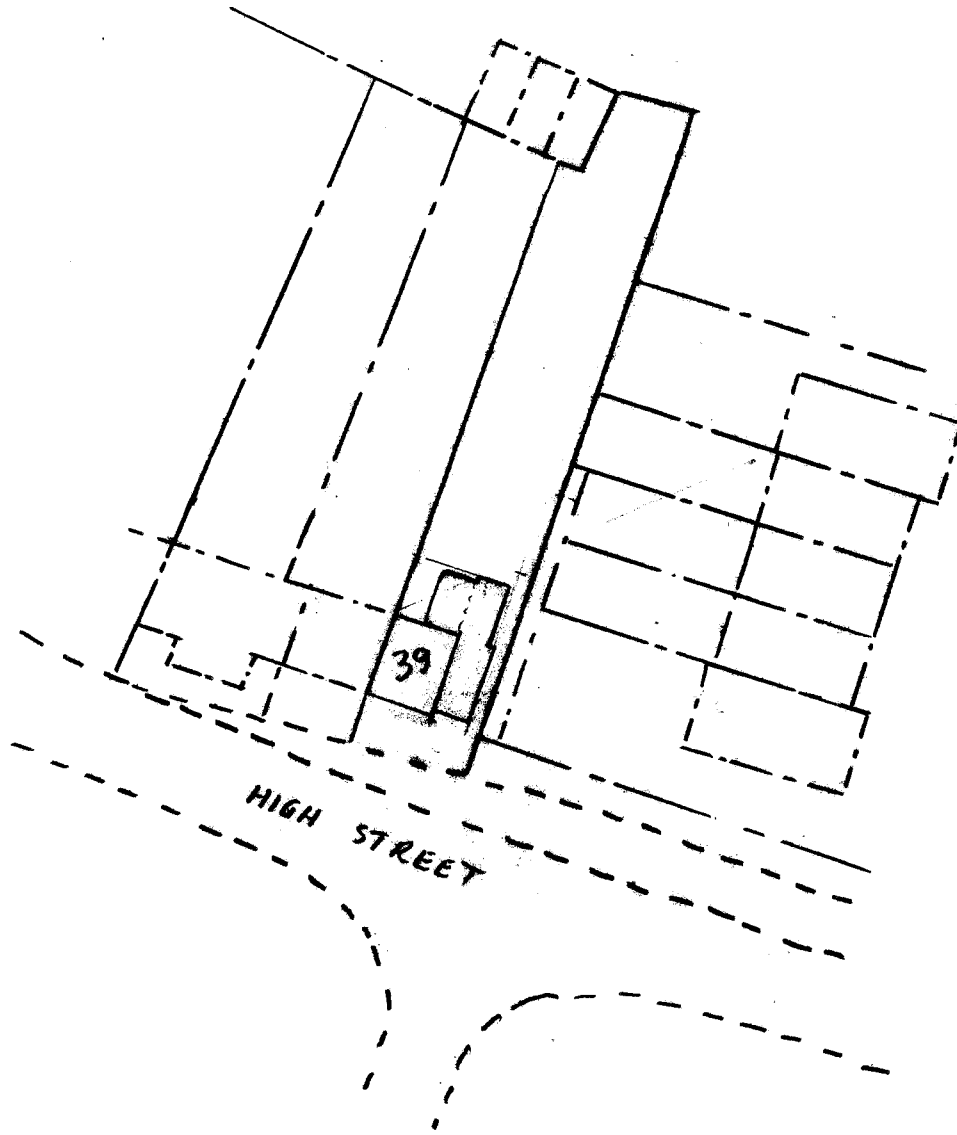
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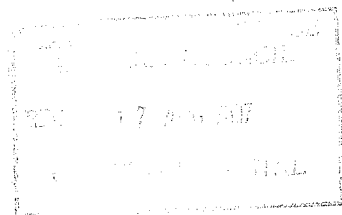
APPENDIX 1

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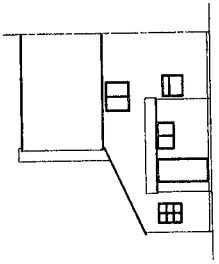
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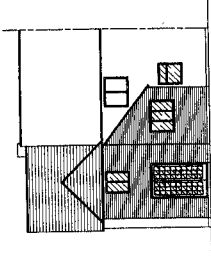
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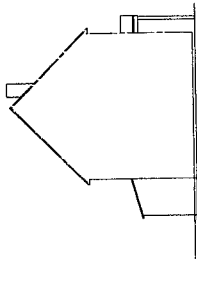
APPENDIX 1



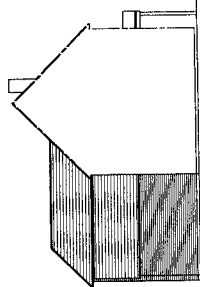
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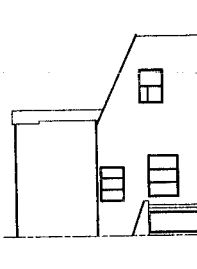
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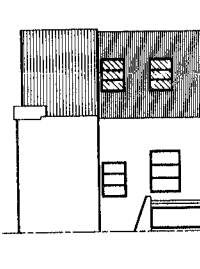
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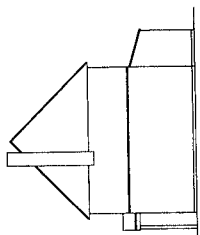
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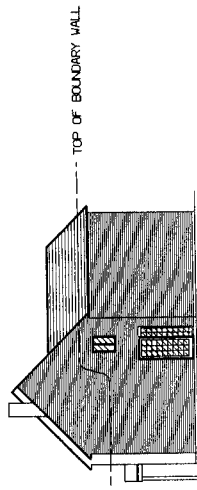
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FRONT ELEVATION



EX SIDE ELEVATION



SIDE ELEVATION

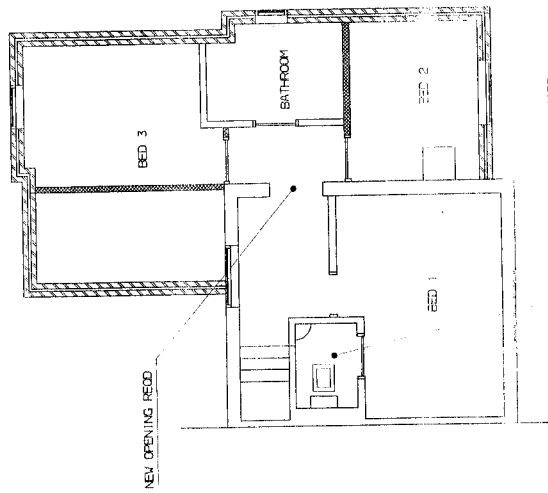
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 WINDOWS TO BE WOODEN WITH GLAZING BARS TO MATCH EXISTING
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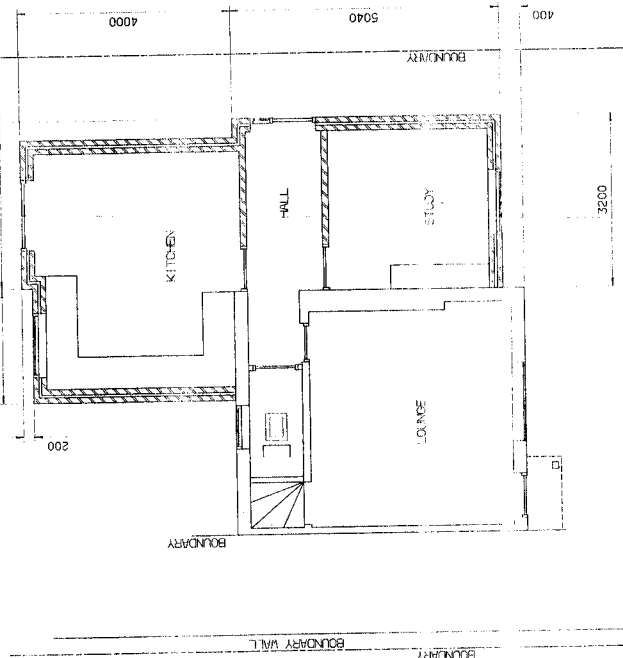
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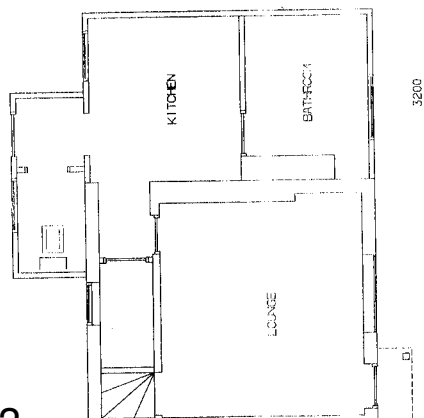


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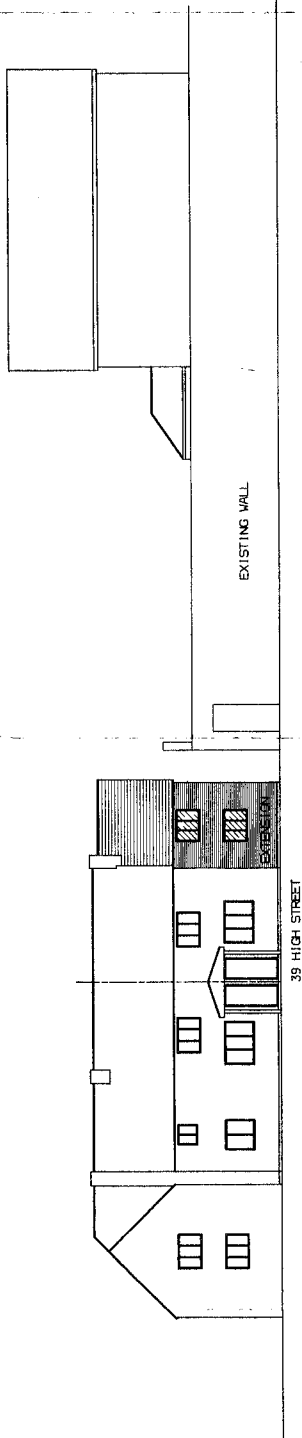
FIRST FLOOR PLAN



GROUND FLOOR PLAN



EXISTING GROUND
FLOOR PLAN



39 HIGH STREET

EXISTING WALL

STREET SCENE HIGH STREET

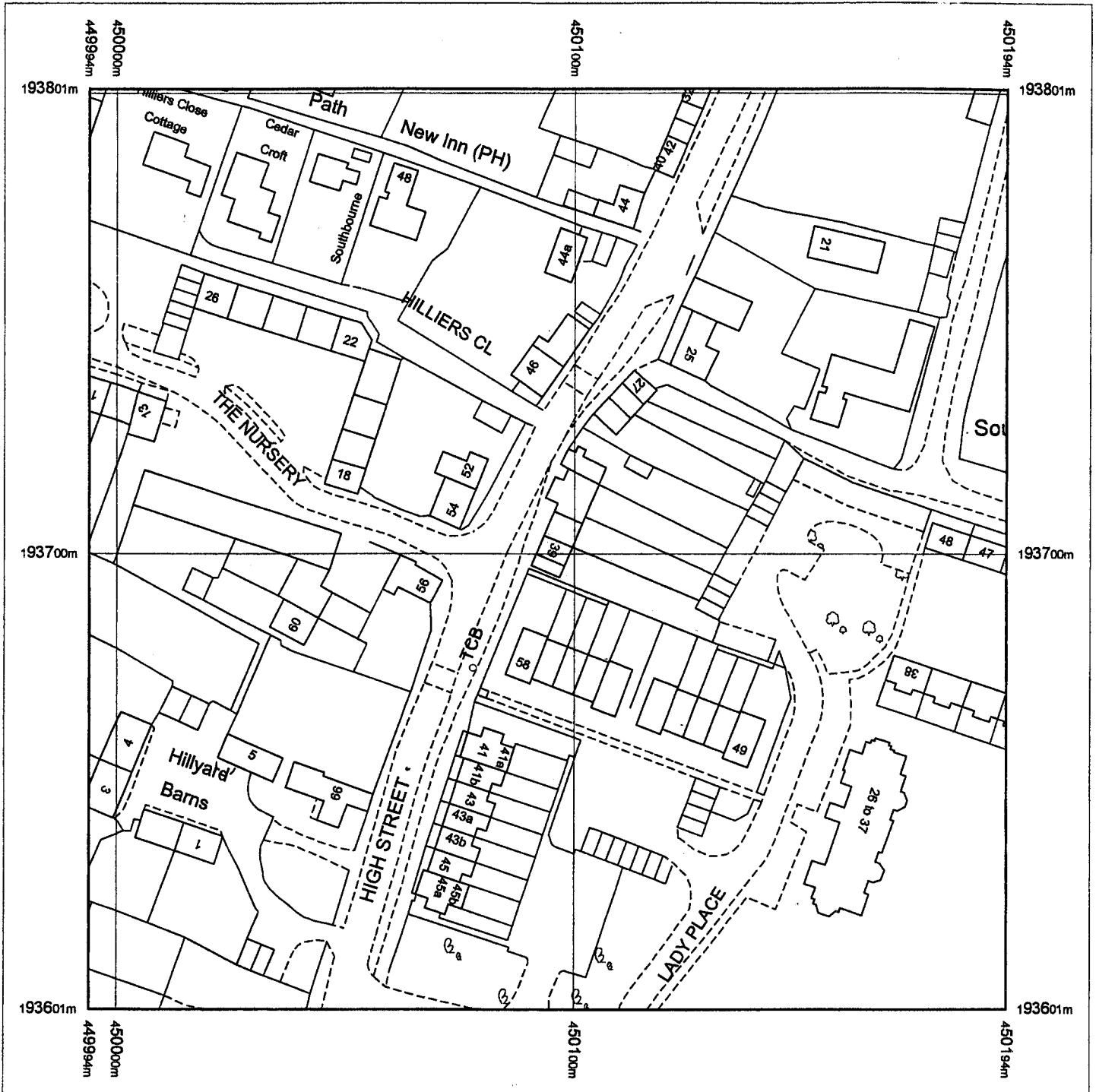
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APPENDIX 1

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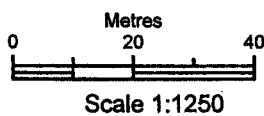
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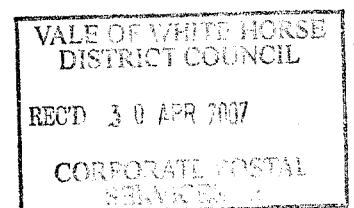
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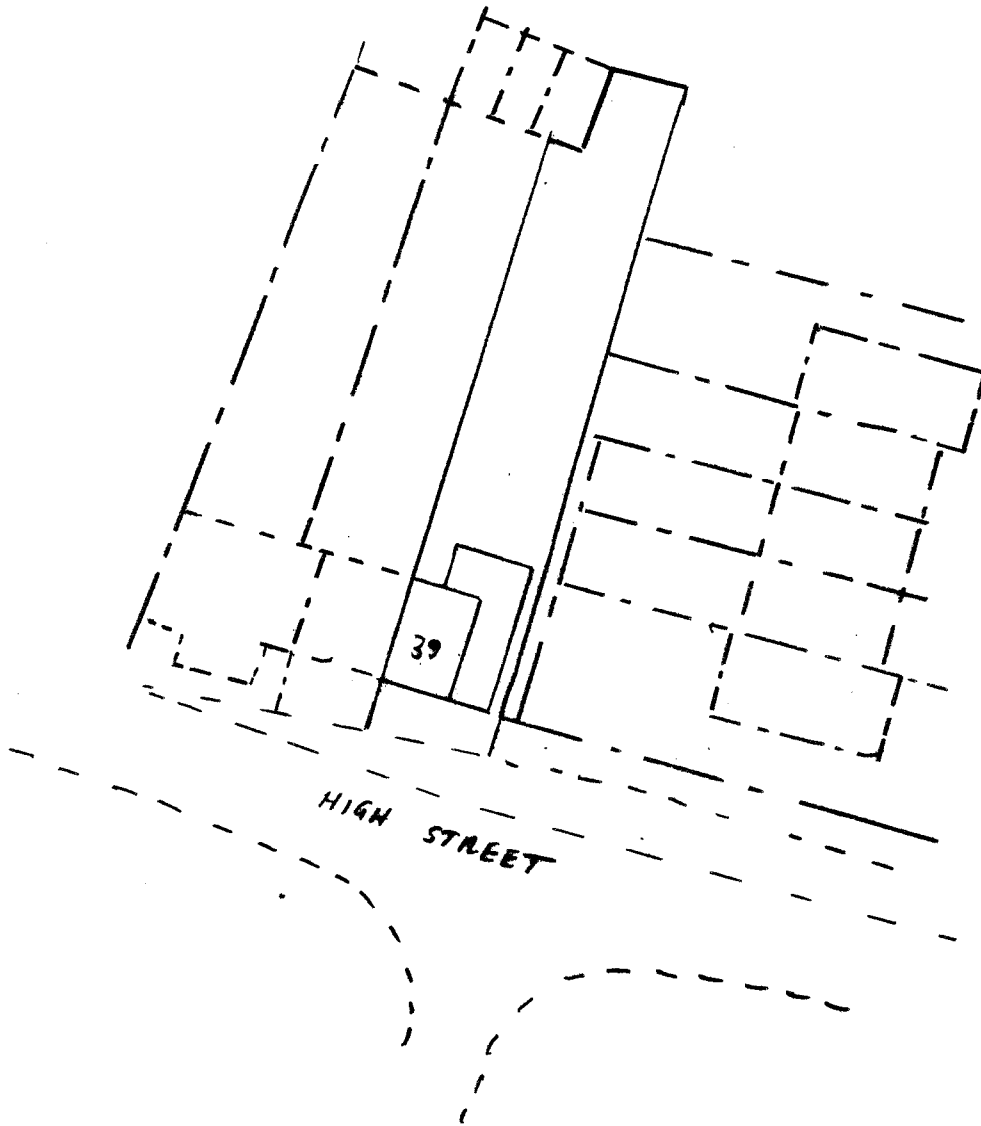
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APPENDIX 2

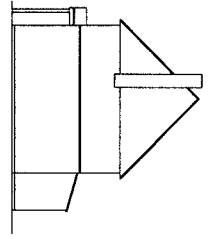


BLOCK PLAN
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SUTTON COURTENAY
OXON

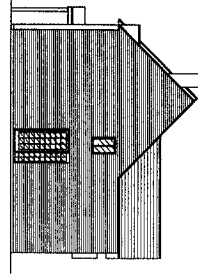
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DISTRICT COUNCIL
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SERVICES 4

SUT/20078

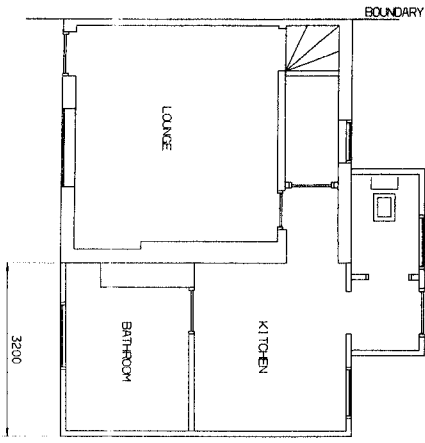
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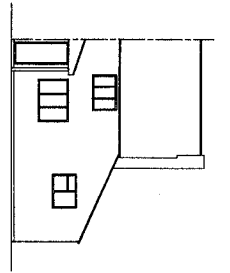
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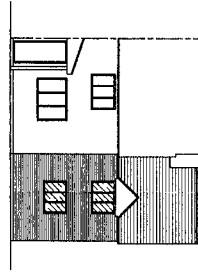
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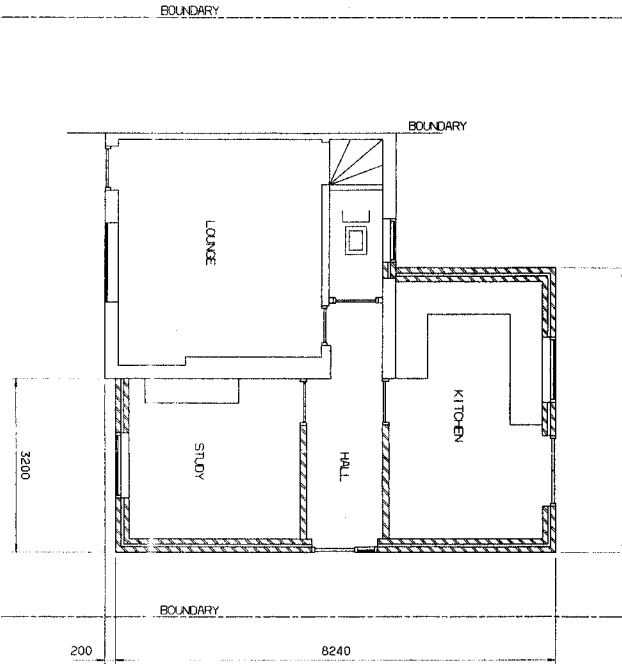
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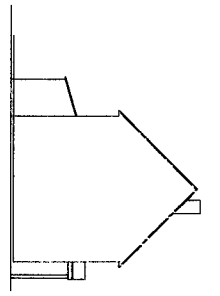
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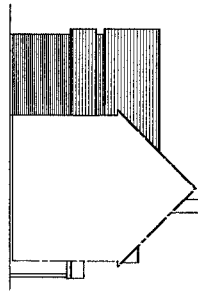
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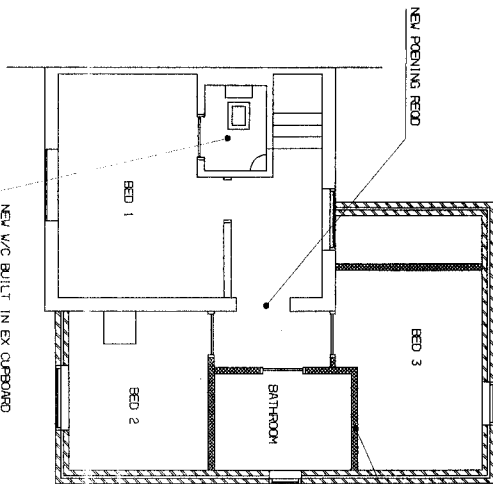
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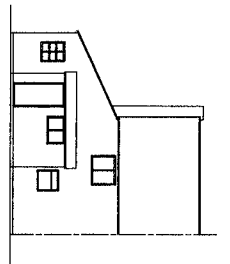
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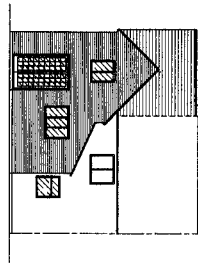
SIDE ELEVATION



FIRST FLOOR PLAN



EX REAR ELEVATION



REAR ELEVATION

SPECIFICATION
 WALLS TO BE REND & PAINTED TO MATCH EXISTING
 ROOF TILES TO MATCH EXISTING
 WINDOWS TO BE WOODEN WITH GLAZING BARS TO MATCH EXISTING
 AND PAINTED TO MATCH EXISTING
 WOODEN DOORS TO BE PAINTED TO MATCH EXISTING

CHECK ALL DIMENSIONS ON SITE

TITLE		PROPOSED EXTENSION FOR	
SCALE		MR T ELPHOND, 39 HILCH STREET	
SCALE		SUTTON COURTENAY, HENNINGEN OXON OX14 4AW	
1:100	DIMENSIONS IN mm	1:50	REV
DRG N°		020407	
SHEET		1 OF 1	

Sutton Courtenay Parish Council

Clerk: Mrs. L. A. Martin B.A.

Telephone/Fax: Frilford Heath
(01865 391833)

Orchard House,
90 Howard Cornish Road,
Marcham, Abingdon,
Oxfordshire OX13 6PU

Miss. K. Rooke,
Planning,
Vale of White Horse District Council,
Abbey House,
Abingdon,
Oxon.
OX14 3JE

6th September, 2007

Dear Miss Rooke,

**SUT/20088/2 Demolition of existing single storey extension. Erection of two storey extension
39 High Street
For: Mr. T. Elford**

The Parish Council objects to the proposals to erect such a large two storey extension at this property. The proposals have not altered significantly from the previous application. The existing extension is a small single storey unit. The current proposals seek to effectively double the size of the cottage.

The row of narrow fronted cottages adds to the character of the conservation area. The current proposal does not preserve or enhance the appearance of the area and is therefore contrary to Policy HE1.

Reference has been made to increase the number of bedrooms from one to three. This would bring with it an increased number of vehicles. There is no mention in the application to increased on site parking facilities. Vehicles already park on the highway verge in this vicinity in the High Street causing a sight line problem for vehicles emerging from Old Wallingford Way. The lack of parking facilities is therefore of great concern.

Yours sincerely,



L.A. Martin
Clerk to the Council

Sutton Courtenay Parish Council

Clerk: Mrs. L. A. Martin B.A.

Telephone/Fax: Frilford Heath
(01865 391833)

Orchard House,
90 Howard Cornish Road,
Marcham, Abingdon,
Oxfordshire OX13 6PU

Miss. K. Rooke,
Planning,
Vale of White Horse District Council,
Abbey House,
Abingdon,
Oxon.
OX14 3JE

6th September, 2007

Dear Miss Rooke,

**SUT/20088/3-LB Demolition of existing single storey extension. Erection of two storey extension
39 High Street
For: Mr. T. Elford**

The Parish Council objects to the proposal for a large 2 storey extension. The proposal has not altered significantly from the previous application. The extension needs to respect the character and appearance of the listed building. The current proposal does not provide strong justification for the works and has a major impact on the existing listed structure.

Its scale and form are unsympathetic to the building's special historical interest and is therefore contrary to policies HE4 and HE5.

Yours sincerely,



L.A. Martin
Clerk to the Council

KBA/20269 – Mr & Mrs Hastings

Erection of a two storey front extension. 13 Lime Grove, Southmoor, Abingdon, OX13 5DN.

1.0 The Proposal

- 1.1 This is an application for a two storey front extension to provide extended kitchen facilities to the ground floor and internal alterations to rearrange the bathroom on the first floor.
- 1.2 **Appendix 1** is a site location plan and **Appendix 2** details the elevation and floor plans.
- 1.3 The plans have been amended from those originally submitted. The original plans are detailed in **Appendix 3**. The floor plan on the ground floor remains unchanged, whilst the first floor is now set back to a depth of 2.2m from the depth of 3m originally proposed. In addition, the amended location plan clarifies off street parking provision at the property.
- 1.4 The application comes to Committee because of objections received from Kingston Bagpuize with Southmoor Parish Council to the original proposal.

2.0 Planning History

- 2.1 1999 –conservatory to rear of property.

3.0 Planning Policies

- 3.1 Policies H24, 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 or to the character and appearance of the surroundings.

4.0 Consultations

- 4.1 Kingston Bagpuize with Southmoor Parish Council objected to the original proposal on the grounds that “The proposal comes too close to the existing garage block. The 2-storey extension would enclose the area and impact severely, both visually and through loss of light, on neighbours in the close, especially nos 9 & 11. The development would exacerbate parking congestion in this already restricted area. The impact on neighbours during construction would be severe unless it is planned to demolish the wall (shown in the photos) on the Draycott Road boundary.”
- 4.2 The immediate neighbour (No 11 Lime Grove) objects on the grounds of overlooking, and both No 11 and No 9 object on the grounds of loss of light, parking, disruption, noise and dust during construction in an already congested area. These comments are reiterated in further submissions following receipt of the amended plans.

4.3 The County Engineer raises no objection following clarification of the availability of a parking space plus garage as detailed on the amended location plan.

5.0 **Officer Comments**

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

- i) whether the proposal would have a harmful impact on the street scene;
- ii) whether the proposal would have a harmful impact on the amenities of neighbouring properties.

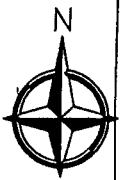
5.2 No 13 Lime Grove is a semi detached house situated off a cul de sac at the end of a small close and accessed by a shared driveway. The shared driveway serves both semi detached properties (Nos.11 and 13). At the front of the close are two detached properties, with No 9 situated next door to No 11. To the immediate front of Nos 11 and 13 are small garden areas and it is this area at the end of the close that the extension is proposed. The area is not accessible for parking. Adjacent to this area is a two garage block which, along with an additional car space to the front of each garage, provides 2 off street spaces for each of the two semi detached properties. The proposed extension reduces the current gap between the existing house and the garage block. The area behind the proposal is bounded by a wall and Draycott Road, with a commercial car service centre opposite; no access exists onto this road. It is not considered that a refusal based on harm to the street scene could be justified.

5.3 The second issue is impact on neighbours. The amended proposal reduces the first floor extension to a depth of 2.2m and the proposal is not now felt to have an unduly harmful impact on No 11 Lime Grove in respect of overshadowing or over-dominance. The proposed extension includes a ground floor kitchen window to the side elevation which looks out towards the neighbouring front gardens and shared driveway; however, as this is to the front there is no harmful overlooking. It is considered therefore that there is no harmful impact on the amenities of neighbouring properties.

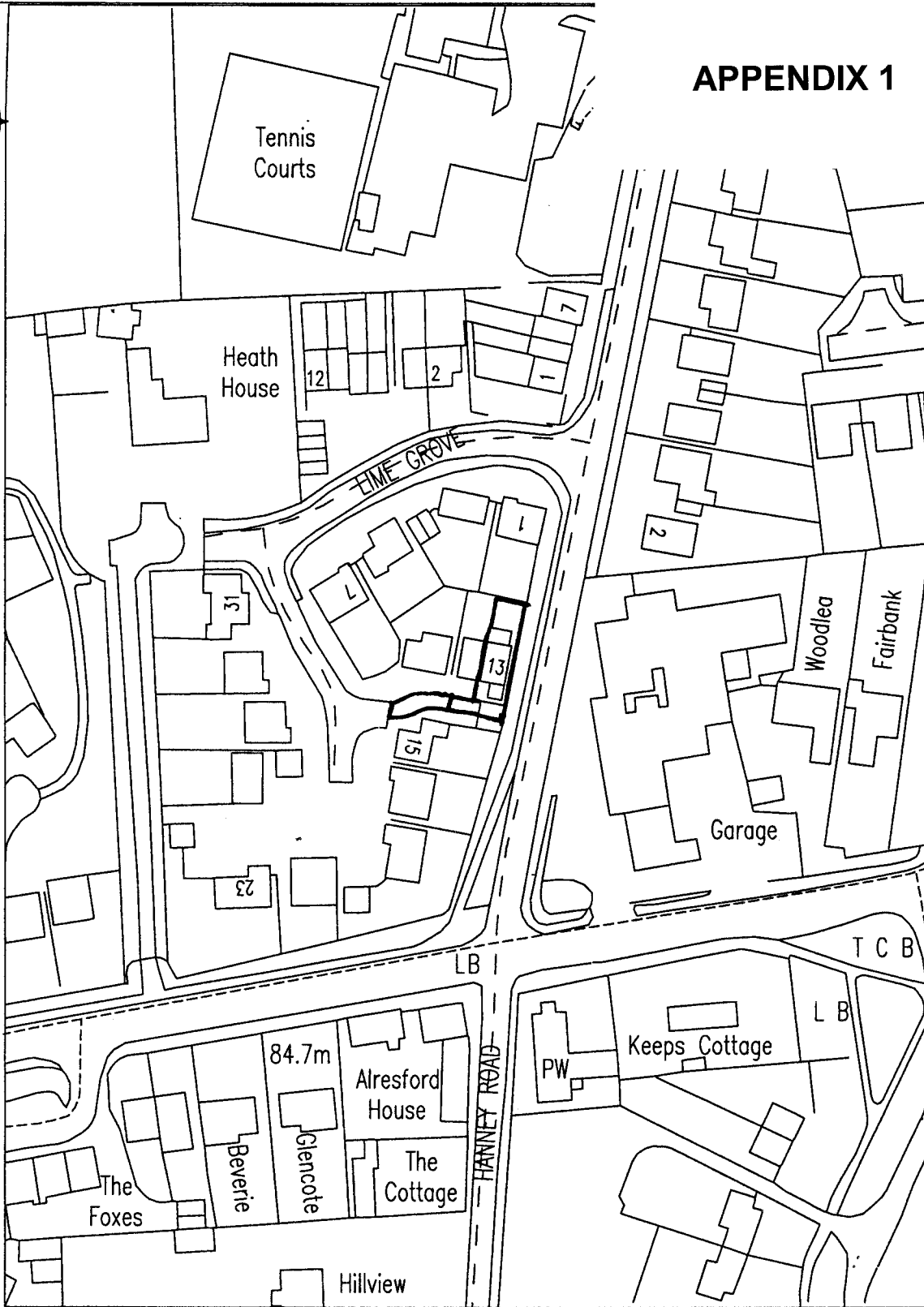
6.0 **Recommendation**

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

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



APPENDIX 1



Rev. Date Description

Project Title

Date

Drawing No.

WBA/20269
07/04/07
DISTRICT COUNCIL

Mr. & Mrs. HASTINGS
13 LIME GROVE,
SOUTHMOOR, OX13 5DN

AUG '07

838-S-02

Drawn
L. COX

Project No.
838

Checked
ED CLARE

Revision

File/XREF-reference
838SITE

Paper size/Scale
A4 1:1250

REC'D 4 SEP 2007
AMENDED PLAN

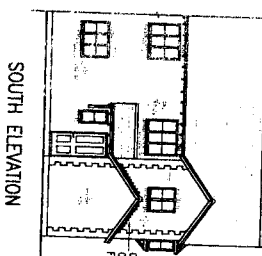
Drawing Title
LOCATION PLAN

Challow Design

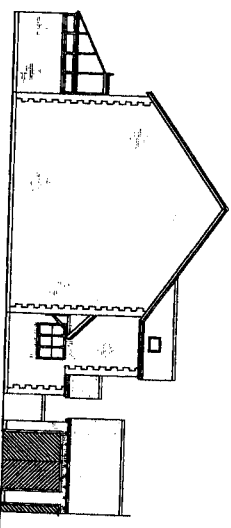
Unit 11A
Home Farm
Ardington
OXON
OX12 8PN

Tel: 01235 821176 Fax: 01235 834027

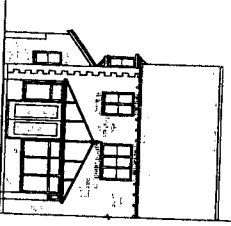
APPENDIX 2



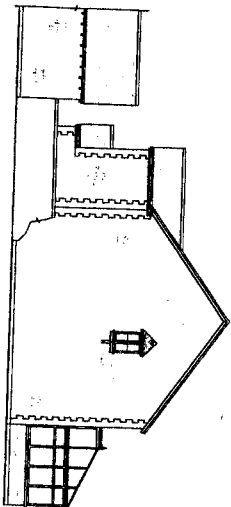
SOUTH ELEVATION



WEST ELEVATION

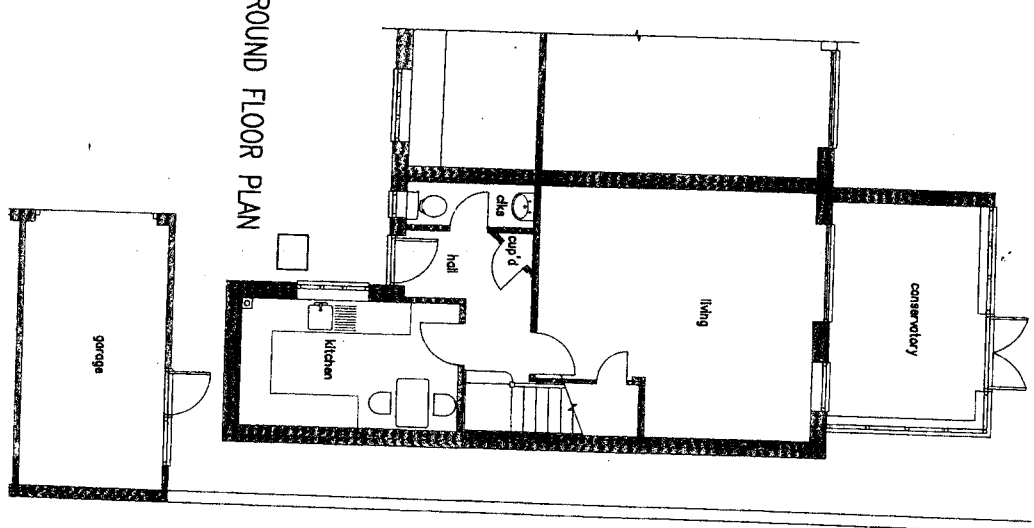


NORTH ELEVATION

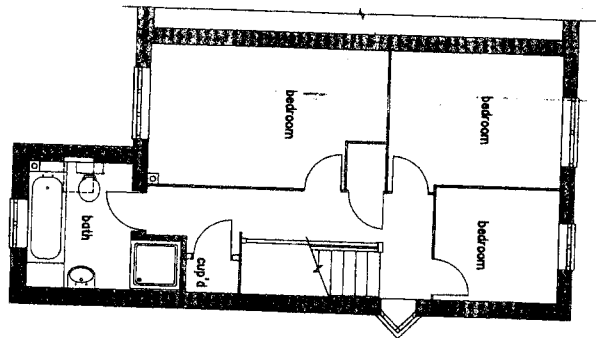


EAST ELEVATION

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

REV	DATE	DESCRIPTION	INITIALS

VALUATION
 21.10.04
 21.10.04

Challow Design
 Unit 11A
 Home Farm
 Audignon
 OXON
 Oxon
 Tel: 01235 831178 Fax: 01235 830400

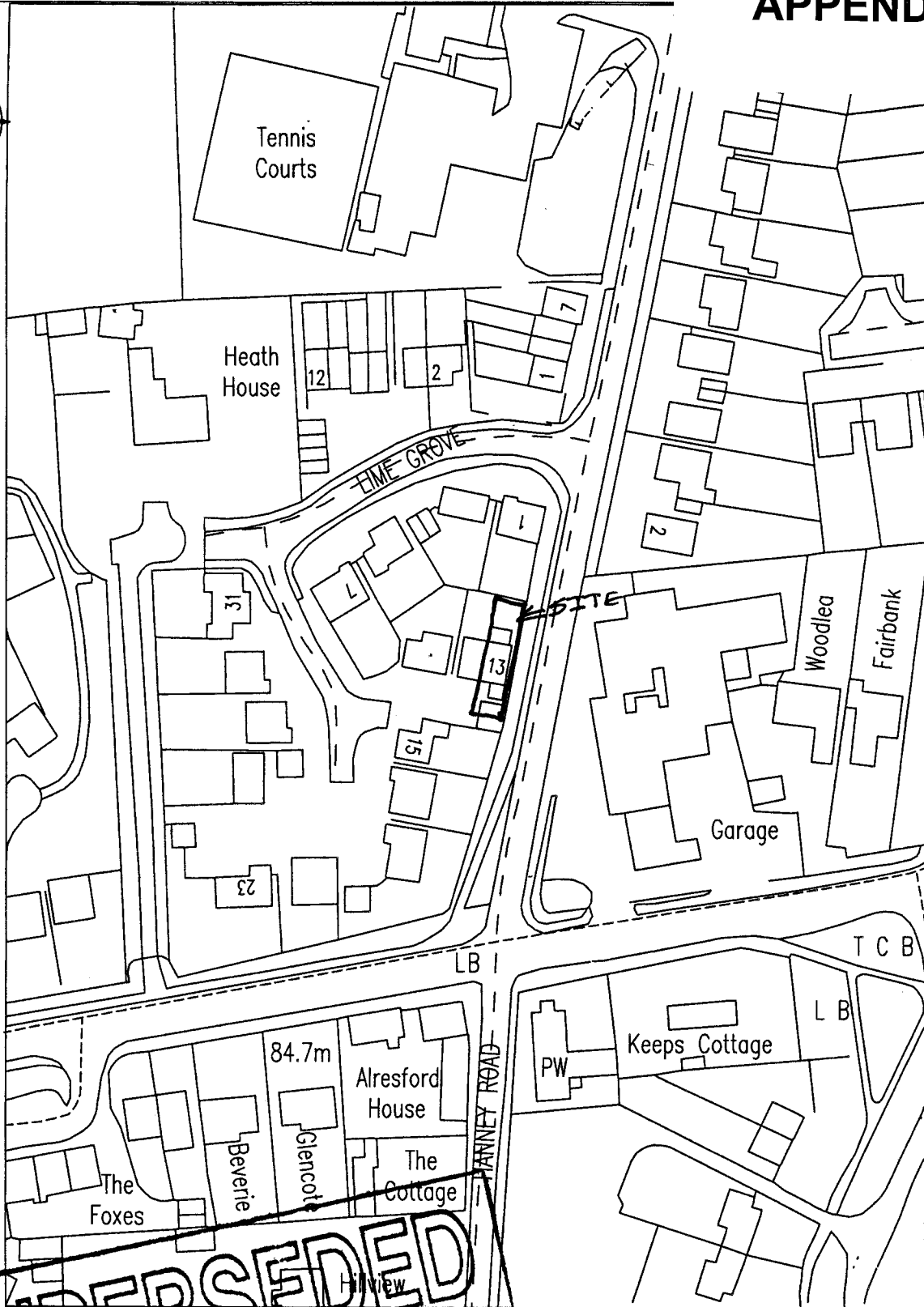
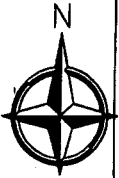
AMENDED PLAN

CLIENT
 Mr. & Mrs. HASTINGS
 14284/704679
 57/SOUTHFIELD

PROPOSED EXTENSION AT
 13 LIME GROVE, SOUTHMOOR

PLANS & ELEVATIONS
 AS PROPOSED

FILE REFERENCE: 830402
 DATE: 21/10/04
 DRAWN BY: [signature]



SUPERSEDED

Mr. & Mrs. HASTINGS
13 LIME GROVE,
SOUTHMOOR, OX13 5DN

Date	AUG '07	Drawing No.	838-S-02
Drawn	L. COX	Project No.	838
Checked	ED CLARE	Revision	

KBA/20269

07/01443/FUL

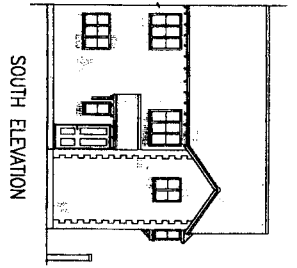
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LOCATION PLAN

File/XREF-reference	838SITE	Paper size/Scale	A4 1:1250
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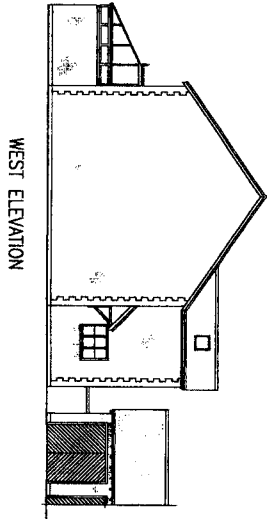
VALLEY OF WHITE HORSE
DISTRICT COUNCIL
REC'D 03 SEP 2007
CORPORATE POSTAL
SERVICES 5

Challow Design

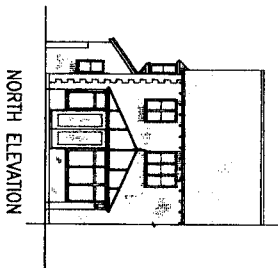
Unit 11A
Home Farm
Aldington
OXON
OX12 8PN
Tel: 01235 821176 Fax: 01235 834027



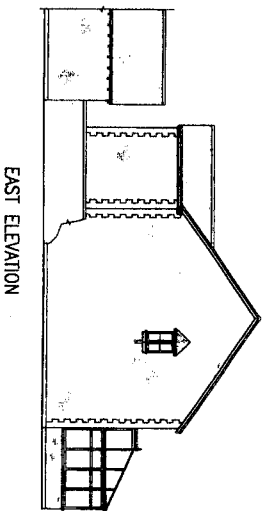
SOUTH ELEVATION



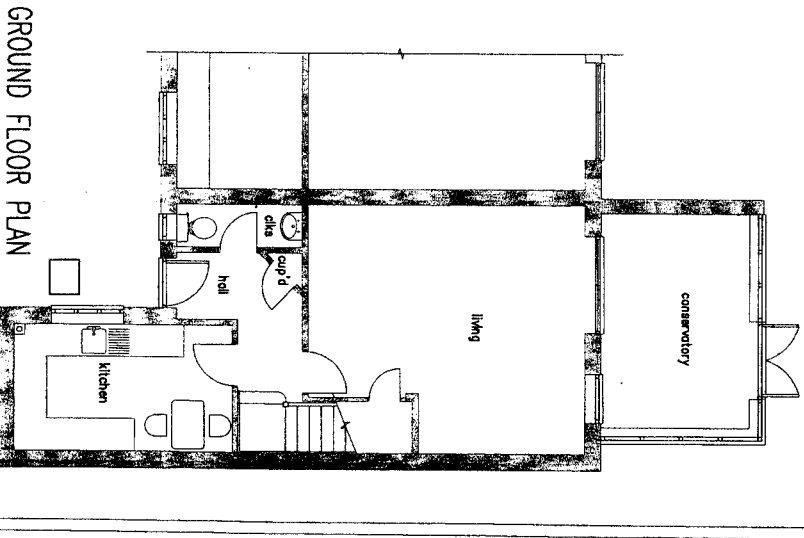
WEST ELEVATION



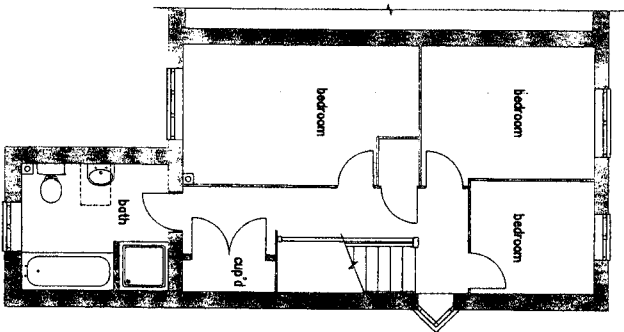
NORTH ELEVATION



EAST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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 before starting.

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 OXON OX12 9PN
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 WWW.CHALLOWDESIGN.CO.UK

WATERMARTON
 DISTRICT COUNCIL
 MAP 01 SP 201
 COMPASS POSTAL
 SERVICES 15

SUPERSEDED

Challow Design

Unit 11A
 Home Farm
 Avington
 OXON
 OX12 9PN
 Tel: 01235 821178 Fax: 01235 824027

CLIENT
 Mr. & Mrs. HASTINGS

PROPOSED EXTENSION AT
 13 LIME GROVE, SOUTHMOOR

**PLANS & ELEVATIONS
 AS PROPOSED**

DATE	DESIGNED BY	DRAWN BY	SCALE
AUG 07	L. COX	ED CLARE	1:100 1:50
REVISED BY	DATE	REVISION	