

Date: 19 December 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, 7TH JANUARY, 2008** 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. Minutes

(Pages 7 - 23)

To adopt and sign as a correct record the Minutes of the Meeting of the Development Control Committee held on 5 November 2007 (attached).

3. Declarations of Interest

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

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.

4. Urgent Business and Chair's Announcements

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

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

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

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

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

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

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

8. **Materials**

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

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

9. **Forthcoming Public Inquiries and Hearings**

(Pages 24 - 27)

A list of forthcoming public inquiries and hearings is presented.

Recommendation

that the report be received.

PLANNING APPLICATIONS

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

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

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

Report **130/06** of the Deputy Director refers.

10. **CHD/713/9 & CHD/713/10-CA - Mr G Chambers Minor amendments to the reconstruction and remodelling of Penn House and erection of a car port. Demolition of north end wall. Penn House, High Street, Childrey, Wantage**

(Wards Affected: Greendown)

(Pages 28 - 39)

11. **HIN/19721/2 - Erection of a pair of semi-detached dwellings. (re-submission). Land adjoining 1 High Street, Hinton Waldrist**

(Wards Affected: Longworth)

(Pages 40 - 47)

12. **CUM/NHI/20107-X -Outline application for 150 dwellings with associated public open space. Land off Fogwell Road and adjoining Tilbury Lane, Dean Court, Cumnor/North Hinksey.**

(Wards Affected: Appleton and Cumnor)

REPORT TO FOLLOW

13. **WAN/20268/1 - Demolition of single storey garage/extension. Erection of a single and two storey extension. Replacement of existing front flat roof with pitched roof. 9 Elm Road, Wantage, Oxon, OX12 7EE**

(Wards Affected: Wantage Charlton)

(Pages 48 - 55)

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

None.



OUR VISION AND AIMS

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

The Vale of White Horse District Council aims to:

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

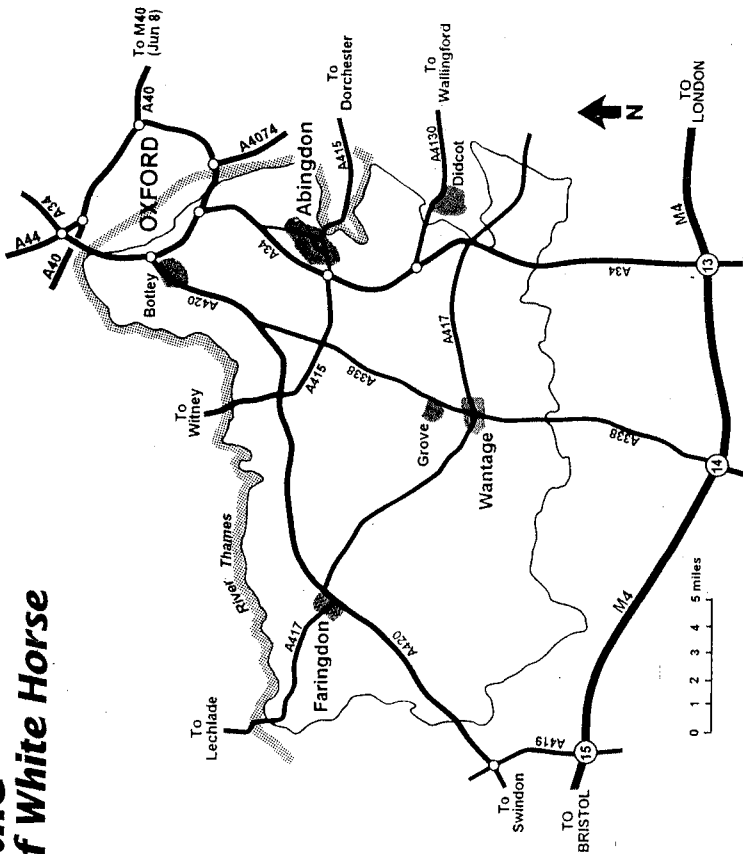
Create a safer community and improve the quality of life among Vale residents

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

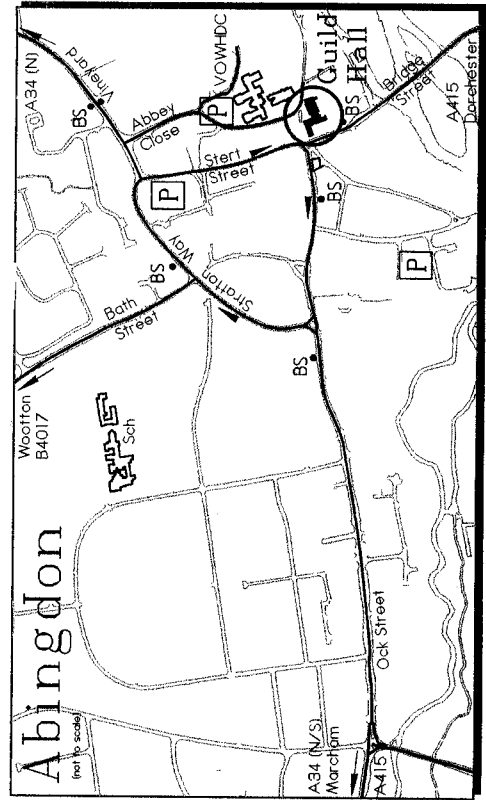
Help disadvantaged groups and individuals within the Vale to realise their full potential

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

Protect and improve our built and natural environment



Abingdon, Guildhall



KEY : BS = Bus Stop

LOCATION MAP



DC.116

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

**HELD AT THE GUILDHALL, ABINGDON
ON MONDAY, 5TH NOVEMBER, 2007 AT
6.30PM**

Open to the Public, including the Press

PRESENT:

MEMBERS: Councillors Terry Quinlan (Chair), John Woodford (Vice-Chair), Matthew Barber, Roger Cox, Terry Cox, Richard Farrell, Richard Gibson, Jenny Hannaby, Anthony Hayward, Angela Lawrence, Sue Marchant, Jerry Patterson, Val Shaw and Margaret Turner.

SUBSTITUTE MEMBERS: Councillor Pat Lonergan for Councillor Tony de Vere.

NON MEMBERS: Councillors Gervase Duffield and Reg Waite.

EX-OFFICIO MEMBER: Councillor Melinda Tilley – Leader of the Opposition.

OFFICERS: Sarah Commins, Mike Gilbert, Geraldine Le Cointe, Carole Nicholl, Stuart Walker, Emma Parkes, Grant Audley-Miller and David Weaver.

NUMBER OF MEMBERS OF THE PUBLIC: 24

DC.163 **NOTIFICATION OF SUBSTITUTES AND APOLOGIES FOR ABSENCE**

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

DC.164 **DECLARATIONS OF INTEREST**

Members declared interests in report 97/07 as follows: -

Name of Councillor	Type of Interest	Item	Reason	Minute reference
Matthew Barber Roger Cox Terry Cox Richard Farrell Richard Gibson Jenny Hannaby Angela Lawrence Sue Marchant Zoe Patrick Terry Quinlan Jerry Patterson Margaret Turner	Personal	Cumnor Hill Conservation Area – Proposal by Cumnor Parish Council	In so far as they knew Derek Rawson in his capacity as a former District Councillor	DC.171

Name of Councillor	Type of Interest	Item	Reason	Minute reference
John Woodford				
Richard Farrell Jenny Hannaby Angela Lawrence Jerry Patterson	Personal	Cumnor Hill Conservation Area – Proposal by Cumnor Parish Council	In so far as they were Members of the Executive	DC.171
Matthew Barber Roger Cox Terry Cox Richard Farrell Richard Gibson Jenny Hannaby Anthony Hayward Angela Lawrence Sue Marchant Zoe Patrick Terry Quinlan Jerry Patterson Val Shaw Margaret Turner John Woodford	Personal	SHR/8203/2	In so far as Councillor Peter Saunders, the applicant was known to them	DC.173
Angela Lawrence	Personal	ABG/12963/7-A	In so far as she is a member of Abingdon Town Council	DC.175
Pat Lonergan	Personal and Prejudicial	ABG/12963/7-A	In so far as he was a Member of Abingdon Town Council' Planning Committee and as such he had already made his views known on the application	DC.175
Angela Lawrence	Personal	ABG/20075	In so far as she is a	DC.177

Name of Councillor	Type of Interest	Item	Reason	Minute reference
			Member of Abingdon Town Council	
Pat Lonergan	Personal and prejudicial	ABG/20075	In so far as he was a Member of Abingdon Town Council' Planning Committee and as such he had already made his views known on the application	DC.177

DC.165 URGENT BUSINESS AND CHAIR'S ANNOUNCEMENTS

The Chair welcomed everyone to the meeting and in doing so he introduced Claire Litchfield the newly appointed Assistant Democratic Services Officer together with Emma Parkes the recently appointed Senior Planning Officer.

The Chair asked everyone present to ensure that their mobile telephones were switched off during the meeting and he also advised Councillors and members of the public of the emergency exists.

Furthermore, for the benefit of members of the public, the Chair explained that only Members of the Committee were able to vote. He reported that at the meeting one Ex-officio Member and two Ward Members were present. He clarified that whilst they were able to address the Committee they could not propose any recommendations or vote on any matters.

DC.166 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 32

The Committee was advised that two members of the public, Mr Derek Rawson and Mr John Rees had each given notice that they wished to make a statement at the meeting as follows:-

- (1) Mr Derek Rawson made a statement concerning report No 95/07 – Cumnor Hill Conservation Area - Proposal by Cumnor Parish Council.

Mr Rawson reported that he had been asked to speak on behalf of Cumnor Parish Council in view of his involvement with the preparation of the submission for the proposed Conservation Area in his former capacity as District Councillor. He considered that it was important that this application had come from residents of the Parish, rather than being instigated by the Parish or District Councils.

Mr Rawson advised that he had been asked by a group of local residents what could be done to prevent the change in the environment of Cumnor Hill and Third Acre Rise as a result of multiple planning applications to increase the density of development in the area. Mr Rawson commented that the low density of development was part of the special character that made this area so attractive to visitors and residents.

Mr Rawson referred to his surprise at the high response and majority of residents who were in favour of the application being submitted when surveyed.

Mr Rawson responded to the comments in paragraph 5.5 of report 95/07 that suggested the area at Cumnor Hill was not based around clearly defined groups of listed buildings by highlighting that at page 8 of the English Heritage advice in Appendix 1 it was suggested that clusters of housing might be more appropriate than listing individual homes.

Mr Rawson responded to the point made in paragraph 5.5 of the report that approval of this application would result in other areas seeking similar status, by stating that this ought to be welcomed by the Vale as it showed that residents were concerned about their environment. He suggested that the approval should send a message to residents elsewhere, that the District Council supports the protection of areas that represented a particular style of housing and environment.

In response to the statement at paragraph 5.6, that the boundaries had been arbitrarily drawn, Mr Rawson said that it had been felt that to include 70 properties was sufficient.

Mr Rawson advised that the first half of the 20th Century was not fairly represented in the list of designated conservation areas. He referred to the fact that many of the properties had been built in the 1920s and 1930s.

Mr Rawson expressed concern that the Supplementary Planning Guidance route would not provide the protection required to deal with the urgent situation of multiple planning applications in this area. He urged the Committee to recommend that a Conservation Area be designated on the lower slopes of Cumnor Hill and Third Acre Rise as set out in Appendix 1 to report 95/07.

The Chair thanked Mr Rawson for his statement which he advised would be taken into account when the Committee considered report 95/07 later in the meeting.

- (2) Mr John Rees made a statement concerning Report No 95/07, Cumnor Hill Conservation Area – Proposal by Cumnor Parish Council.

Mr Rees commented that the analysis of the Parish Council's application by the District Council's Conservation Officer was helpful and perceptive. He agreed that that the application described in considerable detail how the age, style and relative merits of the buildings, topography and open spaces contributed to the character of the area. Mr Rees advised that he therefore welcomed his analysis both as a local resident and as someone who was professionally involved day by day in the preservation and enhancement of this Country's heritage and its setting, in his capacity as the Registrar of the Church of England's system of control of its listed building, where he appreciated very much all the support and work that local planning authorities did to preserve and enhance distinctive areas through designation and special guidance. Mr Rees referred to paragraphs 4.2 and 5.5 of report 95/07 which identified maturity; spaciousness; low density and sylvan wooded character as features in the area of Lower Cumnor Hill and Third Acre Rise commenting that it seemed there was agreement that this was an area with distinctive character and one which in one way or another needed to be protected.

Mr Rees commented that his understanding of the report was that the Committee was being asked to work towards production of supplementary planning guidance to come into effect the year after next (through the route of the wider "development framework" that would be being put together by the Council's consultants during the next year or so). He suggested that the matter could not wait that long commenting that residents in this area received tempting offers from developers nearly every week. He commented that most weekends residents listened to the sound of chain saws cutting into the sylvan setting and clearing sites in readiness for development often well ahead of making planning application. He reported that one garden in the centre of this area had been almost totally denuded of its mature trees in the last few weeks.

Mr Rees urged the Council at the very least to go further and issue a Supplementary Planning Guidance document for Lower Cumnor Hill and Third Acre Rise based on these reports now. He advised that the Council had the legal power to do this, albeit that the guidance would be informal until it was integrated into the new framework in 2009 and he asked for the Council's response in this regard. However, he pressed the Council to go further. He commented that the report seemed to suggest that the absence of clearly defined groups of listed buildings or other acknowledged features such as ancient monuments and historic parks and gardens was a reason not to support the application. He drew

Members' attention to paragraph 4.2 of Planning Policy Guidance (PPG) 15 which stated that it was the quality and interest of areas, rather than of individual buildings which should be the prime consideration in identifying conservation areas; the historic layout of property boundaries and thoroughfares on a particular mix of uses; on characteristics materials; on appropriate scaling; street furniture and hard and soft surfaces. He commented that the range was very wide, but the important point was that it was not confined to groups of listed buildings, ancient monuments and historic parks (each of which had its own form of separate protection). He commented that Conservation Areas were about areas which had some distinctive character overall. He referred to the report noting that it identified precisely the sort of features that made it a distinctive area of that sort. He explained that there was architecture which was highly unusual (even if not worthy of separate listing) and there was a mix of design typical of the Vernacular Revival with Arts and Crafts element and some between the wars International and Modernist style. He commented none on its own was of particular significant but that it was not what PPG 15 required. He advised that all taken together described the kind of area PPG 15 described as being worthy of preservation and enhancement commended by Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Chair thanked Mr Rees for his statement which he explained would be taken into account when the Committee considered report 95/07 later in the meeting.

DC.167 QUESTIONS FROM THE PUBLIC UNDER STANDING ORDER 32

None.

DC.168 STATEMENTS AND PETITIONS FROM THE PUBLIC UNDER STANDING ORDER 33

The Committee noted that five members of the public had each given notice that they wished to make a statement at the meeting under this Standing Order.

DC.169 MATERIALS

The Committee received and considered materials as follows:-

WAN/4581/9 Demolition of Existing Store and Erection of New Retail Class A1 Store With Associated Parking And Servicing

RESOLVED (nem com)

that the use of the following materials be approved:-

Roof Profile – Goosewing Grey

Wall Cladding – Oyster

Main Brick – Hanson Buckland Multi-Red/Brown facing brick

*Detail Brick – Ibstock staffs Blue Brindle
Plinth Brick – Ibstock staffs Blue Brindle
Standing seam metal to canopy – Goosewing grey*

DC.170 FORTHCOMING PUBLIC INQUIRIES AND HEARINGS

The Committee received and considered a list of forthcoming public inquiries and hearings.

RESOLVED

that the list be received.

DC.171 CUMNOR HILL CONSERVATION AREA – PROPOSAL BY CUMNOR PARISH COUNCIL

Councillors Matthew Barber, Roger Cox, Terry Cox, Richard Farrell, Richard Gibson, Jenny Hannaby, Angela Lawrence, Sue Marchant, Zoe Patrick, Terry Quinlan, Jerry Patterson, Margaret Turner and John Woodford had each declared a personal interest in this item and in accordance with Standing Order 34 they remained in the meeting during its consideration.

The Committee received and considered report 95/07 of the Section Head (Environmental Planning and Conservation) which advised that Cumnor Parish Council had requested this Council to consider designating part of Cumnor Hill and Third Acre Rise, Cumnor a Conservation Area.

The Committees' attention was drawn to the conclusions in the report which stated that it was agreed that whilst Cumnor Hill had a mature and spacious character, it was difficult to justify that it had a character which was of special architectural or historic interest. It was noted that the Officers considered that Vale Design Guide, as a Supplementary Planning Document was considered the more appropriate method for helping to control and guide development on Cumnor Hill and other suburbs in the Vale.

Further to the report the Officer highlighted that the key point for Members to consider was whether this was an area of special character or appearance. It was explained that a survey had been undertaken of the whole area and the surrounding street and using a check list provided for this type of assessment from English Heritage, the Officers had concluded that having regard to many considerations such as building; materials and their qualities; archaeology; styles; contributions; streetscape; heritage aspects; street materials etc there was nothing to say that this area was special compared to other suburbs of Oxford.

The Officer reported that he had had regard to the comments of the Parish Council and commented that there was modern paraphernalia street furniture, concrete and kerbing and whilst they were pleasant they were not special. Reference was made to the proposed designated area and Members were shown photographs looking into and out of the area. The Officer reported that

he had had difficulty in seeing the difference between the proposed area and the outside of that area. He suggested that the boundary was arbitrary and he commented that when looking into the area it was no more special than the surrounding street or compared to the other streets in Oxford.

One of the local Members commented that he agreed with the Officer's conclusions but welcomed looking into the possibility of producing earlier informal advice which could be used in the interim for this area pending the Local Development Framework.

In response to a question raised the Committee was advised that the Conservation Officer had been the Vale's Conservation Officer for at least 25 years and had been involved in the creation of about 10 of the current conservation areas.

One Member expressed concern at the length of time it was going to take to produce some planning guidance in this area and suggested that whilst the recommendations set out in the report were acceptable, an additional recommendation should be considered, namely to have some supplementary planning guidance produced in the interim.

Another Member suggested that any interim guidance should be for the benefit of all areas of the Vale, not just Cumnor Hill.

In response to a question raised as to the weight of such a document, the Committee was advised that this would depend on the level of consultation which had been carried out. The Committee was advised that the preparation of such a document would require a significant time and resources.

One Member commented that he was not convinced that the Cumnor Area was significantly special although he had no objection to interim advice being drafted. However, he commented that in doing so residents could be restricted as to what they could do with their land and he asked whether this was reasonable and fair.

One Member asked the Committee whether it would be beneficial to ask the Executive to look into the possibility of some earlier guidance document being produced in the interim, before the production of the Local Development Framework.

By 15 votes to nil it was

RESOLVED

- (a) *that the Developmental 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;*
- (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;
and*

- (c) *that the Executive be asked to look into the possibility of the production of some earlier document to provide guidance across the whole of the District for such areas prior to the production of the Local Development Framework.*

DC.172 ENFORCEMENT PROGRAMME

The Committee received and considered the report 96/07 of the Deputy Director (Planning and Community Strategy) which informed Members of the need for approval for enforcement action in one new case.

BY 15 votes to nil it was

RESOLVED

that authority be delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Chair and/or Vice-Chair of the Development Control Committee 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 his judgement it is considered expedient to do so.

PLANNING APPLICATIONS

The Committee received and considered report 97/07 of the Deputy Director (Planning and Community Strategy) detailing planning applications. Applications where members of the public had given notice that they wished to speak were considered first.

DC.173 SHR/8203/2 - ERECTION OF A NEW PORCH AND ADDITION OF FIRST FLOOR TO GRANNY ANNEXE. THE POUND, 67 HIGH STREET, SHRIVENHAM. SN6 8AW

Councillors Matthew Barber, Roger Cox, Terry Cox, Richard Farrell, Richard Gibson, Jenny Hannaby, Anthony Hayward, Angela Lawrence, Sue Marchant, Zoe Patrick, Terry Quinlan, Jerry Patterson, Val Shaw, Margaret Turner and John Woodford had each declared personal interests in this item and in accordance with Standing Order 34 they remained in the meeting during its consideration.

By 15 votes to nil it was

RESOLVED

that application SHR/8230/2 be approved subject to the conditions set out in the report.

DC.174 SUT/11933/11 - ERECTION OF GARAGE BLOCK WITH ANCILLARY
ACCOMMODATION ABOVE. (RETROSPECTIVE). 6 ABINGDON ROAD,
SUTTON COURTENAY, ABINGDON, OXON, OX14 4NF

Further to the report the Committee noted that the Parish Council had objected to the application raising concerns in so far as it questioned whether the building would be ancillary accommodation to the main dwelling. It was noted that there was planning permission for four terraced properties which was part implemented and that the extension which formed part of number four was part of that. The Committee also noted that amended plans had been received setting out proposed fenestration and doors. It was commented that there had been no restriction concerning windows on the application presented in 2004 and the Officers considered that there were no reasons to make restrictions now. However, as the proposal would be habitable it was considered reasonable to require obscure glazing to avoid overlooking. It was noted that planning permission was not required for internal walls and it was agreed that it was reasonable to restrict the ground floor to garage accommodation in view of the recent flooding.

Mr David Hignall made a statement on behalf of Sutton Courtney Parish Council objecting to the application raising concerns relating to matters already covered in the report. He specifically raised concern regarding development taking place and retrospective planning permission being granted; the proposal being out of keeping with the character and appearance of the area; the possibility that the building could easily become a separate dwelling; development onsite being not in accordance with the previous planning permission thus making it void; sill heights which were below eye level; overlooking; loss of privacy; and doubt that the building lay within a recognised curtilage. He recommended that the Committee should defer consideration of the application pending a site visit by all Members of the Committee.

Jane Lister, the applicant made a statement in support of the application advising that contrary to the statement made by Mr Hignall there had been no retrospective planning applications in respect of this site. She commented that she had understood that she only needed planning permission for windows and that she had received a letter advising her that no further planning permissions were required.

The local Member referred to the history of the site advising that there had been some enforcement issues. He advised the Committee that the main dwelling provided bed and breakfast accommodation and he was concerned that this ancillary accommodation would be used as part of that and he asked whether this could be prevented. He welcomed that the garage block should remain as a garage block but commented that an adequate turning space should be retained. He commented that subject to conditions to address the concerns raised he had no other objections to the application.

Further to the statements made the Council's Solicitor advised Members that the extant planning permission was not nil and void just because development had progressed allegedly not in accordance with the plans.

The Officers reported that they were aware of the Bed and Breakfast use at the premises and enforcement action was being taken against that. In response to a question raised, the Officers clarified that planning permission was not necessary for all bed and breakfast accommodation. Permission was dependent upon the proportion of the building being used in such a way and whether this altered the building's primary purpose and that each case needed to be considered on its merits.

One Member expressed concern that allowing this application would open the floodgates for other applications to build dwelling space above their garages. Another Member asked the Officers to confirm that as this development had no kitchen it would remain as ancillary accommodation. It was confirmed that should a kitchen be added further permission would be required.

The Members discussed whether it would be possible to prevent the accommodation being used for bed and breakfast purposes or as a separate dwelling place. To this end it was considered that an informative be added to the permission acknowledging that the proposal would provide ancillary accommodation for the main dwelling but this did not convey planning permission for its use for Bed and Breakfast accommodation.

One Member suggested the removal of permitted development rights but this was not considered reasonable as such rights had not been removed as part of the permission granted in 2004.

By 12 votes to 2 with 1 abstention it was

RESOLVED

that application SUT/11933/11 be approved subject to:-

- (1) the conditions set out in the report*
- (2) an informative to the provide that this permission does not allow the accommodation to be used as a separate dwelling or to be used as bed and breakfast accommodation.*

DC.175 ABG/12963/7- A - ERECTION OF ILLUMINATED SIGNAGE. 11 OCK STREET, ABINGDON, OX14 5AL

Councillor Pat Lonergan had declared a personal and prejudicial interest in this item and in accordance with Standing Order 34 he withdrew from the meeting during its consideration.

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

The Committee considered that the sign would acceptable given its size and location.

By 14 votes to nil it was

RESOLVED

that application ABG/12963/7-A be approved subject to the conditions set out in the report.

DC.176

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

Further to the report the Committee noted that the plans had been amended. The Parish Council had commented on the amended plans and had maintained its objection to the application raising concerns regarding increased vehicle usage of the road; access difficulties for emergency and other large vehicles; land ownership (which it was noted was not a material planning consideration); the new owner of Tudor Orchard being unaware of the application which would impact on his land; and the setting of a precedent for similar applications which cumulatively would have a harmful impact on the character of the area.

The Committee was advised of the comments of the owner of Tudor Orchard which had raised concerns regarding the proposed access in terms of the impact on his land and his lack of knowledge of the application.

It was reported that further comments had been received from the County Council as Highway Authority raising no objection to the application commenting that the proposed access would provide improve visibility for pedestrians and drivers and two cars would be able to pass at the access point. It was noted that the development would also include the provision of four further car parking spaces for the resident of Blenheim Terrace.

One of the local Member speaking on behalf of local residents objected to the application raising concerns regarding the proposal being misleading in that there would not be additional car parking for residents of Blenheim Terrace and Burr Cottage as only 4 spaces were proposed; the application site shown on the plans was misleading in that it incorrectly included the whole of the front garden and drive of Tudor Orchard; Tudor Orchard had undergone some underpinning in the past and there was concern that the corner of the dwelling was so close to the pinch point in the access road that damage could be caused to the property; the proposal was contrary to the Local Plan in that the site was not previously developed but was an historic orchard which was an important part of the Conservation Area; the proposal was also contrary to Policies GS1, GS5, H11, H12 and H13 in that it would be harmful to the open land within the Conservation Area and the fabric of a listed building; and concerns regarding the lack of a right of way. He suggested that consideration

of the application should be deferred to enable the Officers to investigate these matters.

One Member expressed surprise that the County Council had raised no objection regarding the access road given the obvious pinch point on the road which did not look as if two cars could pass through. Another Member commented that having visited the site, in his opinion it would not be possible for two cars to pass at that point. Furthermore, he asked whether notice had been served on the owners of the adjoining property advising of the application or whether the owners had bought this property after the application had been made. He believed that this access road was a problem as it appeared that it would encompass a large portion of the adjoining property's garden.

The Officer confirmed that there was a pinch point on this access road but that the County Council as Highway Authority had raised no objection to the proposal. Furthermore, it was confirmed that notices had been served on the adjoining owner.

One Member commented that ownership did seem uncertain, although it was noted that this was not a material planning consideration. He agreed that the bathroom window should be obscure glazed. Furthermore, he asked whether if permission was granted the developers could be required to create the car parking for the Blenheim Terrace residents. To this end it was considered that a Section 106 Agreement to secure the use of the car parking by the residents of Blenheim Terrace would be appropriate.

One Member expressed concern regarding the extent of the proposed works to the bank of the neighbouring land to provide the access. The Officers clarified that the proposal included the removal of the wall and the setting back of the boundary. It was explained that elevation details of what was proposed had yet to be provided,

It was proposed by Councillor Matthew Barber and seconded by Councillor Terry Cox that consideration of application HAR/19966/1 be deferred pending an agreement being entered into regarding the car parking spaces and clarification regarding the application site. On being put to the vote, this was lost by 8 votes to 4 with 3 abstentions.

One Member referred to a window on the first floor of the west elevation which he considered should be obscure glazed to avoid overlooking. He suggested that should the Committee be minded to approve the application an additional condition be added requiring this.

It was proposed by the Councillor Jerry Patterson, seconded by Councillor Jenny Hannaby and by 12 votes to 2 with 1 abstention it was

RESOLVED

that the Deputy Director (Planning and Community Strategy) in consultation with the Chair and/or Vice Chair and Opposition Spokesman of the

Development Control Committee and the local Members be delegated authority to approve application HAR/19966/1 subject to the following:-

- (1) the conditions set out in the report;*
- (2) an additional condition to require that the west facing bathroom window on the first floor be obscure glazed;*
- (3) a further condition requiring details of boundary treatments to include elevations showing how the frontage will be treated by the driveway; and*
- (4) the completion of a Section 106 Agreement to secure the use of the proposed four parking spaces for residents of Blenheim Terrace.*

DC.177 ABG/20075 - ERECTION OF A FOOTBRIDGE. THAMES VIEW, ABINGDON, OX14 3UJ

Councillor Pat Lonergan had declared a personal and prejudicial interest in this item and in accordance with Standing Order 34 he withdrew from the meeting during its consideration.

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

One Member questioned who was to be responsible for the maintenance of the footbridge following its construction. The Officers confirmed that the bridge would either be adopted by the County Council or the developer would have the responsibility to ensure it was safe and in a good state of repair compliant with Health and Safety Regulations.

One Member supported the application subject to no gates being erected.

Members considered that a condition should be added to ensure that there was clarity with regards to the future maintenance of the bridge.

By 14 votes to nil it was

RESOLVED

that application ABG/20075 be approved subject to: -

- (1) the conditions set out in the report:*
- (2) a further condition requiring that prior to the commencement of construction a scheme of arrangements for the future maintenance of the bridge be submitted to and approved in writing by the local Planning authority.*

DC.178 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

The Committee heard representations on this matter from Mr Hignall of Sutton Courtney Parish Council, Councillor Gervase Duffield speaking in his capacity as Ward Member and Mr Bampton who wished to raise objections to the application.

Mr David Hignall made a statement on behalf of the Parish Council objecting to the application raising concerns relating to matters already covered in the report. He commented that the development would dominate the property and would have an adverse affect on the character and setting of the listed building. He particularly raised concern regarding size; adverse impact on the character and appearance of the area; increased on street parking; loss of visibility; visual harm; access and un-neighbourliness. He considered that the lack of on street parking was a cause for concern as too many cars parked on pavements in the area were damaging to the Conservation Area.

Mr A Bampton, a neighbour made a statement objecting to the application raising concerns regarding adverse impact on his property; loss of light; loss of privacy; overlooking; the lack of provision of off road parking for the development, which he considered would impact on the safety of pedestrians; overdevelopment and the development being for financial gain only.

The Officers clarified that the financial gain of the applicant as a result of planning permission was not a material planning consideration.

The local Member commented that the development would have the effect of filling in the gap between the neighbouring property which he considered was harmful and would destroy the proportions of the property and change the character of the area.

Whilst some Members spoke in support of the application, it was commented that it would be regrettable to lose sight of the chimney which was an attractive feature in this locality.

Members supported the application subject to an additional condition to ensure that the proposed bathroom windows were obscure glazed and an informative to provide that reclaimed hand made tiles in keeping with the rest of the property should be used.

By 15 votes to nil it was

RESOLVED

(a) *that application SUT/20088/2 be approved subject to: -*

(1) *the conditions set out in the report;*

- (2) *a further condition requiring that the bathroom windows on the first floor be obscure glazed;*
 - (3) *an informative to provide that reclaimed hand made tiles in keeping with the rest of the property should be used.*
- (b) *that application SUT/20088/3-LB be approved subject to the conditions set out in the report.*

DC.179 KBA/20269 - ERECTION OF A TWO STOREY FRONT EXTENSION. 13 LIME GROVE, SOUTHMOOR, ABINGDON, OX13 5DN

The Committee was advised that the Parish Council had objected to this application on the grounds that the proposal came too close to the existing garage block.

Claire Marks, the owner of the neighbouring property speaking on behalf of herself and other neighbours made a statement objecting to the application raising concerns relating to matters already covered in the report. She particularly raised concern regarding the adverse affect that she felt the proposal would have as she considered that the space was too small to encompass the proposal and that it would have a detrimental affect on the surrounding properties. She raised concern regarding size; loss of light; loss of privacy; overlooking; un-neighbourliness; disturbance to the neighbour and possible damage to the drive during construction; lack of parking; the setting of a precedent for similar applications which cumulatively would be visually harmful to the area and devaluation of neighbouring properties.

The Local Member spoke against the application commenting on the detrimental affect the development would have on the street scene and the neighbouring property. She believed that this development would lead to the loss of light to the neighbouring property and that the proportions of the proposed extension were too large bearing in mind the small space available. She raised concerns that there was inadequate room to erect scaffolding and that any scaffolding was likely to encroach onto the neighbouring property causing further disturbance.

One Member commented that the proposal was unsightly and out of keeping with the other properties in the cul-de-sac. It was suggested that approval of the application would lead to an unreasonable loss of light which was unacceptable and harmful to the amenity of the neighbour.

It was proposed by the Chair that application KBA/20269 be approved subject to the conditions set out in the report. This was lost by 9 votes to 5 with 1 abstention.

It was thereupon proposed by Councillor Terry Cox, seconded by Jerry Patterson and by 12 votes to 3 it was

RESOLVED

that application KBA/20269 be refused with the reasons for refusal to be formally endorsed at a future meeting of the Committee such reasons to include the proposal having a harmful impact on the street scene; a harmful impact on the amenities of neighbouring properties in terms of dominance and loss of light and the design being out of character.

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

None.

The meeting rose at 9.30 pm

List of Planning Appeals

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
17.04.07	APP/V3120/A/07/204250 6/NWF	ABG/19953	Aldworth Holdings	68 Appleford Drive, Abingdon, Oxon OX14 2BU	Erection of 2 storey detached building to provide 2 x 1 bedroom flats including car parking, cycle parking and bin storage	Informal Hearing 15.01.08	North	
22.05.07	APP/V3120/A/07/204397 /NWF	SUN/3046/2	Mrs King Thompson	Land Adjoining To Foxcombe Rise Foxcombe Road Boars Hill Oxford Oxon	Erection of a single dwelling	Informal Hearing	North	
06.08.07	APP/V3120/A/07/205117 6/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	Dismissed 12.12.07
03.09.07	APP/V3120/A/07/205047 7/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/07/205310 8	ABG/9152/2	Mr & Mrs Peacock	8 Wordsworth Road Abingdon Oxon OX14 5NY	Retrospective application for a 2.2m high close boarded fence to north and east boundaries.	Written reps	North	
11.09.07	APP/V3120/A/07/205111 9	CUM/8320/1	Mr & Mrs G Philip Agent – J. Philcox	40 Cumnor Hill Oxford Oxon OX2 9HB	Demolition of existing house and garage. Erection of a two storey replacement building comprising of 5 no. 1 bedroom flats. Erection of 6 no. 3 bedroom houses and erection of a coachhouse with associated off-street car parking and landscaping.	Written Representations	North	
13.09.07	APP/V3120/A/07/205396 9/NWF	ABG/19022/2	T-Mobile (UK) Ltd	Allens Carparts 171 Radley Road	Erection of a 12m high telecommunications mast with	Written Representations	North	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
				Industrial Estate Radley Road Abingdon Oxon OX14 3RX	associated equipment cabinets. (Re-submission)			
18.09.07	APP/V3120/A/07/205439 6/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/07/205681 5/WF	KEN/11974/4	Mr W Fawdrey	Land Adjacent To 14 (16) Kenville Road Kennington Oxford Oxon OX1 5PJ	Conversion of existing double garage to form a one bedroom dwelling	Written Representations	North	
09.11.07	APP/V3120/A/07/205796 5/WF	ABG/19986	Mr O Kent	2 Cheyney Walk Abingdon Oxon OX14 1HN	Dropped kerb to the front of the property and access across grass verge.	Written Representations	North	
20.12.06	APP/V3120/A/06/203321 8/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	Withdrawn 17.12.07
20.12.06	APP/V3120/A/06/203322 1	EHE/1965/13	L Wells	Greensands Reading Road East Hendred Wantage Oxon OX12 8JE	Retrospective planning permission to regularise and retain the siting of 7 temporary accommodation units	Public inquiry	South	Withdrawn 17.12.07
24.04.07	APP/V3120/A/07/204240 6/NWF	WAN/1960/16	Oxford Development Group	Regent Cinema Newbury Street Wantage Oxon OX12 8BU	Change of use from class D2 to 8 x 1 bedroom flats.	Informal Hearing	South	
21.08.07	APP/V3120/A/07/2050	HAR/19966	Mr K Hawtree	Land To Rear Of	Demolition of shed. Erection of	Informal	South	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
	323			Blenheim Terrace Burr Street Harwell Didcot Oxon	two detached dwellings with associated garages. Alterations to access and provision of additional parking spaces for Blenheim Terrace and Burr Cottage.	Hearing		
24.08.07	APP/V3120/A/07/2050 683/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/07/2055 024/NWF	STE/5790/1	Mr R Tyrrell	Barns At Hanney Road Stevenon Abingdon	Change of use from agricultural sheds to B1 (Business) use.	Informal Hearing	South	
24.10.07	APP/V3120/A/07/2053 677/NWF	STE/19957	JDC Construction	Three Elms Farm Hanney Road Stevenon Abingdon	Change of use from agricultural use to storage of construction plant. Erection of two containers with hardstanding area. Erection of a storage shed	Written Representations	South	
27.11.07	APP/V3120/A/07/2060 173/WF	WAT/11611/2	Hannick Homes	Land At Rear Of 7 To 11 Oxford Square Watchfield Swindon Wilts	Erection of two dwellings with associated car parking and alterations to access (Resubmission)	Written Representations	South	
21.11.07	APP/V3120/A/07/2059 392/NWF	SUT/14050/1- X	Mr And Mrs R A Cowdrey	7 Long Barn High Street Sutton Courtenay Abingdon	Erection of a single storey dwelling.	Written Representations	South	
10.12.07	APP/V3120/A/07/2059 742/WF	GRO/19921/1	Mr N Birch	Land Adjoining Willow Cottage Main Street	Erection of a dwelling. (Re-submission)	Written Representations	South	

Start Date	Appeal reference	Planning reference	Appellant	Location	Development	Hearing/ Public Inquiry/Written Representations	Area	Decision & Date
17.12.07	APP/V3120/A/07/2061 119/NWF	SUT/19974-X	Pavillon Ltd	Grove Wantage Oxon Land Adjoining Fishing Lake Previously Old Gravel Workings All Saints Lane Sutton Courtenay Abingdon Oxon	Erection of four dwellings to enable the restoration of fishing lake and associated off-site highways workings.	Informal Hearing	South	
15.10.07	APP/V3120/C/07/2054 709	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 1.4.2008	South	
16.11.07	APP/V3120/A/07/2058 397/NWF	EHE/1965/16	Mr Wells	Greensands Reading Road East Hendred Wantage Oxon OX12 8JE	Retrospective application for change of use from dwelling to guest house (C1) and office/reception building.	Public Inquiry	South	Withdrawn 17.12.07

**CHD/713/9 & CHD/713/10-CA – Mr G Chambers
Minor amendments to the reconstruction and remodelling of Penn House and
erection of a car port. Demolition of north end wall. Penn House, High Street,
Childrey, Wantage, Oxon.**

1.0 **The Proposal**

1.1 These applications have been submitted following a previous approval for largely the same proposal. The only material differences between these applications and the previous approval are;

- The total demolition of the existing building whereas the previous permission included retaining the end gable wall.
- A proposed car port to the rear of the annexe.
- A minor change to the elevations of the annexe.

1.2 In terms of the application for conservation area consent, the application now seeks consent for the total demolition of the existing dwelling. A copy of the previous report to Committee is attached at **Appendix 1**.

1.3 The application originally included a new detached garage building, but this has been removed from the application due to concerns about its accessibility by vehicles. The application drawings are attached at **Appendix 2**. The applications come to Committee as the Parish Council objects.

2.0 **Planning History**

2.1 Applications CHD/713/5 and CHD/713/6-CA for the demolition of the majority of the existing dwelling and its reconstruction, and the replacement of a barn with an annex were permitted in May 2007.

2.2 Applications CHD/713/7 and CHD/713/8-CA for the substantial demolition of the existing dwelling and its reconstruction and remodelling were permitted in September 2007.

3.0 **Planning Policies**

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

3.2 Policy DC5 requires safe and convenient access and parking.

3.3 Policy DC9 seeks to discourage development that would harm the amenities of adjoining properties or the wider environment in terms of, amongst other things, loss of privacy, daylight, sunlight, dominance or visual intrusion.

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

3.5 Policy HE2 relates to demolition of unlisted buildings within Conservation Areas that contribute positively to the area's character and appearance. Such proposals will not be permitted unless the building is beyond repair, there are no compatible uses which

would secure retention of the building, and redevelopment proposals have been prepared that would result in benefits.

3.6 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.

4.0 **Consultations**

4.1 Childrey Parish Council – object and their comments are at **Appendix 3**.

4.2 The County Engineer – following the deletion of the proposed garage, no objections are raised.

5.0 **Officer Comments**

5.1 As already stated, the only major difference between this proposal and those previously permitted is the demolition of the end gable wall of the existing dwelling. The only other differences are minor changes to one of the annexe elevations and the proposed erection of a car port in the location of a previous outbuilding.

5.2 Policy HE2 of the Local Plan relates to demolition of unlisted buildings within Conservation Areas that contribute positively to character and appearance. It states that such proposals will not be permitted unless the building is beyond repair, there are no compatible uses which would secure retention of the building, and redevelopment proposals have been prepared that would result in benefits.

5.3 However, Conservation Area Consent has already been granted for the demolition of all but one wall of the existing dwelling. It is your Officers' opinion that the wall that has not been granted consent for demolition is not of such a quality to justify requiring its retention. In addition, planning permission exists for the same form of development as currently proposed. It is considered that the proposed works will preserve the character and appearance of the Conservation Area.

5.4 There is no objection raised to the proposed car port as it is sited in the same position as a previous outbuilding and would not result in a loss of residential amenity to adjoining properties.

5.5 The elevational change to the annexe relate to a single window opening in the gable end, which is not considered to materially affect the appearance of the building.

5.6 Childrey Parish Council objects on the grounds that there is inadequate turning on the site for vehicles using the car port. However, the County Engineer has sought minor amendments to the car port and is now satisfied that turning on site is satisfactory.

6.0 **Recommendation**

6.1 *It is recommended that planning permission be granted subject to the following conditions.*

1. TL1 Time Limit – Full application

2. MC1 *Submission of materials (samples)*
3. MC9 *All bathroom/en-suite windows on west & south elevations be glazed with obscure glass only*
4. MC12 *Height of sill of roof lights*
5. CN8 *Submission of full details of method of rebuilding existing walls and all joinery*
6. RE16 *Ancillary self contained accommodation*
7. RE2 *Restriction on alterations to buildings including alterations to windows or ancillary structures of buildings within curtilage.*
8. *Metal railings boundary treatments to High Street and Dog Lane installed and painted white.*

Informative

The District Planning Authority expects the development to be completed in the highest quality materials including reclaimed bricks and tiles, with no render to be used.

6.2 *It is recommended that conservation area consent be granted subject to the following condition.*

1. TL4 *Time Limit*

CHD/713/7 & CHD/713/8-CA – Mr G Chambers

Proposed reconstruction and remodelling of existing dwelling. Substantial demolition of existing dwelling. Penn House, High Street, Childrey, Wantage, Oxon OX12 9UA

1.0 The Proposal

- 1.1 These applications have been submitted following a previous approval for the same application drawings but with different descriptions. Unfortunately, the descriptions of the previous applications were far from clear about the extent of the proposed works involved and, for the avoidance of any doubt, these applications have been submitted to allow formal consideration of all of the proposed works. A copy of the previous report to Committee is attached at **Appendix 1**, which outlines the proposal in detail.
- 1.2 The main point of concern raised in respect of the previous applications (and the work since carried out on site) relates to the extent of demolition. The previous applications made reference to the removal of two external walls, however an examination of the application drawings on a light table shows that three walls and the roof structure would be replaced.
- 1.3 The application drawings now submitted are identical to those previously considered by Committee. The application descriptions, however, have been changed and the Conservation Area Consent application is for works already carried out, as demolition has already taken place.
- 1.4 The application drawings are attached at **Appendix 2**. The applications come to Committee at the Parish Council objects to the conservation area consent application.

2.0 Planning History

- 2.1 Applications CHD/713/5 and CHD/713/6-CA for the same proposal but with different descriptions were permitted in May 2007.

3.0 Planning Policies

- 3.1 Policy DC1 of the adopted Local Plan requires development to be of a high design quality in terms of layout, scale, mass, height, detailing, materials to be used, its relationship with adjoining buildings and taking into account local distinctiveness.
- 3.2 Policy DC5 requires safe and convenient access and parking.
- 3.3 Policy DC9 seeks to discourage development that would harm the amenities of adjoining properties or the wider environment in terms of, amongst other things, loss of privacy, daylight, sunlight, dominance or visual intrusion.
- 3.4 Policy HE1 requires development to preserve or enhance the character or appearance of the Conservation Area.
- 3.5 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.

4.0 Consultations

- 4.1 Childrey Parish Council – objects to the conservation area consent application and comments on the planning application. Their comments are at **Appendix 3**.
- 4.2 The County Engineer – comments awaited, and will be reported at the Meeting.
- 4.3 Objections have been received from the residents of one neighbouring property on the following grounds:
- uncertainty over whether the demolition which has been carried out is lawful
 - requirements of previous decision (style of windows, original iron railings)
 - building materials must be specified
 - demolition has already taken place

5.0 **Officer Comments**

- 5.1 Counsel's opinion is currently being sought on whether the demolition works which have already been carried out are lawful, and an update on this matter will be given at the Meeting. These applications have been submitted due to the uncertainty over the legal position, and without prejudice to the applicant's case that the demolition works which have been carried out comply with the terms of the extant conservation area consent.
- 5.2 Planning permission and conservation area consent are being sought for the demolition of three external walls and the roof structure, and rebuilding the dwelling. Essentially, this means that a single gable wall is retained and the remainder of the dwelling is rebuilt.
- 5.3 Consideration of the previous proposal concluded that the existing building on the site did not merit listing as it was not of special architectural or historical interest. The proposed dwelling is the same as that previously approved. Officers, therefore, raise no objection to the proposal, subject to appropriate conditions to ensure satisfactory materials and details.
- 5.4 The new annexe building is currently being built on site and your Officers have discharged all pre-conditions in respect of this building to allow development of this element of the proposal to proceed. Officers have recently visited the site to confirm that the works being carried out in respect of this element are being carried out in accordance with the approved plans.
- 5.5 As the applications seek a fresh permission/consent, the same conditions that were imposed previously are recommended below.

6.0 **Recommendation**

- 6.1 *It is recommended that planning permission be granted subject to the following conditions.*
1. *TL1 Time Limit – Full application*
 2. *MC1 Submission of materials (samples)*

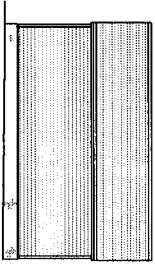
3. *MC9 All bathroom/en-suite windows on west & south elevations be glazed with obscure glass only*
4. *MC12 Height of sill of roof lights*
5. *CN8 Submission of full details as to extent and method of rebuilding existing walls and all joinery*
6. *RE16 Ancillary self contained accommodation*
7. *RE2 Restriction on alterations to buildings including alterations to windows or ancillary structures of buildings within curtilage.*

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

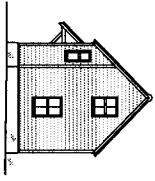
1. *TL4 Time Limit*

APPENDIX 1

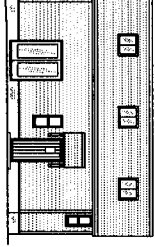
APPENDIX 2



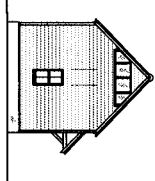
SOUTH ELEVATION




WEST ELEVATION

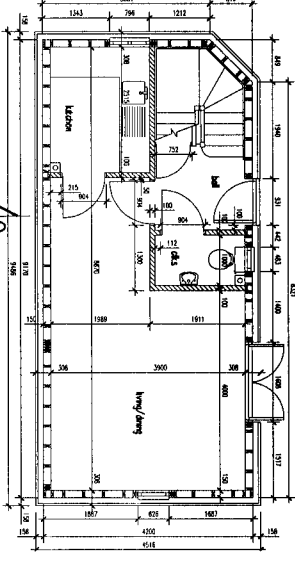


NORTH ELEVATION

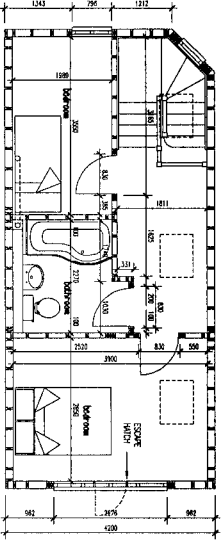


EAST ELEVATION





GROUND FLOOR PLAN

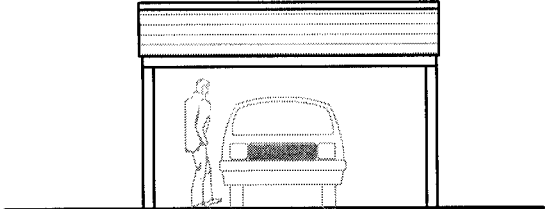


FIRST FLOOR PLAN

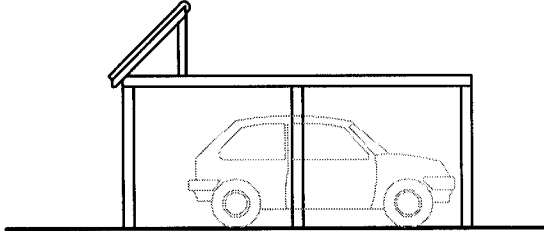
Challow Design	
1241 114 Home Farm Oxley Farm Oxley Farm, 746-01234-1234	1241 114 Home Farm Oxley Farm Oxley Farm, 746-01234-1234
Mr. Garth Chalmers PROPOSED REDEVELOPMENT AT CHILDEY OXLEY FARM BARN PLANS & ELEVATIONS AS PROPOSED	
715-06-BD	

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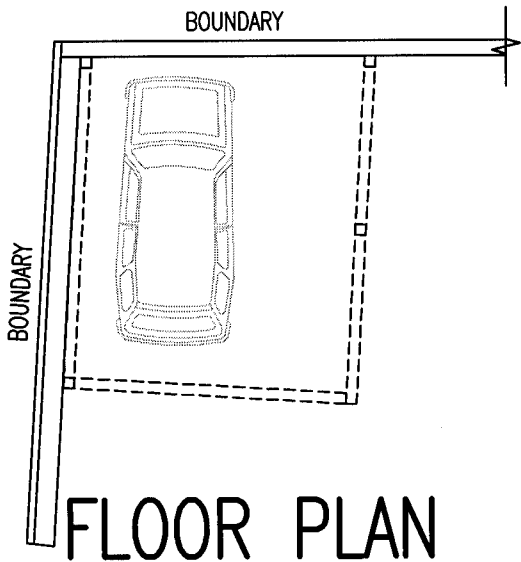
Nothing in this drawing shall be construed as a guarantee or warranty of any kind, and no liability shall be accepted by the architect in respect of any loss or damage of any kind.



SOUTH ELEVATION



EAST ELEVATION



FLOOR PLAN

Rev.	Date	Description
A	12.11.07	MINOR AMENDMENT

Project Title
 Mr. GARETH CHALMERS
 PENN HOUSE, HIGH ST
 CHILDREY

Drawing Title
 CAR PORT
 PLAN & ELEVATIONS

Date
 JUL '07

Drawn
 L. COX

Checked
 ED CLARE

File/XREF-reference
 715-CARPORT

Drawing No.
 715-C-01

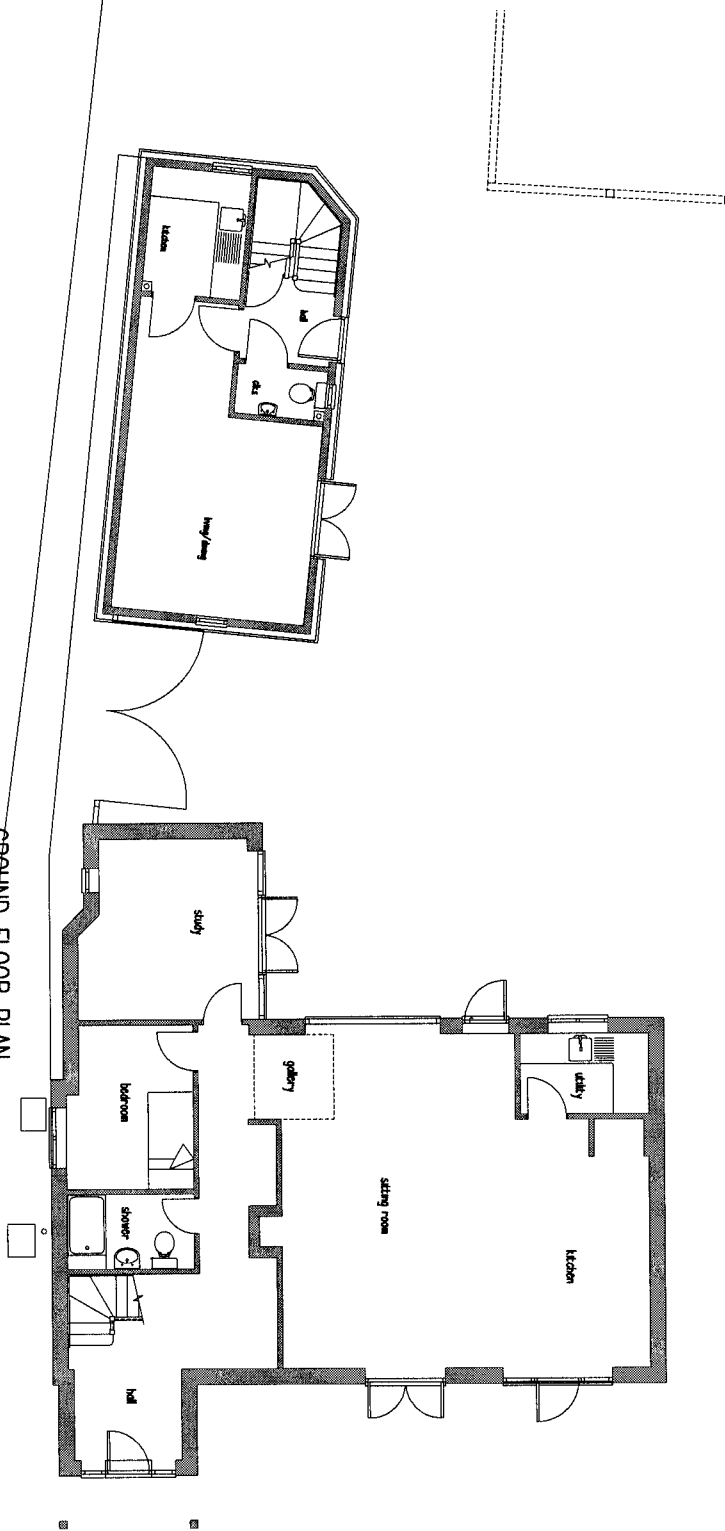
Project No.
 715

Revision
 A

Paper size/Scale
 A4 1:100

Challow Design
 Unit 11A
 Home Farm
 Ardington
 OXON
 OX12 8PN
 Tel: 01235 821176 Fax: 01235 834027

GROUND FLOOR PLAN



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The author is not responsible for any errors or omissions in this drawing.
The author is not responsible for any errors or omissions in this drawing.

REV	DATE	DESCRIPTION	INITIALS
B	10.12.07	GARAGE REMOVED	EC
A	06.11.07	CAR TURNING LINES ADDED	EC

Challow Design

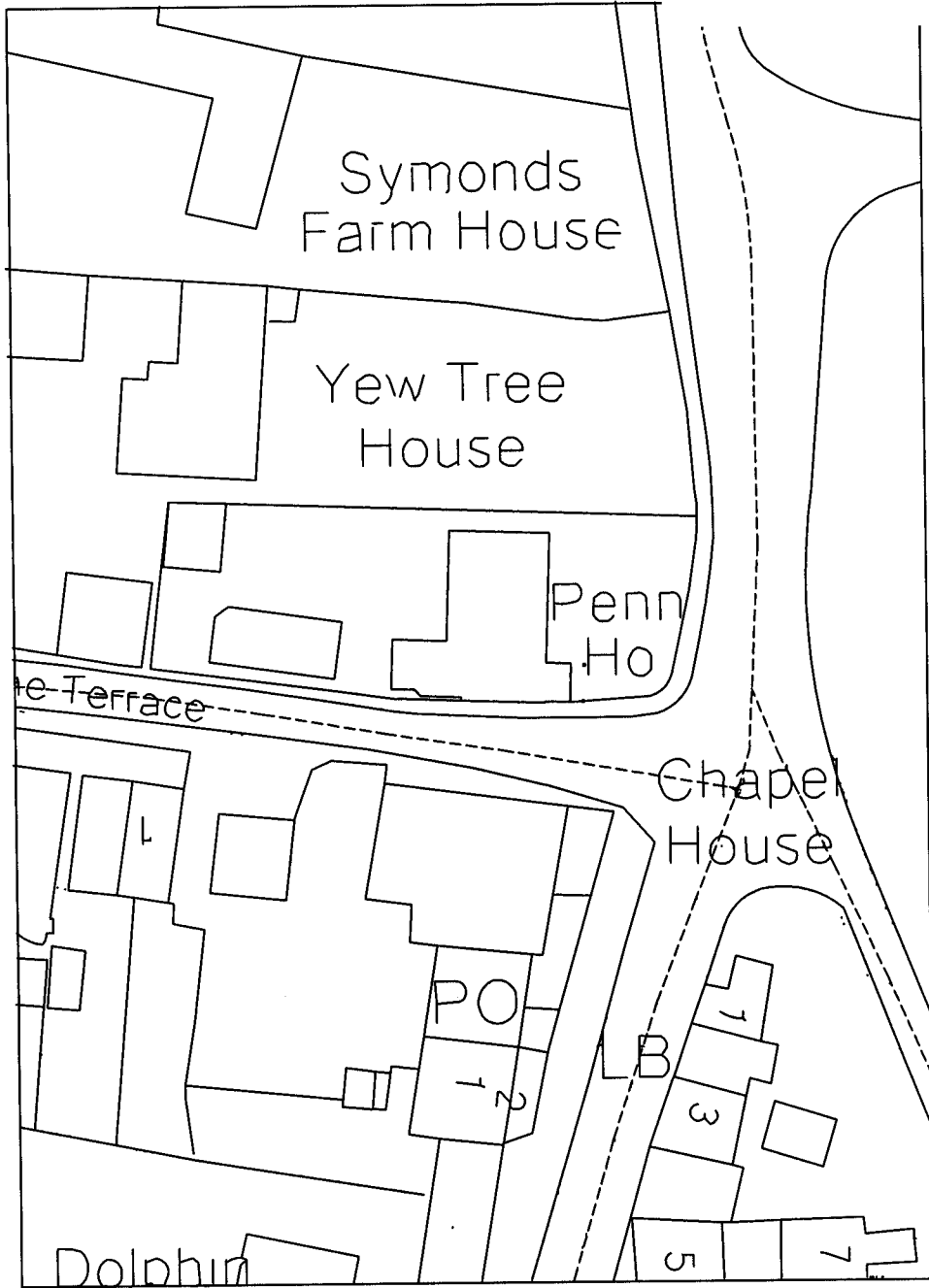
Unit 11A
Horse Farm
Aylesham
OXON
OX12 9JH
Tel: 01235 831178 Fax: 01235 83007

CLIENT
Mr Gareth Chalmers

INTRODUCTION
PROPOSED RE-DEVELOPMENT AT
PENN HOUSE, HIGH ST
CHILDRY OX12 9UA

**GROUND FLOOR PLAN
AS PROPOSED**

FILE REFERENCE	715-04-BD
DATE	JUN 07
DRAWN BY	L COX
CHECKED BY	ED CLARE
PAPER WEIGHT/SCALE	A1 150 1:100
DRAWING NO.	715-04-BD
REVISION	B



Rev.	Date	Description
A	25.09.07	GARAGE & CARPORT ADDED.
B	10.12.07	GARAGE REMOVED

Project Title
Mr Gareth Chalmers
Penn House
High Street, Childrey

Date
 JUN '07

Drawing No.
 715-BD-S-01

Drawn
 L. COX

Project No.
 715

Checked
 ED CLARE

Revision
 B

File-reference
 715BDSITE

Paper size/Scale
 A4 1:500

Drawing Title
SITE LAYOUT

Challow Design

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

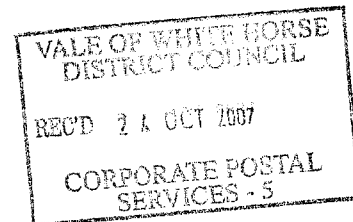
CHILDREY PARISH COUNCIL

The Lesters
 Childrey
 Wantage
 Oxon
 OX12 9UA
 Tel: 01235 751078

Mr N Crowther
 Vale of White Horse District Council
 Abbey House
 Abingdon
 Oxon
 OX14 3JE

22nd October 2007

Dear Mr Crowther



Application Nos: CHD/713/9 - Penn House, Childrey

Proposal: Minor Amendments to the reconstruction and remodelling of Penn House and the erection of a garage and car port.

Thank you for sending details of the above application for the Childrey Parish Council to comment on and for also forwarding on the missing drawing of the north elevation. The views given below are the collective opinions of the Parish Council.

The Parish Council has given this application full and careful consideration and following this is objecting to the erection of a car port. There appears to be inadequate turning space remaining which would result in cars reversing into Dog Lane across a pavement which is used as a pedestrian route to school. The understanding of the Parish Council is that Highways insist on vehicles driving forward from properties onto a public road. At "The Walled Garden", Maltravers Manor (CHD/14921), Highways insisted on cars driving forward from the property and a turntable had to be incorporated into the plan for access onto a private road. To be consistent, surely reversing onto a public highway must be considered more hazardous.

It is also noted that the proposed garage is larger in mass and style than is appropriate for the site, effectively dividing the property into two parts. The angled alignment of the garage also reduces the area to turn cars and may result in vehicles reversing out of this entrance also. The Parish Council would suggest that if the garage is repositioned and car port removed the two access points could be used as an "in and out" driveway.

With regard to the proposed amendments to the design of the annexe, the Parish Council notes that the bedrooms are now being shown on the first floor instead of the original plans which showed them on the ground floor. They also note that new detail includes full height full panel glazed doors on the north elevation and wishes them to be 4-panel glazing to reflect the cottage style joinery elsewhere in the design. The other alterations on the plans are acceptable to the Council.

The Parish Council has noted that the eastern window on the annexe has been constructed to a design which is not shown on any of the plans submitted. (Please compare the enclosed photograph with the elevation drawings). Whilst there is nothing

objectionable about this new design, the Parish Council would be interested to know if the applicant received permission to alter the window design and if so why was the Parish Council not informed of this change.

The Parish Council feel very strongly that the final design of the house must match as closely as possible the pleasant/traditional house which used to be on this site and would request that Vale ensure that all planning conditions as stated in previous notices of permission are strictly adhered to.

As the Parish Council said in a previous letter to the Vale, the planning process for this property has been long and drawn out and the Parish Council are as keen as the owner to seek a satisfactory solution, however, the Councillors are here to represent the parishioners of Childrey and when approached by them are duty bound to follow up issues and concerns on their behalf.

Yours sincerely

EACook

E A Cook (Mrs)
Clerk to the Parish Council

APPENDIX 3

HIN/19721/2 – M S Lawrence Ltd

Erection of a pair of semi-detached dwellings. (re-submission). Land adjoining 1 High Street, Hinton Waldrist.

1.0 The Proposal

- 1.1 This application seeks planning permission for the demolition of a range of garages, to be replaced with a pair of two storey semi-detached dwellings with 2 parking spaces for each dwelling. The application is a resubmission of a scheme that was withdrawn in September 2007.
- 1.2 The site is located on the corner of High Street and The Row. It is bounded by traditional cottage style dwellings to the north, west and east, with a more modern development of Laggots Close to the south.
- 1.3 A copy of the plans showing the location of the proposal, the design of the dwelling together with extracts from the design and access statement are attached at **Appendix 1.**
- 1.4 The application comes to Committee because several letters of objection have been received and the views of Hinton Waldrist Parish Council differ from the recommendation.

2.0 Planning History

- 2.1 In September 2006, an application to erect two semi-detached dwellings fronting onto High Street was withdrawn due to adverse impacts on the amenities of neighbouring dwellings.
- 2.2 In April 2007, outline planning permission was granted for a 2 storey detached dwelling. In September 2007, an application for a pair of semi-detached dwellings was withdrawn.

3.0 Planning Policies

- 3.1 *Vale of White Horse Local Plan 2011*
Policy GS5 (making efficient use of land and buildings) seeks to promote the efficient re-use of previously developed / unused land and buildings within settlements (provided there is no conflict with other policies in the Local Plan).
- 3.2 Policy H13 (development elsewhere) allows 'infill' development of one or two dwellings within the existing built-up area of Hinton Waldrist.
- 3.3 Policies DC1, DC5, DC6, and DC9 (quality of new development) are relevant and seek to ensure that all new development is of a high standard of design / landscaping, does not cause harm to the amenity of neighbours, and is acceptable in terms of highway safety.
- 3.4 PPS3, "Housing", is also relevant and reiterates the key objective of developing previously developed sites, where suitable, ahead of greenfield sites and making the most effective and efficient use of land.

4.0 Consultations

- 4.1 Hinton Waldrist Parish Council objects to the application. Their comments are attached at **Appendix 2**.
- 4.2 County Engineer – no objections, subject to conditions.
- 4.3 Drainage Engineer – no objections (subject to conditions).
- 4.4 4 letters of objection have been received, which are summarised as follows:
- The new dwellings will be higher than and out of character with existing properties.
 - The proposal will result in a loss of privacy / light to neighbours, in particular to No 1 High Street, Laggots Farm and properties in The Row.
 - The informal parking area in front on this site, (accessed from The Row) will be lost if this is allowed. Parking in The Row is at a premium and residents will lose the freedom to park there. Its loss will cause considerable difficulties to local residents.
 - The new dwellings will increase traffic movements in an already congested road.
 - The existing sewer system regularly gets blocked. 2 new dwellings will only add to this, causing more problems.
 - The proposal will be built on land that absorbs surface water. This will lead to local flooding.
 - The loss of this site to residential will erode the character of the village and will be harmful to local wildlife.
 - The best way to develop this site is for one dwelling only.
 - The positioning of the front door onto High Street will only encourage on street parking there.
 - If this is approved, the materials used must be natural and not reconstituted stone.

5.0 **Officer Comments**

- 5.1 The main issues in this case are considered to be 1) the principle of the development in this location, 2) the impact of the proposal on the character and appearance of the area, including its design, 3) the impact of the proposal on neighbouring properties, and 4) the safety of the access and parking arrangements.
- 5.2 On the first issue, Hinton Waldrist is a village which in planning terms is classed as a small settlement and is thus restricted to infill housing proposals only of 1 or 2 small dwellings as outlined in Local Plan Policy H13. The site in question lies within the built-up area of the settlement and is therefore considered acceptable for redevelopment. Furthermore, outline planning permission has been granted for its redevelopment with a single 2 storey dwelling. The principle of redeveloping the site in the manner proposed with 2 semi-detached dwellings, therefore, is considered acceptable.
- 5.3 Regarding the second issue, the scale of development in the form proposed is not considered to be out of keeping with the locality. Other two storey semi-detached dwellings exist nearby for example. The proposed dwellings are traditionally proportioned with narrow building spans, small painted timber windows and slate roofs, all of which are typically found on nearby properties. The rear projections are subordinate to the main building form and are not considered to be harmful in the streetscene. The overall massing, bulk and design of the dwellings are also considered to fit within the site so as not to appear visually cramped on this prominent corner plot. Consequently Officers consider the scheme proposed is not an

overdevelopment of the site and providing natural stone is used, its visual impact is acceptable.

- 5.4 Turning to the third issue, the impact on neighbouring properties, it is considered that no harm would be caused to those properties opposite the site to the north, on High Street. The properties most affected would be those in The Row, No1 Laggots Close to the south and 1 High Street to the west. Any impact on light or privacy to these properties is not considered to be sufficiently harmful to warrant refusal as, in your Officer's opinion, the dwellings have been carefully designed to protect neighbouring privacy and amenity, whilst achieving a complementary spatial relationship with the existing pattern of development.
- 5.5 In terms of parking and access, the proposed arrangements are considered acceptable. The parking provision shown provides 2 spaces for each dwelling. Adequate visibility can also be achieved at the new access to ensure pedestrian and highway safety.
- 5.6 With regard to concerns raised over the loss of an area of informal parking, and loss of the use of the existing garages, these parking arrangements are not material planning considerations. Your Officers have no evidence that existing residents have a right to park on the land in front of the site, and the renting of the garages from the applicant is a civil arrangement. The County Engineer has raised no objection to the proposal, and thus planning permission could not reasonably be refused on these grounds.
- 5.7 On the issue of drainage, it is not considered that 2 additional dwellings would overburden the existing sewerage network. There is also considered to be no adverse impact on local wildlife as a result of this proposal.

6.0 **Recommendation**

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

1. *TL1 – Time Limit*
2. *MC2 – Sample Materials*
3. *RE3 – Restriction on extensions / alterations to dwelling (PD rights removed)*
4. *PD Restriction of fence erection and retention of existing stone wall fronting High Street.*
5. *RE8 – Submission of drainage details*
6. *HY3 - Access in accordance with specified plan*
7. *HY25 – Parking is accordance with specified plan*

Informative:

In respect of meeting the requirements of condition 2, it is expected that the dwellings hereby approved shall be constructed using natural stone.

APPENDIX 1

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Site Plan: Shows the project location on 'The Row' street, bounded by 'Glebe Edge' and 'Pippins'. Neighboring properties include 'St Gilles Cottage', 'Ashdown Cottage', and 'Lagotts Close'. A north arrow is present.

Elevations:

- existing semi-detached houses:** Shows the current building's profile.
- leggets close street elevation:** Shows the elevation from the street level.
- rear elevation:** Shows the back of the house.
- front elevation:** Shows the front facade.
- High Street elevation:** Shows the elevation from High Street.

Floor Plans:

- ground floor:** Includes rooms for living, dining, kitchen, utility, and two bedrooms (bed 1, bed 2).
- first floor:** Includes a bedroom (bed 3) and a bathroom.

Materials:

- roof: slate
- walls: composite stone (random pattern), timber cladding to rear extension
- windows: painted timber

Architect: lapd architecture + regenera

Project Info:

- PROJECT: 11111111
- DATE: 11/11/11
- SCALE: 1:100
- DISKING: 11/11/11
- UPDATING: 11/11/11

Planning, Design and Access Statement

Introduction

1. The application seeks planning permission for the erection of a pair of semi-detached dwellings on the site. The dwellings would be built in stone with slate roofs. The windows are proposed to be of painted timber construction. There is an existing outline planning permission, ref. 07/0095/OUT, which provides for the erection of a large detached dwelling and garage on the site (permission granted 2nd April 2007).
2. This application is a resubmission following the withdrawal of an earlier scheme for a pair of dwellings on the site. This statement pays particular regard to the issues which were raised during the processing of that application.

Site Context

3. The application site was formerly part of the garden to 1 High Street. It is located on the junction of The Row and High Street and is currently overgrown and undeveloped except for a row of poor quality prefabricated garages on the eastern side, fronting The Row. The terrace of dwellings opposite is uniform in appearance and design, being (as the road name suggests) a row of stone terraced cottages under slate roofs. The cottages are set close to the road edge and there is no footway. The properties on Laggots Close to the south of the site are post war semi-detached and terraced dwellings built in red brick under concrete tiled roofs. 1 High Street to the west of the site is a traditional stone cottage with a slate roof and The Old Butter House opposite is a converted agricultural building of similar materials.

Design

4. The proposed dwellings have been sited to provide an appropriate form of development to turn the corner of The Row into High Street. The ridge line runs north south in accordance with that of the terraced traditional cottages opposite, whilst the careful use of openings on the north elevation of the proposal ensures there is also interest on the High Street elevation. A low stone wall is proposed on this boundary to match that opposite at 1 The Row.
5. The proposed dwellings have a simple rectangular plan form and are proposed at a height that would be commensurate with the height of surrounding development. The proposal would be fully in keeping with the existing streetscene and the character and appearance of the area and will provide an appropriate addition in this gap that will appear as a natural continuation of the traditional development which surrounds it.
6. The span of the roof has been reduced from nearly 9m to just over 7m in order to provide a more traditional depth of building and ensure that the proposal would not appear as an overdevelopment of the plot.
7. During the course of discussions following the withdrawal of the previous application Officers expressed concern that the insertion of numerous rooflights to serve the attic level accommodation gave the buildings too much of a vertical emphasis which would detract from the intended cottage aesthetic. Formerly six rooflights were proposed to each roof plane. This proposal would provide a single rooflight to each attic space. This much simplifies the appearance of the building and ensures that, visually, the roof has far

less prominence and does not appear 'top heavy'. The roof pitch is 40 degrees, which is appropriately steep in the context of the village buildings.

8. In order to provide some engagement with the public realm on High Street, the northern plot would have its pedestrian entrance on that road. Windows would also be provided at first and second floor level in order to provide visual interest in the gable end. The provision of windows in this end has allowed fewer windows to be provided in the front elevation which simplifies this aspect.

Amenity

9. Each dwelling would have an appropriate sized garden in order to ensure that a decent level of amenity space is provided. The living rooms of the proposed dwelling would not be harmfully overlooked from any vantage position.
10. Previously concern was raised at the possibility of overlooking from the proposed dwellings towards No1 High Street. The position of the buildings on the plot has been revised so that the main rear wall of the proposed dwellings would be over 14m from the flank elevation of No1 High Street. This complies with the Council's in the Council's design guide that rear walls should be separated from flank walls by 12m (40ft). Furthermore, there would be no bedroom windows facing towards No1 High Street in order to preserve its amenity. Only bathroom and landing windows would face the rear at first floor level.

Access

11. Whereas it was formerly proposed to create a new vehicular access from High Street for one dwelling, both dwellings will have parking off The Row. The access conforms to the standards in the "Manual for Streets" and has adequate visibility and would not be of any detriment to highway safety. Both properties would each have two parking spaces from which a level threshold will be provided to the respective dwelling.
12. The dwellings have been designed with a level access and downstairs WC as is required by the building regulations to ensure they will be accessible to all persons.

Planning Policy Context and Considerations

13. New residential development within Hinton Waldrist falls to be considered by Policy H13 of the adopted Vale of White Horse Local Plan, which states as follows:

POLICY H13

OUTSIDE THE BUILT UP AREAS OF THE TOWNS AND VILLAGES DEFINED IN POLICIES H10-H12 ABOVE, NEW HOUSES WILL ONLY BE PERMITTED:

- a) AS INFILLING WITH NO MORE THAN ONE OR TWO SMALL NEW DWELLINGS WITHIN THE EXISTING BUILT UP AREA OF A SETTLEMENT OR;
- b) IF PROVED TO BE ESSENTIAL TO MEET THE NEEDS OF AN AGRICULTURAL, ESQUESTRIAN OR OTHER RURAL ENTERPRISE GENUINELY REQUIRING A COUNTRYSIDE LOCATION.

14. The proposal seeks permission for the infilling of the site with two small dwellings. The Council has previously considered the site appropriate for one larger dwelling and the proposal for two smaller dwellings would, therefore, still accord with the requirements of Policy H13.
15. As with all new residential development, the proposal must also satisfy the requirements of adopted VOWHLP policies DC9 and DC1.

CAS 11.12.07

APPENDIX 2

Hinton Waldrist Parish Council

Application HIN/19721/3

Land adjoining 1 High Street, Hinton Waldrist, Oxon

COMMENTS

Stone wall must be preserved not replaced

Building opposite in the High St is not The Old Butter House – it is Laggotts Farm –
Development seems to be very close to existing buildings.

Parking area opposite The Row is used by residents – is it truly within the cartilage.

Drawing no. C046.20C – Laggotts Close elevation is actually The Row and should show four
cars parked in front of these properties.

High Street is not shown on drawings

Gap in the stone wall on N elevation is too wide for pedestrian access – possible room for a
small car to be parked off The High Street.

Velux windows should be on the rear elevation

Access arrangement will reduce The Green and is through a public highway where residents park

Development should provide public footpath to North on High Street between the road and stone
wall.

Sitting room elevation should be stone and not timber – paperwork and drawings conflict on this
matter.

Parking on The High Street must be avoided

WAN/20268/1 – Mr & Mrs Toovey

Demolition of single storey garage/extension. Erection of a single and two storey extension. Replacement of existing front flat roof with pitched roof.

9 Elm Road, Wantage, Oxon, OX12 7EE.

1.0 The Proposal

1.1 This application seeks planning permission for the erection of a two storey side extension on the west elevation of the property, measuring 9.1 metres long by 3 metres wide, with an eaves height of 4.7 metres and a ridge height of 7.2 metres. Part of this two storey element projects beyond the existing front elevation of the property, creating a small gable end which faces onto Elm Road, with an eaves height 4.7 metres and a ridge height of 5.9 metres. The proposed single storey extension projects off the two extension into the back garden of the property in a northerly direction, and measures 3 metres long by 3.4 metres wide with an eaves height of 2.3 metres and a ridge height of 3.1 metres. A copy of the site plan and application drawings is at **Appendix 1**.

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

2.0 Planning History

2.1 Application WAN/20268 for the 'Part demolition of existing single storey extension. Erection of a single storey rear and side extension' was approved in July 2007.

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 remains.

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

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

4.0 Consultations

4.1 Wantage Town Council objects to the proposal stating "Proposed extension creates a terracing effect which is incompatible with the adjacent properties".

4.2 The County Engineer raises no objection subject to conditions in respect to parking provision within the site, conversion of the proposed garage and no loose surface material to migrate on to the highway.

5.0 **Officer Comments**

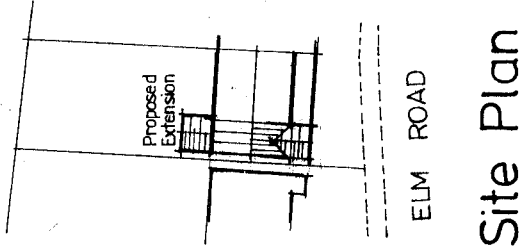
- 5.1 The main issues to consider in determining this application are the potential impact on neighbouring properties, the impact on the street scene, and whether adequate car parking is available on the site.
- 5.2 Regarding the potential impact on neighbouring properties, it is your Officer's opinion that the amenities of these dwellings would not be harmed by the proposal in respect to overlooking, overshadowing or over dominance. The property to the west (No.7 Elm Road) has one window in the side (east) elevation which faces onto the site. However, this is obscure glazed, and according to available Council records this serves a downstairs cloakroom, and therefore the impact on this non-habitable room is considered acceptable.
- 5.3 The residential area in which the site is located comprises a variety of dwellings, some of which have been extended in a similar fashion to that currently proposed for 9 Elm Road. The proposed extension is located 0.8 metres off the western boundary of the site, with the neighbouring property located 1 metre off the same boundary. Given the distance between the two properties, and the staggered nature of the dwellings along Elm Road, Officers do not consider that a terracing effect would be caused by the proposal. It is therefore felt that the visual amenity of the area would not be harmed.
- 5.4 In terms of off-street parking on the site, it is considered there is room to provide 3 parking spaces, including the garage. In order to ensure that off-street parking provision is maintained it is recommended that the garage accommodation and the parking spaces be conditioned to remain as such (see Conditions 3 and 4 below).

6.0 **Recommendation**

- 6.1 *That planning permission be granted, subject to the following conditions:-*
1. *TL1 Time Limit – Full Application.*
 2. *RE1 Matching Materials.*
 3. *RE14 Garage Accommodation.*
 4. *HY26 Plan of Car Parking Provision.*

07/01809/FUL
 WJAN/20268/1

APPENDIX 1



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Location

A 08:11:07 Amendments

CLIENT
Mr & Mrs Toovey

DRAWING
Location; Site Plan

NUMBER
878 - 1A

SCALE
1:1250; 1:500

DATE
May 2007

Original size A3©

PROJECT
Alterations & Extension
9 Elm Road, Wantage
Adrian Aldred

Building Design
 Project Management

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 adrian.aldred@which.net

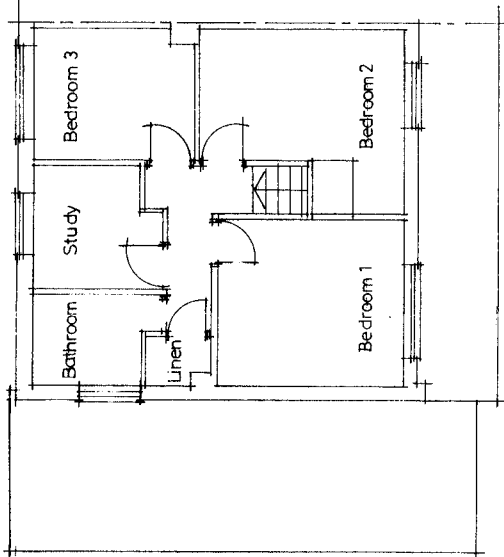
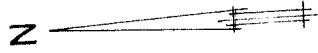
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 OX10 0LR



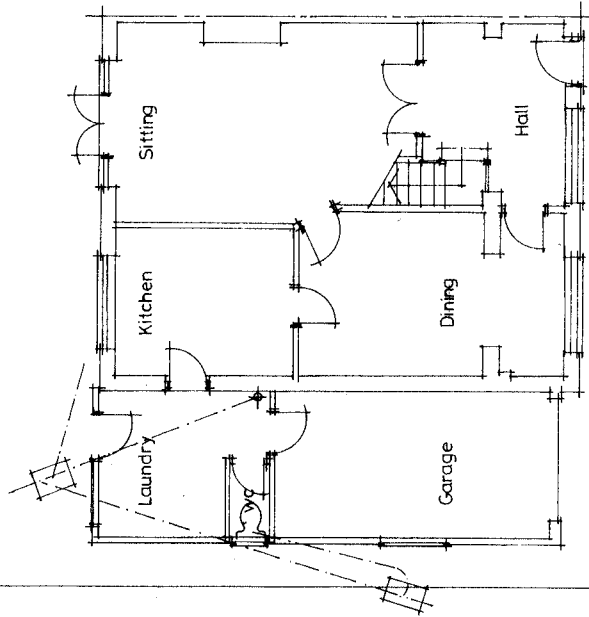
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First Floor



Ground Floor

CLIENT
Mr & Mrs Toovey

DRAWING
Plans as Existing

NUMBER
878 - 2

PROJECT
Alterations & Extension
9 Elm Road, Wantage
Adrian Aldred

Building Design
Project Management

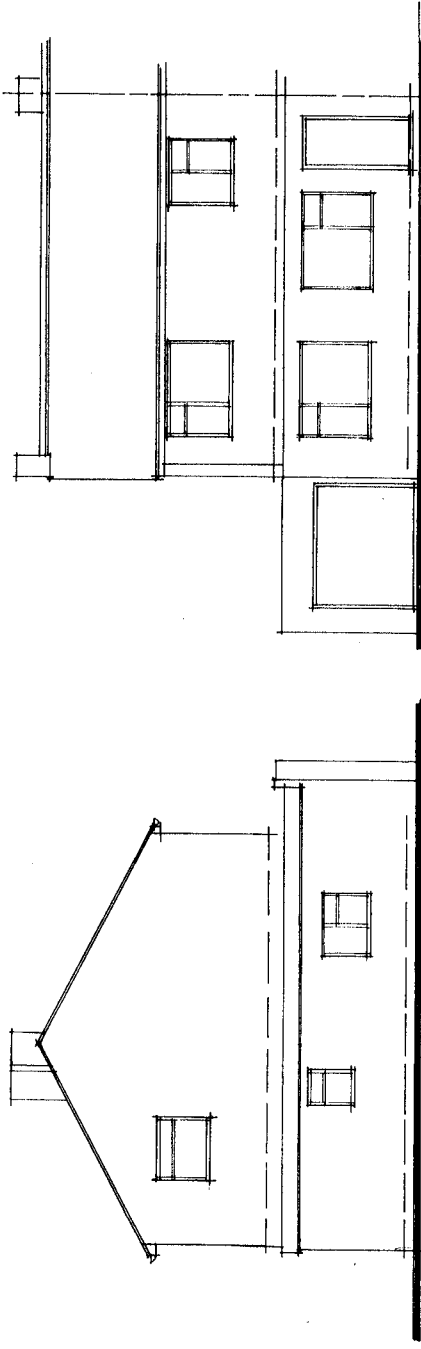
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May 2007

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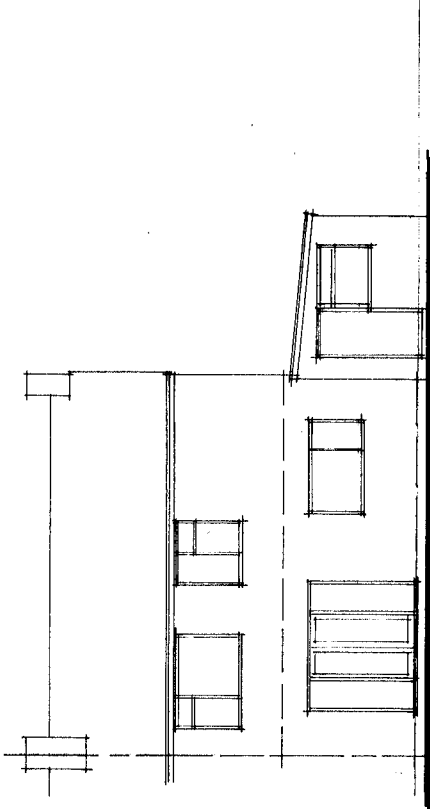
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APPENDIX 1



South

West



North

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PROJECT
Alterations & Extension
 9 Elm Road, Wantage
Adrian Aldred

CLIENT
Mr & Mrs Toovey

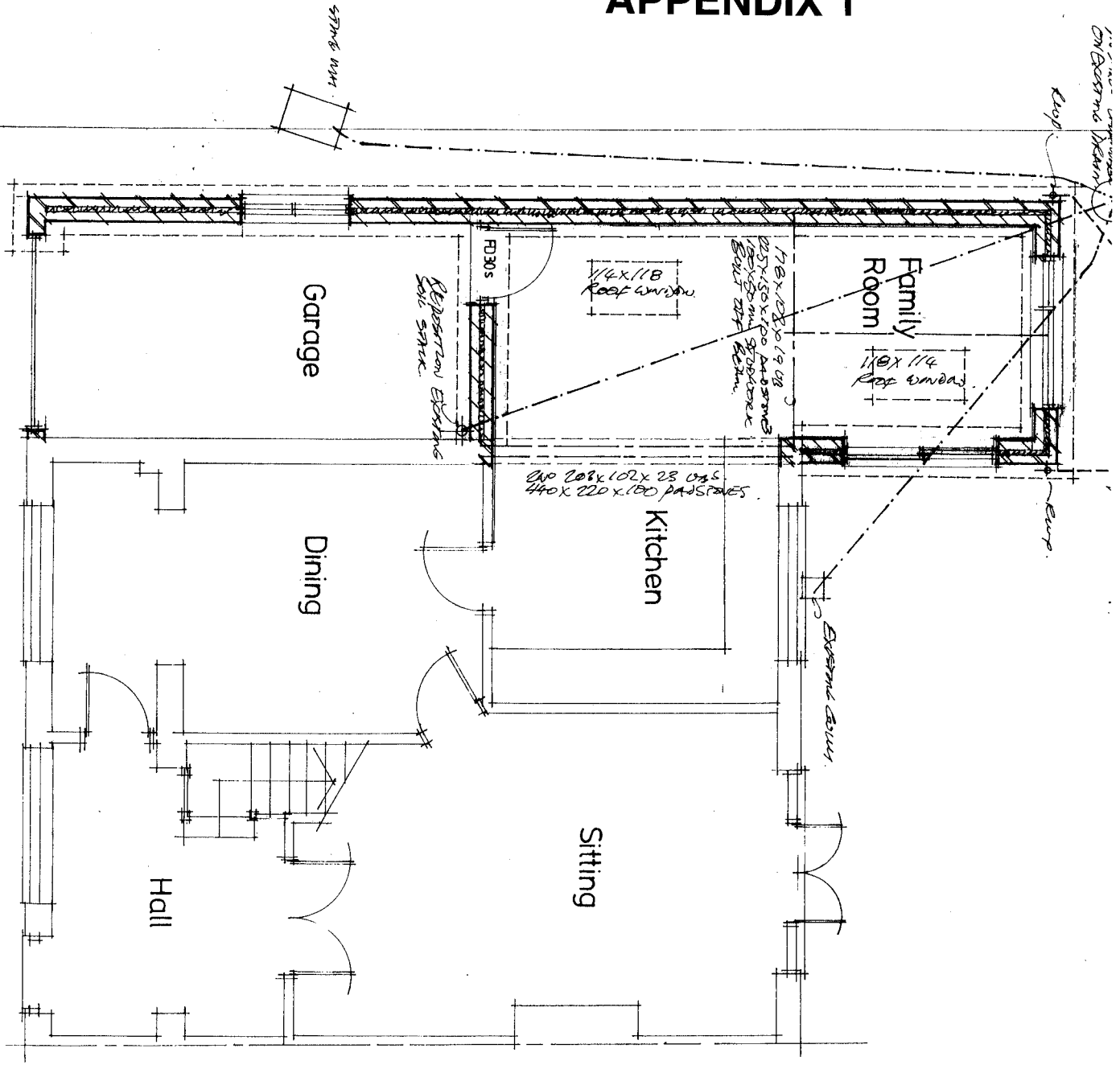
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Elevations as Existing
 NUMBER
878 - 3

Building Design SCALE
 Project Management 1:100
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 May 2007
 telephone 01491 839732
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 adrian.aldred@which.net
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5 Wantage Road
 WALLINGFORD
 OX10 0LR



Ground Floor



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PROJECT
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Adrian Aldred

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SCALE
 1:50

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 May 2007
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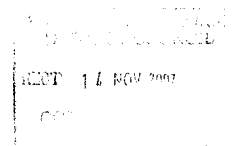
A 01. 08. 07 BR notes added
 CLIENT

Mr & Mrs Toovey

DRAWING
Proposed Ground Floor

NUMBER

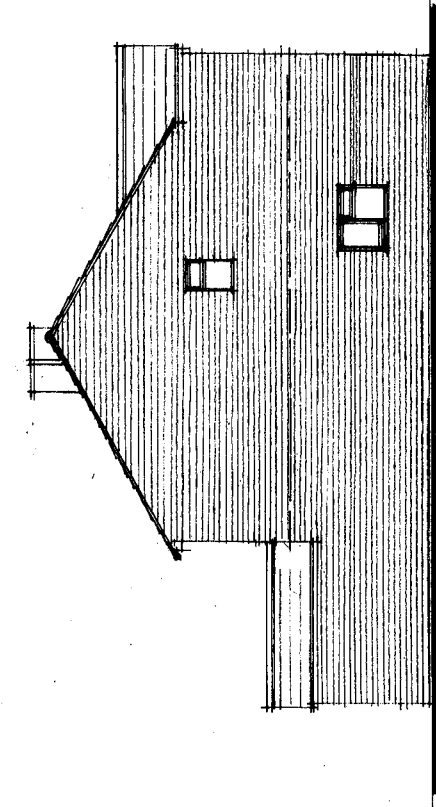
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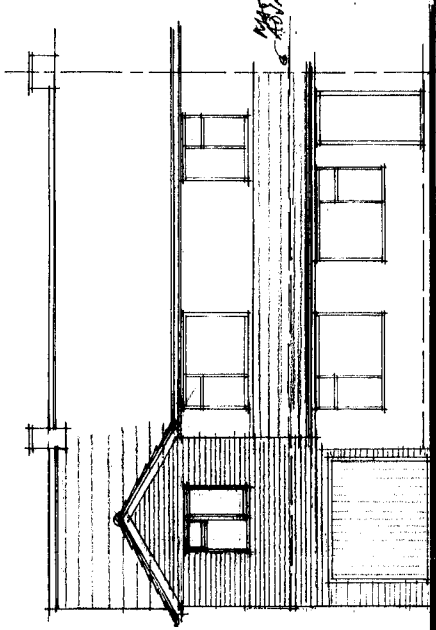
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WAN/20268/1

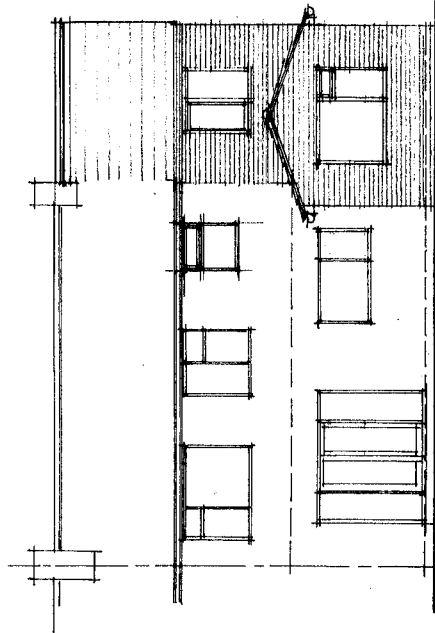
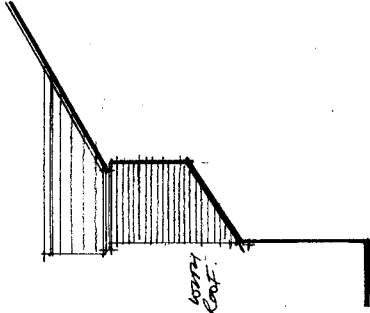


West

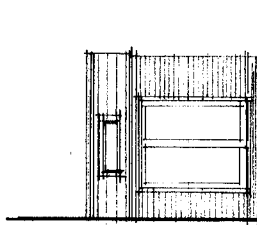


South

Match up gables & chimney to East



North



East

EXTERNAL MATERIALS

WALLS

Face brickwork to match existing

ROOF

Interlocking tiles to match existing to front with Flat interlocking tiles to side. Angle hip tiles

WINDOWS & DOORS

uPvc windows and doors

RAINWATER GOODS

White plastic

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A 30-10-07 First floor added

CLIENT

Mr & Mrs Toovey

DRAWING

Proposed Elevations

NUMBER

878 - 5A

SCALE

1:100

Building Design

Project Management

DATE

May 2007

Original size A3©

PROJECT

Alterations & Extension

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Adrian Aldred

5 Wantage Road

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OX10 0LR

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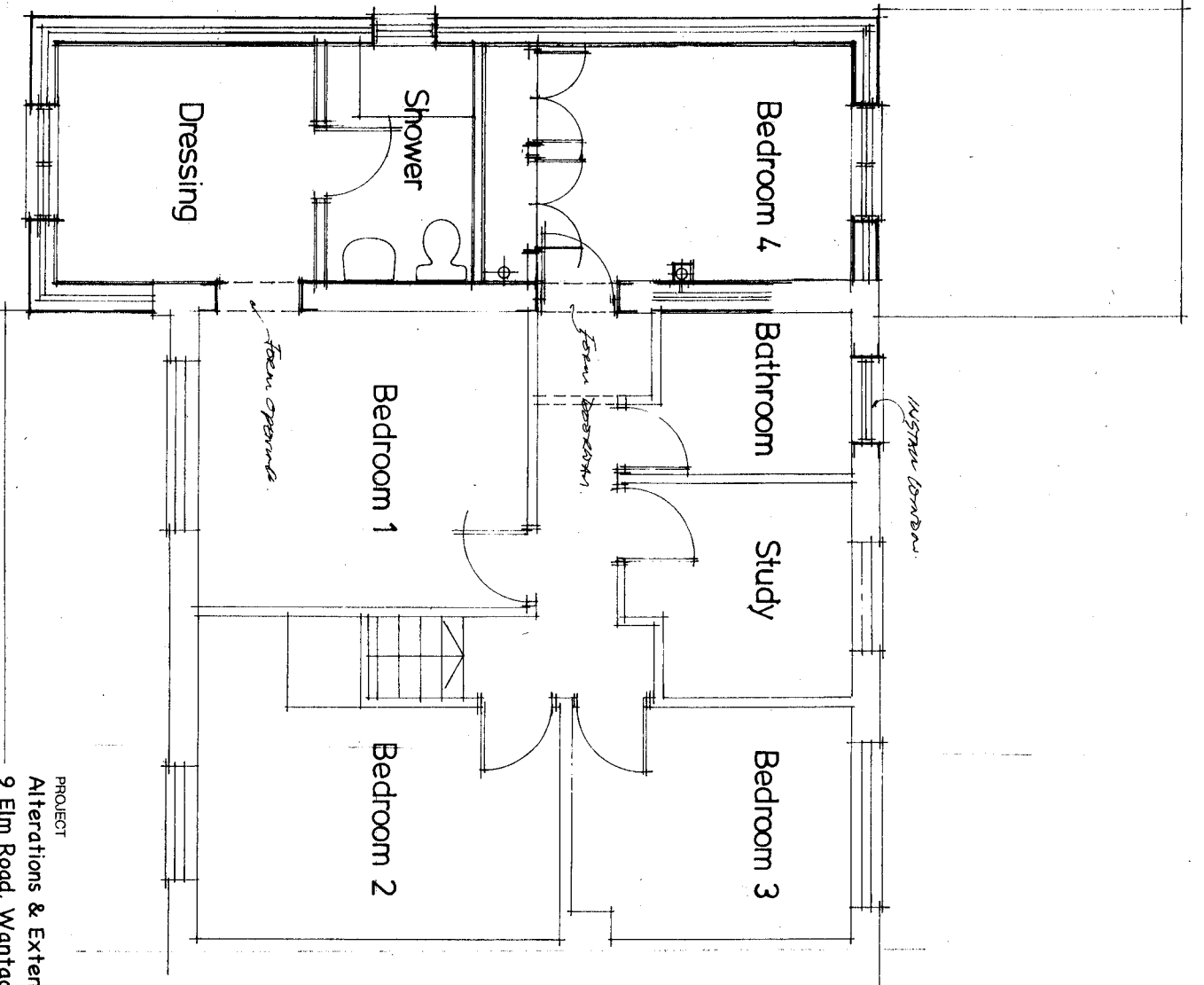
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APPENDIX 1

APPENDIX 1

First Floor



PROJECT
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9 Elm Road, Wantage

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