

WAN/21474 – Miss H Webb

Retrospective application for satellite dish located to the front of the property.

89 St Mary's, Wantage OX12 8FF

The Proposal

1. This application seeks retrospective planning permission for the installation of a satellite dish to the front (west) elevation of the dwelling.
2. 89 St Mary's is a terraced dwelling which forms part of a row of 12 dwellings that are sited within the recently constructed St Mary's and St Gabriel's development located in the centre of Wantage, within the conservation area.
3. Extracts from the application plans are at **Appendix 1**.
4. The application comes to committee as the applicant is employed by the Vale of White Horse District Council.

Planning History

5. The dwelling forms part of planning permission WAN/2186/17 (permitted in July 2008) which was an amendment to WAN/2186/14: "Demolition of existing buildings, conversion of existing buildings (including Listed Buildings). Erection of 230 dwellings with associated parking, landscaping and highway improvements. Change of use of deconsecrated school chapel to B1, A2, A3 and A4 use." A condition is attached to the permission which removed all permitted development rights.

Planning Policies

Vale of White Horse Local Plan 2011

6. Policy DC1 requires development to be of a high design quality in terms of layout, scale, mass, height, detailing, materials to be used, and its relationship with adjoining buildings, and to take into account local distinctiveness.
7. Policy DC9 seeks to ensure development will not unacceptably harm the amenities of neighbouring properties and the wider environment.
8. Policy HE1 states that development within or adjacent to conservation areas will not be permitted unless it can be shown to preserve or enhance the special character or appearance of the conservation area.

Consultations

9. Wantage Town Council raises no objections to the proposal.
10. No neighbour representations have been received.

Officer Comments

11. The main issue in determining the application is the visual impact of the satellite dish on the character and appearance of the conservation area
12. The satellite dish is a standard size mini-satellite receiver, 60cm in diameter and matt grey in colour. It is attached to a 1.8 metre high metal pole that is fixed to the front elevation of the dwelling, projecting above the eaves to sit below and to the side of the existing front dormer window. It is positioned in this location as this is the only place a signal can be received.
13. The dish does not appear out of place given the residential character of the area, which is a modern housing development. The satellite dish is located on the front elevation of the dwelling, facing into the development, so it cannot be seen from outside of the development. It is a small addition to the dwelling with a matt grey finish, so it does not appear overly visually prominent within the street scene. Therefore, it is considered that the satellite dish preserves the character and appearance of the conservation area.
14. It is not considered that the satellite dish has a harmful impact on the amenities of neighbouring dwellings.

Recommendation

It is recommended that planning permission is granted.