

GFA/670/1 – Mr R Stewart. Erection of 4-bed dwelling together with associated parking. Erection of a rear and side extension and alterations to existing dwelling. Landview, Canada Lane, Faringdon

The Proposal

1. This application seeks planning permission for the a new dwelling within the curtilage of Landview, Canada Lane, Faringdon. The application also includes a rear and side extension to the existing dwelling.
2. The application site forms a relatively large gap between Landview and the neighbouring property, 1 Maple Cottages, and the site slopes steeply downwards away from the road. The proposed dwelling would be located within this gap fronting Canada Lane and would be built into the slope of the site appearing from the front as a bungalow but dropping away to the rear to form a two storey dwelling with rooms in the roof space.
3. The proposed dwelling would be accessed from Canada Lane with parking and turning space at the front of the dwelling.
4. The proposed extensions to Landview would project from the rear elevation at three storeys with a return element at two storey height with rooms within the roof space.
5. The site is located outside the Faringdon development boundary and within the North Vale Corallian Ridge, as shown on the local plan proposals map.
6. Extracts from the application drawings are at **Appendix 1**.
7. The application comes to committee at the request of the local member, Cllr Matthew Barber.

Planning History

8. None relevant.

Planning Policies

Vale of White Horse Local Plan 2011

9. Policy H10 states that residential development within the Faringdon development boundary as defined on the local plan proposals map will be permitted subject to criteria.
10. Policy H13 refers to development outside the built up areas of the towns and villages referred to in policies H10, H11 and H12 and only permits infilling within the built up areas of small settlements or development essential to meet the needs of agricultural or equestrian enterprises. The accompanying text to this policy lists the small settlements to which the policy refers and

states that “the policy will not apply to very small groups of houses and ribbons of development....”

11. Policy GS1 provides the general locational strategy for development concentrated on the five main settlements which are defined by development boundaries, including Faringdon.
12. Policy GS2 refers to development outside the built up areas of existing settlements stating that it will not be permitted.
13. Policies DC1, DC5 and DC9 refer to the design of new development, access and parking considerations and impact on neighbouring properties.
14. Policy NE7 refers to the North Vale Corallian Ridge stating that development which would harm the prevailing character and appearance of this area will not be permitted unless there is an overriding need for the development and steps have been taken to minimise impact on the landscape.

Consultations

15. Faringdon Town Council does not object but states “during the period of construction an order be placed on the builder that he does not obstruct the road and any damage he makes is made good.”
16. County Engineer – no objections subject to conditions relating to visibility splays and parking provision.
17. Letters of objection have been received from the occupants of four neighbouring properties raising the following concerns:
 - The proposal would be out of keeping with neighbouring properties.
 - The proposed dwelling would overlook and over shadow neighbouring houses.
 - Canada Lane is a narrow unmade lane and cannot cope with large construction vehicles.
 - Canada Lane is a public footpath used by lots of pedestrians.
 - The proposal would harm the character of the area in the North Vale Corallian Ridge.
 - The proposal will result in the loss of mature trees.

Officer Comments

18. The main issues to consider in determining this application are; i) the principle of both the proposed dwelling and the extension to the existing dwelling; ii) the design of both proposals and the impact on the character of the area; iii) impact on neighbouring properties; and iv) parking and access considerations.
19. The site is located outside the Faringdon development boundary as defined on the adopted local plan proposals map. Outside the development boundary, new development is severely restricted. Whilst Policy H13 relates

to development elsewhere it is specific in referring to small settlements which are set out in the accompanying text. The policy is not intended to allow development within areas of sporadic and ribbon development on the edges of settlements which are common features and represent the transitional areas between the built up area and the countryside beyond. Faringdon has a clearly defined boundary, outside which new residential development is unacceptable in principle. Officers therefore consider that this proposal is very clearly contrary to policy.

20. In terms of design, whilst the proposed dwelling appears low from the front elevation, the slope of the site results in a two/three storey structure from the rear of the site and from views from the wider area. This is the case for the proposed extension which would also appear bulky and prominent from the countryside beyond and from the North Vale Corallian Ridge where policy NE7 seeks to protect its prevailing character and appearance.
21. The nearest neighbouring property to the proposed dwelling other than Landview itself, is 1 Maple Cottages. This neighbour forms the end terrace in a row of six modest cottages. The proposed dwelling would be located immediately adjacent to the patio area to the rear of this cottage. The patio is raised above the natural ground level which helps the relationship with the proposed dwelling which would be the height of a bungalow in comparison to the neighbour's main private amenity space. Despite this the proposed structure would still appear bulky and prominent given its location within only two metres of the site boundary and its height of about 6.5 metres. Furthermore, the balcony on the rear of the proposed dwelling would provide the opportunity to overlook the neighbour's garden.
22. The proposed extension to Landview would not have any adverse impact in terms of neighbour amenity.
23. The proposed dwelling would be accessed from a new access off Canada Lane with parking and turning space within the site. The existing dwelling which currently has no parking would also have two off street parking spaces both accessed directly off Canada Lane. The County Engineer has raised no objections to the proposed parking and access arrangements subject to conditions.
24. Although there are elements of the proposed scheme which are considered acceptable and concerns over design and impact could be addressed with amendments, the site lies outside Faringdon's development boundary and, therefore, the principle of the proposed dwelling in this location is not acceptable.

Recommendation

It is recommended that planning permission is refused for the following reasons;

- 1 In the opinion of the Local Planning Authority, the proposed dwelling by reason of its location outside the Faringdon Development Boundary as defined on the local plan proposals map, would result in development in the open countryside contrary to the adopted Vale of White Horse Local Plan in particular Policies H10, H13, GS1, GS2.***
- 2 In the opinion of the Local Planning Authority the proposed dwelling and extensions to the existing dwelling, by reason of their size and bulky design particularly when viewed from the rear of the site would appear prominent and out of keeping with the surrounding area and would have a harmful impact on the prevailing rural character and appearance of the North Vale Corallian Ridge. As such the proposals are contrary to the adopted Vale of White Horse Local Plan in particular Policies DC1 and NE7.***
- 3 In the opinion of the Local Planning Authority the proposed dwelling by reason of its size and proximity to the boundary, and the balcony to the rear, would have a harmful impact on the residential amenity of the immediate neighbouring property in terms of over dominance and over looking. As such the proposal is contrary to the adopted Vale of White Horse Local Plan in particular Policy DC9.***