
APPLICATION NO.	11/00054/FUL
APPLICATION TYPE	Minor
REGISTERED	21 January 2011
PARISH	Hinton Waldrist
WARD MEMBER(S)	Anthony Hayward
APPLICANT	Mrs Emma Willoughby
SITE	6 Laggots Close, Hinton Waldrist, SN7 8RY
PROPOSAL	Erection of end of terrace four bedroom dwelling
AMENDMENTS	25 March 2011
GRID REFERENCE	437926 198768
OFFICER	James Walker

1.0 INTRODUCTION

- 1.1 The application comes to committee as Hinton Waldrist Parish Council objects.
- 1.2 The application site is a two storey end-of-terrace dwelling with a garage to the side, located on the south side of Laggots Close.

2.0 PROPOSAL

- 2.1 This application seeks planning permission for the erection of a four bedroom two storey house at the end of the existing terrace following the demolition of an existing garage. The dwelling would include two dormer windows in the rear roof slope and a full-width single storey rear addition.
- 2.2 A large rear dormer window originally proposed has been amended to two smaller dormers.
- 2.3 Extracts from the application drawings are at appendix 1.
- 2.4 Application no. 10/00402/FUL was permitted in April 2010 for a two storey three bedroom house on this site. The current application represents a material alteration to this extant permission through the introduction of two rear dormer windows and a rooflight on the front roofslope (to provide an additional bedroom), alteration to the roof of the single storey rear addition, alterations to the front bay window, and parking for three cars.
- 2.5 Extracts from application drawings for application no. 10/00402/FUL are at appendix 2.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Hinton Waldrist Parish Council – Objected to the original proposal:
“The dormer is out of keeping with this row of four houses. Also it is unsightly and overpowering for the existing properties. The application form part 6 “new or altered vehicle access” the applicant has entered “no” even though the site plan shows new or altered access. The Parish Council also notes that access to the third parking bay is via private land.”
(Officer note: It is considered the information submitted is sufficient to accurately assess access matters. Land ownership is not a material planning consideration and is therefore not relevant to the determination of this application).

The parish council has not responded to the consultation on the amended plans.

- 3.2 County Highways Engineer: No objections in principle subject to conditions for details of car parking for 6 Laggots Close to be approved, the permitted car parking plan for the new dwelling to be implemented prior to occupation and for a scheme for surface water drainage to be approved.
- 3.3 Three letters of objection to the original plans have been received from the occupiers of 3, 4 and 5 Laggots Close. The objections state:
- The three parking spaces can only be accessed from private land.
 - Lowering the kerb to allow parking for the existing house will cause further congestion in Laggots Close.
 - Access to the driveway will be impaired if the existing fence is removed.
 - Building works currently taking place are impacting on residents accessing their driveways.
 - The dormer window is not in keeping with the area. It would be unsightly and not in keeping with nearby properties.

No responses have been received from neighbours to the consultation on the amended plans.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 77/00636/FUL - Demolition of existing single storey garage. Erection of a new garage with bedroom over, together with alterations. Permitted 1977.
- 4.2 00/00933/FUL - Single storey rear extension. Permitted 2000.
- 4.3 10/00402/FUL - Proposed end of terrace three bedroom dwelling. Permitted April 2010.

5.0 **POLICY & GUIDANCE**

5.1 **Adopted Vale of White Horse Local Plan 2011 Policies:**

H13 – Development elsewhere
DC1 – Design
DC5 – Access
DC9 – Impact of development on neighbouring uses

Vale of White Horse Residential Design Guide (adopted December 2009).

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The relevant planning considerations are:
- Principle of residential development
 - Impact on visual amenity
 - Impact on the amenity of neighbours

- Highways matters

6.2 Principle

The proposal relates to one additional dwelling which would be within the existing built up area of Hinton Waldrist and adjacent to residential properties of a similar scale. In addition, the principle of a new dwelling in this location has already been accepted by the extant permission granted in April 2010.

6.3 Design

The proposal is considered acceptable in terms of impact on visual amenity. The dwelling would be of a scale and appearance which is appropriate in relation to the existing properties in the terrace and the surrounding area. The two rear dormer windows are considered acceptable and are a similar size to those on the existing rear roof extension of no. 4 Laggots Close. They are a significant improvement compared to the originally proposed large rear dormer window. A condition requiring details of external materials to be submitted for approval is recommended to be imposed on the decision.

6.4 Amenity of neighbours

The proposal would not result in the material loss of amenity to the occupiers of any adjacent property. A proposed window in the side elevation at first floor level would have obscured glazing, secured by condition, which will ensure any harmful overlooking of the rear garden of Ashdown Cottage is avoided. Given the position of the dwelling at the end of the terrace and its similar scale to the adjoining dwelling, there also would be no material loss of natural light or outlook to any neighbour.

6.5 Highways matters

The provision of three off-street car parking spaces for the new dwelling is considered appropriate in relation to a four bedroom property. An area of parking at the front of the existing dwelling is also proposed, which will provide off-street parking for two cars. In order to ensure these two spaces are provided plus sufficient pedestrian access to the property, a condition requiring details to be submitted and approved is recommended to be imposed on the decision.

7.0 CONCLUSION

7.1 The proposal accords with development plan policies. The proposed dwelling is acceptable in principle, is an appropriate design, will not be harmful to the amenity of neighbours, and appropriate access and parking will be provided.

8.0 RECOMMENDATION

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

1. **TL1 – Time Limit**
2. **MC2 – Materials to be approved**
3. **RE4 – PD Restriction on single dwelling- extensions**
4. **RE28 – Obscured glazing- window in side elevation.**
5. **HY7 – Car Parking (proposed house)**
6. **HY9 – Car Parking Area (details not shown) (existing house)**
7. **MC25 – Drainage Details**

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