

APPLICATION NO.	11/01541/FUL
APPLICATION TYPE	Full application
REGISTERED	28 July 2011
PARISH	Wantage
WARD MEMBER(S)	Charlotte Dixon, John Morgan, , Fiona Roper
APPLICANT	Mrs F Baxter
SITE	Candlehoe Manor Road Wantage Oxfordshire OX12 8NE
PROPOSAL	Demolition of existing two storey annex. Erection of a two storey extension/annex and alterations. Creation of a roadway over existing pond.
AMENDMENTS	-
GRID REFERENCE	439632186679
OFFICER	Stuart Walker

1.0 INTRODUCTION

- 1.1 This application seeks planning permission to demolish an existing two storey annex and extend the existing property with a new two storey extension, and to create a new roadway within the site to serve the altered dwelling.
- 1.2 The site is located on the west side of Manor Road, to the south of Wantage, within the open countryside. It is located within the North Wessex Downs AONB.
- 1.3 The application comes to committee because the applicant's agent is councillor Anthony Hayward.

2.0 PROPOSAL

- 2.1 It is proposed to demolish the large two storey flat roofed swimming pool extension which was added in the 1980s, and build a new two storey extension linking the existing annex to the main dwelling. The new extension is located seven metres to the south of the existing swimming pool extension in order to create a new courtyard area for the parking of vehicles to the north. A new roadway is also proposed to serve this new parking area and will result in the infilling of an existing ornamental pond.
- 2.3 The site plan and application drawings are **attached** at appendix 1.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Wantage Town Council has not responded at the time of writing the report.
- 3.2 Countryside Officer: "I have reviewed the submitted information, visited the site and spoken to the applicant. The main potential ecological impact of the proposal is the loss of the existing large pond which is on the north side of the house. The proposed plans involve infilling this pond to create a new driveway to the house. The pond does not have any marginal or emergent vegetation except for two small water lilies and the water is very turbulent with virtually no visibility below the surface. The owner has confirmed that the pond is stocked with fish (koi carp). The presence of mature fish in the pond along with the lack of marginal and emergent vegetation mean that the pond has very limited ecological interest and is highly unlikely to provide a habitat for any significant population of amphibians. I understand that the owner is intending to create a replacement pond to house the fish population although the location has not yet been determined. As a result of the limited ecological interest of the pond and the presence of the fish I have no objections to this proposal."

3.3 Architects Panel: "The proposed extension does not enhance the existing building, but it makes it no worse. It is set further back which may help when seen from the highway."

3.4 No other comments have been received.

4.0 **RELEVANT PLANNING HISTORY**

4.1 The swimming pool was added to the property in the early 1980s. An annex was permitted in 1985. A breakfast room extension was permitted in 1987, but has not been built. A new study was added in 1989, along with the construction of a new access drive. In 1995, planning permission was refused for the erection of a stable and storage building to the north of the dwelling, but was subsequently allowed on appeal. In 2007, an application to change the use of the stables to offices was refused on highway safety and sustainability grounds.

5.0 **POLICY & GUIDANCE**

5.1 Policy NE6 deals with development within the North Wessex Downs AONB. It states that development will only be permitted if the natural beauty of the landscape will be conserved or enhanced and that development which will be visually prominent or would detract from views from public vantage points or would spoil the appreciation of the landscape quality of the North Wessex Downs AONB will not be permitted.

5.2 Policies DC1, DC5, DC9, DC13 and DC14 (quality of new development) are also relevant and seek to ensure that all new development is of a high standard of design; does not cause harm to the amenity of neighbours; the development is acceptable in terms of highway safety; and it will not result in adverse flood risk or harmful surface water run-off.

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issue to consider in this case is whether the proposal would have a harmful impact on the locality and the North Wessex Downs AONB.

6.2 The proposal is not considered to be intrusive or harmful to the character of the locality. The removal of the large flat roofed extension is welcomed. The proposed extension, although large, is set well back within the site and is screened by extensive planting to the south and west. The proposal, therefore, will not be prominent in the wider locality. Consequently, the visual impact of the proposed development and its impact on the character and appearance of the locality and the AONB are considered acceptable.

6.3 There are no near neighbours whereby residential amenity could be affected. The existing vehicle parking, turning and access arrangements within the site will largely remain unaltered, apart from the new gravel roadway immediately to the north of the dwelling. The overall parking provision is considered sufficient to meet the needs of the enlarged dwelling and the loss of the pond is acceptable in ecological terms.

7.0 **CONCLUSION**

7.1 The proposal will not be harmful to the character of the locality and will conserve the natural beauty of the North Wessex Downs AONB. There will be no adverse impact on the residential amenity of neighbours or highway safety and, therefore, the proposal complies with the relevant policies of the local plan.

8.0 **RECOMMENDATION**

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

1. Time limit - Full application

2. Materials in accordance with application

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