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<b>APPLICATION NO.</b>	P11/V2878
<b>APPLICATION TYPE</b>	Minor
<b>REGISTERED</b>	13 <sup>th</sup> January 2012
<b>PARISH</b>	East Challow
<b>WARD MEMBER(S)</b>	Cllr Andrew Crawford
<b>APPLICANT</b>	Mr Graham Blyth
<b>SITE</b>	Challow Park Cottages, Challow Road, Wantage
<b>PROPOSAL</b>	Demolition of existing cottage. Erection of new three bedroom dwelling.
<b>AMENDMENTS</b>	No
<b>GRID REFERENCE</b>	438510 188094
<b>OFFICER</b>	Laura Hudson

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## 1.0 INTRODUCTION

1.1 Challow Park is a large imposing Victorian house located to the west of Wantage outside the town development boundary. The application site relates to the former stable building to the east of the main house which was converted to residential use a number of years ago.

1.2 The site contains a large number of mature trees and is located in the Lowland Vale.

1.3 The application comes to Committee as the Parish Council objects.

## 2.0 PROPOSAL

2.1 The application seeks permission for the demolition of the existing cottage and a garden storage building to the rear, and their replacement with a contemporary three bedroom dwelling in the same location and a new store.

2.2 The proposed dwelling would share the existing access with Challow Park and garage with parking to the front. The proposal has its own private curtilage contained by walls to match the dwelling creating a courtyard.

2.3 The proposed dwelling would have white rendered walls and flat roof.

2.4 This is a revised application relocating the dwelling further west away from the adjacent trees.

2.5 Extracts from the application drawings are **attached** at Appendix 1.

## 3.0 CONSULTATIONS & REPRESENTATIONS

3.1 East Challow Parish Council – Objects. Their full comments are **attached** at Appendix 2.

3.2 County Engineer – No objections.

3.3 Council Arboriculturalist – No objections subject to a condition requiring details of tree protection during construction.

3.4 Architects Panel – Neat, well thought out proposal – crisp appearance. Details should follow the context of the design (these comments relate to the previous application which was the same design but located further east).

3.5 The applicants have submitted a response to the parish comments which is also **attached** at Appendix 2.

**4.0 RELEVANT PLANNING HISTORY**

- 4.1 Planning permission for the conversion of the stable block to residential use was permitted in the 1960's. The residential use was not tied to the main house.

Planning permission for change of use of Challow Park to a school for St Mary's with associated development was granted in March 2006. Some ground works were implemented but work did not progress and the school relocated elsewhere.

A previous application for a dwelling to replace the cottage was withdrawn in July 2011 due to the proximity to the adjacent trees.

**5.0 POLICY & GUIDANCE**

- 5.1 Policy GS6 of the adopted local plan relates to the redevelopment of existing buildings outside settlements. In the case of replacement dwellings in the open countryside it should only be on a one-for-one basis and no more than 50% of the volume of the original dwelling.

Policy DC1 of the adopted local plan requires new 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.

Policy DC5 requires safe and convenient access and parking and suitable access from the public highway.

Policy DC9 seeks to ensure development will not unacceptably harm the amenities of neighbouring properties and the wider environment.

Policy NE9 refers to development in the Lowland Vale stating that it will not be permitted if it would have an adverse impact on the landscape particularly the long open views across the area.

**6.0 PLANNING CONSIDERATIONS**

- 6.1 The main issues to consider in determining the application are; i) the principle of a replacement dwelling in this location; ii) the design of the proposed dwelling and impact on the character of the area; iii) parking and access considerations; and iv) relationship to Challow Park.
- 6.2 The existing building has an established residential use which has not been abandoned and which is entirely separate to the main house. The proposed replacement dwelling would largely be sited in the same location as the existing building and represents approximately a 30% increase in volume over the original dwelling. The proposal is considered to comply with local plan policy GS6 as the volume is well below 50%. The principle is therefore considered acceptable.
- 6.3 Challow Park is an attractive Victorian dwelling however the conversion of the cottage from the original stables has limited architectural merit. The proposed dwelling is contemporary in its approach and will appear in complete contrast to the main house. However, your officers do not consider that this contrast would be harmful to the character of the area. The main house would still appear as the prominent feature on the site with the new dwelling set back and clearly subordinate. Whilst the main part of the dwelling is two-storey the flat roof keeps the overall height low and the rear and front single storey projections provide some articulation to break up the main bulk. With appropriate detailing the design of the proposed dwelling is considered acceptable and has the support of the Architects Panel. Views of the dwelling from the A417 travelling west out of Wantage would be softened given the line of trees along the eastern site boundary which would be retained and protected during construction.

- 6.4 The proposed dwelling would utilise the existing access to the main house and there is ample parking within the site. The proposal would not therefore have any harmful impact on highway safety in the area.
- 6.5 It is understood that the proposed dwelling would be occupied in conjunction with the main house. However the existing cottage has never been tied to the house and the proposal meets the policy requirements of replacement dwellings in the open countryside. It is not therefore considered reasonable or necessary to restrict the occupation of the new dwelling. The dwelling has its own private amenity space set away from the main house therefore would not be overlooked. In addition the proposed dwelling is set back from the frontage of the main house and would not therefore impinge on any side facing windows. The two dwellings could therefore exist as separate units without harm causing harm to one another.

7.0 **CONCLUSION**

- 7.1 The proposed replacement dwelling is acceptable in principle and complies with adopted policy. The design is considered acceptable and would not detract from the main house and the proposal would not have any harmful impact in terms of residential amenity or highway safety.

8.0 **RECOMMENDATION**

- 8.1 **It is recommended that planning permission is granted subject to the following conditions:**

1. TL1 – Time Limit
2. MC2 – Material Samples
3. MC9 – Building details – windows, doors, rainwater goods, etc
4. Restriction on PD
5. MC24 – Drainage details
6. LS1 – Landscaping Scheme (Submission)
7. LS2 – Landscaping Scheme (Implementation)
8. LS4 – Tree Protection

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