

<b>APPLICATION NO.</b>	<a href="#">P12/V1145/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	17.5.2012
<b>PARISH</b>	RADLEY
<b>WARD MEMBER(S)</b>	Bob Johnston
<b>APPLICANT</b>	Vale Of White Horse District Council
<b>SITE</b>	Wardens Bungalow Pebble Hill Radley Abingdon Oxfordshire, OX14 2JT
<b>PROPOSAL</b>	Change of use to C3 dwellinghouse from Wardens Bungalow within Residential Mobile Home Park Lawful Development Application P08/V0159/LDE. Utilising existing access from the main site entrance.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	452427/200736
<b>OFFICER</b>	Mr S.Walker

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## 1.0 INTRODUCTION

1.1 This application seeks permission to change the use of the former warden's bungalow within the residential mobile home park to create a separate dwelling house. The site lies within the Oxford Green Belt.

1.2 The application comes to committee because the site is owned by the council.

## 2.0 PROPOSAL

2.1 The property is located on the west side of the access drive into the mobile home park. It is proposed to change the use of the existing building to create a separate dwelling house. The existing access and garden area serving the building is also included within the red edge area of the application to provide on site parking and outdoor amenity space to serve the new dwelling.

2.2 A copy of the site plan is **attached** at appendix 1.

## 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Radley Parish Council: The council supports this application.

3.2 County Engineer: no objection.

3.3 Two letters from neighbours have been received stating no objection to the proposal for a dwelling but expressing concern to the potential re-use of the application site for additional mobile homes.

## 4.0 RELEVANT PLANNING HISTORY

4.1 A certificate of lawfulness was issued in April 2008 confirming the lawful use of the land as a mobile home park. The warden's bungalow was included within the red edged area of that application.

## 5.0 POLICY & GUIDANCE

5.1 Policies GS3, DC1, DC5 and DC9 of the Vale of White Horse Local Plan.

5.2 The National Planning Policy Framework was published in March 2012 and replaces all previous PPG's and PPS's

6.0 **PLANNING CONSIDERATIONS**

6.1 The National Planning Policy Framework promotes a presumption in favour of sustainable development. It states, in paragraph 90, that *“the reuse of buildings within the green belt is not inappropriate development, provided that the buildings are of permanent and substantial construction.”*

6.2 The principle of the change of use to create a separate dwelling is considered acceptable. The re-use of a vacant building of permanent and substantial construction is clearly acceptable in green belt policy terms. The level of activity on the site, and the impact on the visual amenities of the green belt, will not materially differ to that associated with its lawful use as warden’s accommodation.

6.3 Officers consider no harm will arise to adjoining neighbours through the re-use of the building as a dwelling house. Existing vehicle parking, turning and access arrangements within the site are considered to be acceptable and will be retained. The county engineer raises no objection

7.0 **CONCLUSION**

7.1 The proposal is considered to comply with the requirements of the development plan and is acceptable in terms of its impact on residential amenity, parking and highway safety.

8.0 **RECOMMENDATION**

**Planning Permission subject to the following conditions:-**

**1 : TL1 - Time limit - Full Application (Full)**

**2 : Planning condition listing the approved drawings**

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