

APPLICATION NO.	P12/V2093/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	5 October 2012
PARISH	DRAYTON
WARD MEMBER(S)	Richard Webber
APPLICANT	Manorgate Homes Ltd
SITE	Cheers Farm High Street Drayton Abingdon OX14 4JW
PROPOSAL	Proposed demolition of existing 3-bedroomed house and erection of 3 no. terraced 3-bedroomed houses and adjoining carport (re-submission)
AMENDMENTS	None
GRID REFERENCE	448102/194026
OFFICER	Robert Mason

1.0 INTRODUCTION

- 1.1 The application site consists of a disused detached house with attached garage set back to the rear of three terraced houses, which were erected recently in place of an original barn.
- 1.2 Access is obtained via an existing track between two houses on High Street passing an electricity sub-station and the above mentioned terraced houses. The site is located just to the south of the village conservation area boundary.
- 1.3 The application comes to committee because Drayton Parish Council and at least four neighbours object.

2.0 PROPOSAL

- 2.1 The proposed development involves the demolition of the existing house and garage and the erection of a terrace of three houses on essentially the same site but with a larger footprint. The design involves low eaves with dormer windows on the front elevation, a half hipped roof, and on the rear elevation 'juliette' balconies at first floor level with rooflights above. The proposed walls would be clad in horizontal treated black timber and red facing brick, and the roof would have plain tiles in a colour to be agreed. The proposed design includes aspects which assist occupation by people with disabilities, including wider doorways.
- 2.2 There would be six parking spaces against the western boundary and a car port for a further two spaces against the eastern boundary. There would also be a screened bin storage area for the proposed dwellings adjacent to the parking area, and a separate screened bin collection area nearer to the main road adjacent to the electricity sub-station to which all bins would be wheeled on collection days.
- 2.3 The submitted design and access statement has been amended following objections from the parish council which made certain criticisms mentioned in para. 3.1 below.
- 2.4 Following objections to the previous application, the entrance to the site has been widened to 5.5m to enable two cars to pass.
- 2.5 The site plan and application drawings are **attached** at **appendix 1**.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Drayton Parish Council objects on the following grounds:

1. 'The previous application was withdrawn following objections on highway grounds. Whilst the current application shows a passing space at the entrance it is doubtful that this would work in principle because the space is too limited. It is also considered that the x and y visibility distances of 43m and 2m respectively are not acceptable unless traffic speeds are less than 30mph.
2. The massing of the proposed dwellings, particularly the additional width, would have an adverse impact on the existing dwellings to the front.
3. The Design and Access Statement refers to a context relevant prior to March 2012 when the presumption in favour of sustainable development was introduced. The level of village facilities described does not reflect the actual deficiency and this should be addressed. In addition, no reference is made to the use of carbon reduction methods in the proposed development and if allowed other such schemes may be allowed.
4. The accuracy of the plans is questioned in regard to the depiction of landscaping within and outside the site.'

3.2 Conservation Officer - No strong views

3.3 County Engineer - No strong views

3.4 Eight neighbour objections have been received, and two letters expressing no strong views. The grounds of objection can be summarised as follows:

- Loss of natural light to the existing dwellings to the north
- Loss of view from existing dwellings to the north
- The scale, mass and density of the proposed dwellings are unacceptable.
- Although outside the conservation area the proposed development should be similar in scale to dwellings in the area
- Removal of existing vegetation which contributed to setting.
- There is a lack of facilities in the villages and an insufficient bus service and so travel by car will be essential
- The entrance to the site from High Street is too narrow for two vehicles to pass easily
- The proposed development would increase the number of dwellings using this inadequate entrance from High Street and intensify the amount of traffic.
- Cars frequently park within the proposed visibility splays on High Street
- There should be no more than 5 dwellings with access off a private road.
- No objection is raised by the Highway Officer
- 56 High Street has a driveway from the access lane but access is difficult and the proposed development would worsen this situation.
- The waste collection area is too far from the highway
- Will the developers pay for any damage to the access road caused by construction traffic, and pay for all future maintenance.
- This is not a planning matter
- Who will be responsible for the maintenance of the communal bin store?
- The access lane adjacent to side wall of No. 3 Cheers Farm is on private land
- There is an existing water main within the development site and the proposed dwellings would be built over it.
- Thames Water should be consulted with regard to the existing water main. Southern electric should be consulted with regard to the sub-station.
- The roof of the car port may be converted to a studio later without planning permission
- The proposed first floor study may become a fourth bedroom.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P12/V1526/FUL](#) - Other outcome (17/08/2012)

Proposed demolition of existing 3-bed house, erection of 3 x terraced 3-bed houses and adjoining carport. This application was withdrawn in order to address highway and waste disposal objections.

4.2 [P99/V0917](#) - Approved (24/08/1999)

Erection of a conservatory

5.0 **POLICY & GUIDANCE**

5.1 *National Planning Policy Framework (2012)*

Paragraph 6 requires that a wide choice of high quality homes is delivered. There is a presumption in favour of sustainable development.

5.2 *Local plan policies*

DC1 – Design - proposals should be high quality design and make a positive contribution to the character of the locality and take into account local distinctiveness

DC5 – Access - relates to highway safety matters

DC9 - Impact of development on neighbours

H11 – Development in larger villages – development is acceptable in these villages provided the new dwellings would not harm the form, structure or character of the settlement

5.3 The Residential Design Guide was adopted in December 2009.

6.0 **PLANNING CONSIDERATIONS**

6.1 *Principle*

It is considered that the application site lies within the confines of the settlement. Drayton is listed as a 'larger village' in the local plan where residential development is allowed provided it does not harm the form, structure or character of the settlement. It is considered that the proposed development would not harm these characteristics. A net addition of two extra dwellings would also make a small contribution towards the current housing land shortage in the district.

There is no objection, therefore, in principle and the proposed development is considered to comply with policy H11 of the local plan.

6.2 *Design*

The proposed dwellings would be very similar in design to those existing in front, with details guided by the local vernacular. Moreover, the proposed massing and scale of the development are generally acceptable in the context of nearby buildings. There would also be sufficient garden space and parking available.

Accordingly, it is considered that the application complies with local plan policy DC1.

6.3 *Impact on neighbours*

It is considered there would be no harmful overlooking because the windows proposed at first floor are small and would be 25m from the existing dwellings to the front, the minimum standard being 21m. In addition, any perception of overlooking into the gardens of the existing dwellings would not be significant due to the small size of the proposed first floor windows. A condition can be imposed on the permission preventing any dormers or further windows being added at a later date as permitted development.

The proposed ridge height would be similar to that of the existing dwelling on the site

although it would be longer – i.e. 15.5m compared to 9.5m. However, this would not lead to any significant overshadowing or dominating effects on the existing dwellings due to their distance from the proposed dwellings. It is also considered that any dominating impact would be lessened by the low eaves on the front elevation of the proposed dwellings.

It is considered therefore that the proposed development complies with local plan policy DC9.

6.4 Access

The County Engineer has raised no objection to the proposed development in relation to visibility and the width of the access road bearing in mind the low number of additional vehicle movements arising from the two additional dwellings proposed. In addition, it is noted that the access is within a 30mph speed restriction area.

In response to residents' objections, officers measured the proposed entrance and found it to be 5.5m wide with the sub-station set back 8.9m. The applicants have since submitted an amended plan with corrected dimensions for this area. It is considered, therefore, that two cars would be able to pass in the entrance, albeit at a slow speed.

Accordingly, there is no objection on highways grounds, and therefore the application complies with local plan policy DC5.

6.5 Waste disposal

The area proposed for waste collection is approximately 15 metres from the public highway, and hence would not comply with normal distance standards for collection. It is recommended, therefore, that a condition should be imposed requiring details to be submitted to and agreed by the local planning authority.

6.6 Residents' objections (not addressed above)

- The access lane adjacent to side wall of No. 3 Cheers Farm is on private land
The site layout plan has been amended to omit this area.
- Removal of existing vegetation which contributed to setting.
A condition is attached requiring a full landscaping scheme to be undertaken.
- Study at first floor could be fourth bedroom
It is considered that this would not affect the parking requirement
- The roof of the car port may be converted to a studio later without planning permission
A condition is attached removing permitted development rights.
- The sub-station is affected by the proposed development
It is considered that the proposed development would not lead to additional risk.
- Thames Water should be consulted with regard to the existing water main.
The water authority has stated that there is no objection in principle.
- Loss of view - this is not a planning matter

7.0 CONCLUSION

7.1 The proposed development is considered to be acceptable in principle, it is an acceptable design, will not adversely impact on the neighbours and will have satisfactory parking and access arrangements. Hence it is considered that the application complies with Vale of White Horse Local Plan policies DC1, DC5, DC9 and H11 and the provisions of the National Planning Policy Framework.

8.0 RECOMMENDATION

Planning permission is granted subject to the following conditions:

1 : Time limit

2 : Withdrawal of permitted development (Part 1 Class A) - no extension/alteration

- 3 : MC1 - Materials (details)**
- 4 : MC24 - Drainage details (surface and foul)**
- 5 : HY6 - Access, parking & turning in accordance with plan**
- 6 : Boundary walls and fences**
- 7: List of approved plans**
- 8: Landscape scheme**
- 9: Landscape management plan**
- 10. Waste collection area**
- 11: No Garage conversion into accommodation**
- INF17 – Works within highway**

Author: Robert Mason
Contact number: 01235 540512
Email: robert.mason@southandvale.gov.uk