

APPLICATION NO.	P12/V2120/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	5 October 2012
PARISH	WANTAGE
WARD MEMBER(S)	Charlotte Dickson John Morgan Fiona Roper
APPLICANT	Mr D Stimpson & Mr G Keep
SITE	Land rear of 127 Springfield Road Wantage
PROPOSAL	Erection of a new dwelling, with associated car parking and landscaping (amendment to planning permission P11/V1519)
AMENDMENTS	None
GRID REFERENCE	440967/187851
OFFICER	Robert Mason

1.0 INTRODUCTION

1.1 The application site is a former garage/workshop located to the rear of nos. 127 and 129 Springfield Road, and adjoins 34 Larkhill. The dwellings on Springfield Road are higher than the application site and 34 Larkhill is lower. There are shrubs/trees along the northern boundary of the site.

1.2 The site is located on an estate within the built-up area of Wantage. Planning permission was recently granted for single storey dwelling on the site.

1.3 The application comes before committee because Wantage Town Council objects.

2.0 PROPOSAL

2.1 The proposed house has one bedroom and is in a modern design with a particularly low ridge height of 6.17m. It would be sited slightly forward of the building line in order to provide more space for a garden at the rear. There would also be two parking spaces in front. The design and access statement states that the proposed dwelling would be highly sustainable and energy efficient.

2.2 The application plans are **attached at appendix 1.**

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Wantage Town Council objects:

'The development is out of keeping with other properties in the area. It is overbearing and unattractive. The building looks more like a shed than a house. It is unclear what materials are proposed for the building construction. There is a loss of privacy for the adjoining neighbour. The previously approved application ref: P11/0159/FUL for a bungalow was acceptable.'

3.2 County Engineer - No objections

3.3 Two objections from neighbours and one representation raising no strong views have been received. The grounds of objection can be summarised as follows:

A neighbour had an application for a garden fence refused – this is not relevant to this application.

Development in back garden is contrary to policy
Overdevelopment causing problems associated with noise, smells, and obtrusive lighting.
Access near a corner
Trees to be removed.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P11/V1519](#) - Approved (25/08/2011)

Erection of a single storey dwelling with car parking, garden and works thereto including retention of existing access to Larkhill (land to rear of 127 Springfield Road)

5.0 **POLICY & GUIDANCE**

5.1 The National Planning Policy Framework says there is a presumption in favour of sustainable development. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.'

Vale of White Horse Local Plan Policies:

5.2 DC1- Design

DC5 – Access

DC6 - Landscaping

DC9 – Impact of development on neighbouring uses

H10 - Development in main settlements

5.3 The Residential Design Guide was adopted in December 2009.

6.0 **PLANNING CONSIDERATIONS**

6.1 *Principle*

The application site is an infill plot within the settlement boundary, so the principle of the proposal complies with local plan policy H10.

6.2 *Design*

Having regard to the National Planning Policy Framework, it is considered that the proposed design is acceptable subject to conditions requiring the approval of external finishes, boundary treatment and landscaping. In addition, it is considered that the proposed dwelling will have sufficient garden space. Accordingly, the proposal complies with local plan policy DC1.

6.3 *Impact on neighbours*

Due to the low ridge height of the proposed dwelling and the lower level of the site, there would not be a significant loss of sunlight or daylight to the rear windows of 129 Springfield Road. In addition, there would be no loss of light problem for 34 Larkhill because there are no habitable rooms on the side of that dwelling facing the application site.

Regarding privacy, although the proposed side window on the south elevation would not serve a habitable room, it is considered that, due to its size, a condition should be imposed requiring the window to be obscure glazed.

Accordingly, it is considered that the proposal complies with local plan policy DC9.

6.4 *Impact on street scene*

It is considered that the proposed dwelling would not have a harmful impact on the street scene and, therefore, the proposal complies with local plan policy DC1.

6.5 *Residents Objections (not discussed above)*

A neighbour had an application for a garden fence refused
This is not relevant to this application.

Development in back garden is contrary to policy
This site is not a back garden

Overdevelopment causing problems associated with noise, smells, and obtrusive lighting.

It is considered that the proposed dwelling would not amount to overdevelopment of the plot resulting in undue amenity problems for adjoining neighbours.

Access near a corner
Vehicular access to this site is already established.

Trees to be removed.
The submitted plans do not mention removal of trees

7.0 **CONCLUSION**

7.1 It is considered that the proposed dwelling would be acceptable in principle, is an acceptable design, would not adversely impact on neighbours, and would not harm the street scene. Accordingly, it is considered that, subject to imposing appropriate conditions, the proposal complies with local plan policies DC1, DC5, DC6, DC9 and H10.

8.0 **RECOMMENDATION**

Grant planning permission subject to the following conditions:

1: Time limit

2: MC2 - Materials (samples)

3: MC9 - Building details

4: Vision splay protection

5: Landscaping scheme (trees and shrubs only)

6: Boundary walls & fences

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

8: Parking areas retained

9: Obscure glaze windows

INF17 - Works within the highway

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