

<b>APPLICATION NO.</b>	<a href="#">P12/V1788/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	24 August 2012
<b>PARISH</b>	LONGWORTH
<b>WARD MEMBER(S)</b>	Anthony Hayward
<b>APPLICANT</b>	Rectory Lane Service Centre
<b>SITE</b>	Frilford Farm Hinton Road Longworth OX13 5EA
<b>PROPOSAL</b>	Erection of two semi-detached 3 bedroom dwellings with redesigned parking
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	438932/198949
<b>OFFICER</b>	Robert Mason

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## 1.0 INTRODUCTION

- 1.1 The application site is located within an outlying part of Longworth village and consists of an unsurfaced car parking area with a large service garage to the rear. There is slightly dilapidated screen fencing and signs at the front and side. The eastern boundary of the application site consists of high and thick conifer trees. Access is from the unsurfaced lane to the side.
- 1.2 A previous application for four dwellings on the site was refused in July 2012 on the grounds of poor design and a cramped layout. Following discussions with officers the applicant has removed the proposed dwellings at the rear of the site and omitted plans to rebuild the service garage.
- 1.3 The application comes to committee because Longworth Parish Council objects.

## 2.0 PROPOSAL

- 2.1 The application is for a pair of three bedroom semi-detached dwellings with four car parking spaces at the rear. The proposed dwellings would be located at the front of the site, just over two metres behind the grass verge along Hinton Road with the rest of the land remaining in use by the existing service garage and associated car parking.
- 2.2 The proposed dwellings would be two storeys with dormers in the roof and finished in cream render with a red tiled roof and red brick quoins and window details. The submitted plans have been amended by reducing the size of the proposed windows and dormers. There would be easy access for wheelchairs. The width of the proposed dwellings has been reduced so that there would be at least a one metre gap between the gable ends and the boundaries on both sides.
- 2.3 The site plan and application drawings are attached at appendix 1.

## 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Longworth Parish Council objects.  
Original plans:  
"This Council objects to this application on the grounds that the dwellings and service unit proposed are both too many and too large for the site. In a word, overdevelopment. The Council would have no objection in principle to appropriate development here."

Amended plans:

“Three storeys deemed excessive and height/narrow width inappropriate for this site.”

3.2 County Engineer – no objections, subject to conditions.

3.3 One neighbour objection has been received:

- Three storey houses are out of keeping with the character of the area
- Better if the proposed houses face the lane and not the main road
- A single house would be more appropriate

3.4 One neighbour representation raises no objections and another supports the proposal.

#### 4.0 **RELEVANT PLANNING HISTORY**

4.1 [P12/V0907](#) - Refused (19/07/2012)

Demolition of existing service centre. Erection of 4 x 3 bedroom dwellings with parking and one new steel framed unit.

#### 5.0 **POLICY & GUIDANCE**

*National Planning Policy Framework (2012)*

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

*Local plan policies*

5.2 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

DC6 - Landscaping

DC7 – Waste collection

DC9 - Impact of development on neighbours

DC10 – Impact of existing uses on proposed development

H12 – Development in smaller villages – development is acceptable in these villages provided no more than four new dwellings are proposed and the proposal 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.

Longworth is listed as a ‘smaller village’ in the local plan where residential development can be 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.

Two extra dwellings would also make a contribution towards the current housing land shortfall in the district, and it is considered that smaller family housing is generally needed in the area.

There is no objection, therefore, in principle and the proposed development is considered to comply with policy H12 of the local plan.

6.2 *Design*

It is considered that the proposed design with the amendments described above is acceptable with the massing and scale of the proposed dwellings similar to existing nearby buildings. There would also be sufficient garden space and parking available to the rear. It is considered that conditions should be imposed regarding boundary

treatment, waste storage and landscaping.

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

6.3 *Impact on street scene*

The removal of the existing fencing and signs would benefit the street scene, and the design of the proposed dwellings is considered acceptable. The existing house to the west is in line with the hedgerow and trees to the east and the rear of the grass verge. The proposed dwellings would be set back at least two metres behind this line and it is considered, therefore, that they would not have a harmful impact on the street scene.

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

6.4 *Impact on neighbours*

Due to the siting and alignment of the proposed dwellings, it is considered that no problems of privacy or overshadowing would be caused to neighbouring properties.

In addition, whilst there would be some loss of parking area, it is considered that the service garage would still have ample space to function satisfactorily.

Accordingly, the application complies with local plan policy DC9.

6.5 *Impact of the existing garage business on the amenity of the proposed dwellings*

The service garage has co-existed with nearby houses for some years and it is anticipated that this would continue into the future, and hence the proposed dwellings are also unlikely to be subject to any amenity problems from the existing garage business.

Accordingly, it is considered that the proposal complies with local plan policy DC10.

6.6 *Highway safety and parking*

The County Engineer raises no objection on highway safety or parking grounds. Each new dwelling would have x car parking spaces, which is considered acceptable in this location.

7.0 **CONCLUSION**

7.1 It is considered that the proposed dwellings are acceptable in principle, have an acceptable design, would not be detrimental to neighbour's amenity or highway safety, and would not be subject to amenity problems from the existing commercial garage to the rear. Accordingly, the proposal complies with Vale of White Horse local plan policies H12, DC1,DC5, DC6, DC7,DC9 and DC10 and the NPPF.

8.0 **RECOMMENDATION**

**Planning permission is granted subject to the following conditions:**

1. **Time limit**
2. **Landscape scheme**
3. **MC1 – Materials (details)**
4. **MC24 – Drainage details (surface and foul)**
5. **List of approved plans**
6. **Access**
7. **Visibility splays**
8. **Car parking**
9. **No drainage to highway**
10. **Refuse and recycling storage (details required)**
11. **Landscaping scheme (implement)**

**INF17 - Works within the highway**

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