

<b>APPLICATION NO.</b>	<a href="#">P12/V1781/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	16 October 2012
<b>PARISH</b>	ABINGDON
<b>WARD MEMBER(S)</b>	Peter Jones Pat Lonergan
<b>APPLICANT</b>	Mr Grahame Hambleton
<b>SITE</b>	1 Lumberd Road Abingdon, OX14 2QG
<b>PROPOSAL</b>	Erection of outbuilding within the rear garden
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	450864/198804
<b>OFFICER</b>	Abbie Gjoka

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## 1.0 INTRODUCTION

1.1 This application seeks planning permission for the erection of an outbuilding in the rear garden of the property. A copy of the site plan is **attached** at appendix 1.

1.2 The application comes to committee because Abingdon Town Council objects

## 2.0 PROPOSAL

2.1 The property, a detached dwelling, is situated in a built-up residential area on a corner plot. The proposal is to erect an outbuilding in the rear garden adjacent to the eastern boundary of the site.

2.2 A copy of the plans is **attached** at appendix 2.

## 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Abingdon Town Council has raised the following objection:

“The committee recommended refusal for this application on the grounds of overdominance/visual intrusion and that the height is above the recommended height, which contravenes policy DC9 of the Vale of White Horse adopted Local Plan 2011”.

3.2 Three letters from neighbouring properties have been received. The comments are summarised as follows:

- Lack of car parking
- Concerns that the building will be used for business use
- Concerns as to how the building’s exterior will be maintained

## 4.0 RELEVANT PLANNING HISTORY

4.1 [P79/V0075/RM](#) - Approved (23/04/1981)

Construction of 103 semi-detached & detached dwellings with garages & associated infrastructure (site area 2.8 acres)

## 5.0 POLICY & GUIDANCE

5.1 *Vale of White Horse Local Plan*

Policy DC1 refers to the design of new development, and seeks to ensure that development is of a high quality design and takes into account local distinctiveness and character.

5.2 Policy DC5 seeks to ensure that a safe and convenient access can be provided to and from the highway network.

5.3 Policy DC9 refers to the impact of new development on the amenities of neighbouring properties and the wider environment in terms of, among other things, loss of privacy, daylight or sunlight, and dominance or visual intrusion.

6.0 **PLANNING CONSIDERATIONS**

6.1 The proposal is for the erection of an outbuilding for personal use which will be located on the eastern boundary adjacent to Peachcroft Road, which is enclosed by an existing wall. The building measures 4.4 metres by 3.2 metres, and is 3.4 metres in height to the ridge and 2.2 metres in height to the eaves.

6.2 The main issues in determining this application are the impact on the visual amenity of the area and the impact on the amenities of neighbouring properties. The applicant has confirmed that the outbuilding will be for domestic use only and not used as part of a business, therefore there will be no impact on existing car parking arrangements.

6.3 The site is in a prominent location but is well screened by a boundary wall. The outbuilding is modest in height and only part of the roof will be visible above the wall. There are also other outbuildings visible from the road within the vicinity of the area. Therefore, it is not considered that the building will have a harmful impact on the street scene. Furthermore, as the outbuilding lies away from the boundaries with neighbours, it will not harm the amenities of any neighbouring properties.

7.0 **CONCLUSION**

7.1 The proposal meets the requirements of policies DC1, DC5 and DC9 of the adopted local plan. The design is acceptable and will not harm the character of the area, and the proposal is acceptable in terms of its impact on the residential amenity of neighbours, parking provision and highway safety

8.0 **RECOMMENDATION**

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

1 : TL1 - Time limit

2 : Planning condition listing the approved drawings

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