

APPLICATION NO.	P12/V2141/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	17 October 2012
PARISH	WANTAGE
WARD MEMBER(S)	Charlotte Dickson John Morgan Fiona Roper
APPLICANT	Mr Malcom Collins
SITE	29 Westfield Way Charlton Heights Wantage OX12 7EW
PROPOSAL	Erection of timber shed at bottom of garden
AMENDMENTS	None
GRID REFERENCE	440985/188612
OFFICER	Holly Bates

1.0 **INTRODUCTION**

1.1 29 Westfield Way is a detached dwelling located towards the north-east of Wantage, within the main built-up area. The dwelling fronts Westfield Way to the east, while other residential properties are located to the north, south and west.

1.2 The site plan is **attached** at appendix 1.

1.3 The application comes to committee as Wantage Town Council objects.

2.0 **PROPOSAL**

2.1 The application seeks full planning permission for the erection of a single storey timber shed within the rear garden of the site.

2.2 The application plans are **attached** at appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Wantage Town Council** – “Object. The development would have a negative visual impact on neighbouring properties. There is no information concerning the purpose for which the shed would be used and whether its use might also have an adverse effect.”

3.2 **Neighbour representations (2)** – Two representations have been received from neighbouring properties, one raising no objections and one supporting the proposal.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P05/V0416](#) - Approved (10/05/2005)
Alterations and extension to enlarge dining room, hall, bedroom and form shower room.

5.0 **POLICY & GUIDANCE**

5.1 Vale of White Horse Local Plan 2011 policies:

DC1 - Design

DC5 - Access

DC9 - The impact of development on neighbouring uses

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues in determining this application are the impact of the proposed timber garden shed on the visual amenity of the area and the impact on the amenities of neighbouring properties.
- 6.2 The proposed shed has a footprint of 23.6 square metres, with an eaves height of 2.5m and a ridge height of 3.6m. It is to be constructed from timber cladding with a green mineral felt roof. The shed is to be located within the rear garden of the site, and will not be visible within the street scene. It is a traditionally designed garden shed finished with traditional materials and will not appear out of place with this residential area. As such, the proposal is not considered to have a harmful impact on the visual amenity or character of the locality.
- 6.3 The proposed shed is located within the south-west corner of the garden, set about 0.5m off both the south and east boundaries of the site. Other residential gardens adjoin the site. Close boarded fencing runs along the south boundary, and close boarded fencing with trellising and a conifer hedge form the east boundary. Substantial hedging also forms the north boundary of the site. The site is well screened on all aspects, and the proposed shed is a domestic ancillary outbuilding of a subordinate scale and traditional design. It will not appear over-dominant or intrusive. The applicant has confirmed that it is to be used for personal residential storage of garden equipment, tools, bicycles etc. Therefore, the proposed shed is not considered to have a harmful impact on the amenities of neighbouring properties.
- 6.4 Access and parking arrangements are not affected by the proposal.

7.0 **CONCLUSION**

- 7.1 The proposed shed will not harm the visual amenity of the area, the amenities of neighbours or highway safety. The proposal, therefore, complies with the provisions of the development plan, in particular policies DC1, DC5 and DC9 of the adopted Vale of White Horse Local Plan.

8.0 **RECOMMENDATION**

Planning permission is granted subject to the following conditions:

1 : TL1 - Time limit

2 : MC3 - Materials in accordance with application

3 : Planning condition listing the approved drawings

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