

APPLICATION NO.	P13/V0292/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	18 March 2013
PARISH	DRAYTON
WARD MEMBER(S)	Richard Webber
APPLICANT	Mrs Shona Ware
SITE	Church Cottage Church Lane Drayton OX14 4JS
PROPOSAL	To raise the stone boundary wall to a maximum of 730mm.
AMENDMENTS	07 May 2013 – amended plans reducing height of wall along eastern boundary
GRID REFERENCE	448024/194103
OFFICER	Holly Bates

1.0 **INTRODUCTION**

1.1 Church Cottage is a detached dwelling located on a small corner plot within the conservation area in Drayton. The property fronts Church Lane to the east, while High Street runs to the south of the site. Other residential properties are located to the west.

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

1.3 The application comes to committee as the applicant is a council employee and as Drayton Parish Council objects.

2.0 **PROPOSAL**

2.1 The application seeks full planning permission to increase the height of the existing stone boundary wall along the south and east boundaries by a maximum of 730mm.

2.2 An amended plan has been submitted, retaining a 12.8 metre long section of wall at 1.1 metres in height along the east boundary with Church Lane, to maintain an adequate visibility splay.

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

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Drayton Parish Council** – Object. “The raising of the wall (along either High Street or Church Lane) would neither preserve nor enhance the character or appearance of the conservation area.”

3.2 **Conservation Officer** – “Recommend that planning permission is granted subject to a condition that the new work matches the existing in particular the type of stone, coursing of the stone, pointing and coping.”

3.3 **County Highways Officer** – “The wall along Church Lane drops from 1.4 metres high down to approximately 1.1 metres high which allows drivers using the private driveway to see over it. Although vehicle speeds are low, my recommendation is to maintain this visibility splay, keeping the 1.1 metre high section of the wall as existing along this elevation in the interest of highway safety. The proposed increase in wall height along the High Street and the first section of Church Lane does not affect the junction, and I therefore have no concerns regarding this section.”

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P12/V1303/HH](#) - Approved (18/09/2012)

Proposed two storey extension to replace an existing garden room.

4.2 [P02/V1567](#) - Approved (05/11/2002)

First floor extension above existing kitchen.

4.3 [P84/V0757](#) - Approved (16/01/1984)

Erection of a house and three garages.

5.0 **POLICY & GUIDANCE**

5.1 Vale of White Horse Local Plan 2011 policies:

DC1 - Design

DC5 - Access

DC9 - Impact of development on neighbouring uses

HE1 - Preservation and enhancement: implications for development within conservation areas

5.2 Residential Design Guide (2009) – section 3.4 page 80

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues in determining this application are: (i) the impact of the proposal on the character and appearance of the conservation area; (ii) the impact on the amenities of neighbouring properties and (iii) the impact on highway safety.

6.2 **Impact on the character and appearance of the conservation area**

The existing stone boundary wall comprises of a 20 metre long section along the east boundary fronting Church Lane to the east and a 12 metre long section along the south boundary with High Street.

6.3 The existing 20m long section of wall along the east boundary is stepped in height. It is 1.4m high at its highest point at the south-east corner of the site and 1.1m high at its lowest point adjoining the driveway entrance to the property. It is proposed to increase the height of this section of wall by a maximum of 430mm so that the highest point at the south-east corner of the site is 1.83m high. However, the wall is stepped down in height to maintain a 12.8 metre long section at 1.1m in height to allow adequate visibility splays for the driveway.

6.4 The existing 12m long section of wall along the south boundary also reduces in height from 1.4m at the south-east corner to 1.13m at its lowest point. It is proposed to increase this section of wall by a maximum of 730mm, creating a slightly sloping wall from a maximum height of 1.86m at the south-west corner of the site to 1.83m at the south-east corner of the site.

6.5 The application proposes a modest increase in height of the existing boundary walls using matching natural stone. It is a traditional form of boundary treatment that is in-keeping with the character of the area, and the increase in height will not significantly increase the prominence or visual impact of the wall. With the imposition of a condition ensuring that all work carried out matches the existing wall (including materials, coursing, pointing and coping), the proposal is considered to be acceptable as it will preserve the character and appearance of the conservation area.

6.6 Impact on neighbour amenity

Given the location and orientation of the neighbouring dwellings, the proposal will not have a harmful impact on the amenities of neighbouring properties.

6.7 Impact on highway safety

The proposal has been amended to reflect the comments from the highways officer, and it now maintains a 1.1m high, 12.8 metre long section of wall from the edge of the driveway along the east elevation to retain an adequate visibility splay. As such, the proposal as amended is not considered to have a harmful impact on highway safety.

7.0 CONCLUSION

7.1 The proposed walling will not harm the character or appearance of the conservation area, the amenities of neighbours or highway safety. The proposal, therefore, complies with the provisions of the development plan, in particular policies DC1, DC5, DC9 and HE1 of the adopted Vale of White Horse Local Plan.

8.0 RECOMMENDATION

Grant planning permission subject to the following conditions:

- 1. TL1 - Time limit**
- 2. Notwithstanding any details shown on the approved drawings, all new work shall match the existing wall in all respects, including the type of stone, the coursing of the stone, the pointing and coping**
- 3. Approved plans**

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