

APPLICATION NO.	P13/V1000/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	13.5.2013
PARISH	BLEWBURY
WARD MEMBER(S)	Janet Shelley
APPLICANT	Taylor Mac Ltd
SITE	Dallas Westbrook Street Blewbury, OX11 9QB
PROPOSAL	Demolition of existing bungalow and erection of 1 detached dwelling, and a pair of semi-detached dwellings; with associated parking, turning, landscaping and improvements to existing access arrangements.
AMENDMENTS	2.7.2013 and 9.7.2013
GRID REFERENCE	452849/185891
OFFICER	Katie Rooke

1.0 INTRODUCTION

- 1.1 The application comes to committee as Blewbury Parish Council objects, and letters of objection have been received from four individuals.
- 1.2 The site is located towards the west side of Blewbury within the North Wessex Downs Area of Outstanding Natural Beauty, with vehicular access obtained from Westbrook Street to the south-east. The site lies adjacent to Blewbury Conservation Area, the boundary of which runs along the centre of the adjoining highway. A copy of the site plan is **attached** at appendix 1.

2.0 PROPOSAL

- 2.1 This application seeks planning permission for the demolition of the existing bungalow and the erection of three dwellings; two semi-detached three bedroom dwellings which replace the existing bungalow, and one detached four bedroom dwelling towards the rear of the site. The semi-detached properties have an eaves height of 3.1 metres and a ridge height of 6.7 metres. The eaves of the rear detached dwelling measure approximately 3.9 metres, with the ridge height measuring 7.4 metres. As part of the development it is also proposed to erect a detached double garage to be used in association with the rear property. During the course of the application the height of the rear dwelling and the detached garage were lowered and revised plans submitted. The application is therefore being considered on this amended basis. A copy of the application drawings is **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 In response to the original plans the following consultation responses were received.
- 3.2 **Blewbury Parish Council** objects stating “We consider that this is an over-development of the site, and out of keeping with the bungalows surrounding it. It impacts on the privacy of its neighbours (Mountain Ash and Westbury)”.
- 3.3 **Conservation Officer** raises no objections subject to conditions.
- 3.4 **County Highway Liaison Officer** raises no objections subject to conditions.

- 3.5 **Waste Management Officer** has provided details in respect to bin storage requirements for the properties and the time they must be presented for collection.
- 3.6 **Neighbours** Three letters of objection received, which made the following points;
- The detached dwelling to the rear is one metre higher than the original approved scheme, and the garage is closer to the rear bungalow windows of 'Mountain Ash', leading to an overshadowing effect.
 - The development is too dominant, overbearing and un-neighbourly.
 - Lower rooflights in the side elevations of the front dwellings will be required to achieve appropriate means of escape provisions.
 - First floor bedroom windows in the detached property will overlook rear windows and private areas to the rear of 'Mountain Ash'.
 - Number of additional vehicle movements at the narrowing point of this road, caused by the increase from one dwelling to three, will be compounded by the pavement obstruction caused by refuse bins that will increase in numbers; no provision is made for refuse space within the site.
 - Flues in the roof slope of 'Mountain Ash' are likely to be affected by the proximity and height of the adjacent dwellings.
 - The protection of the mature horse chestnut tree towards the rear of the site, and the continuance of the boundary treatment has not been resolved.
 - The proposed designs are out of character for this part of the village.
 - Visitors will park on the road.
 - Noise and disturbance will be increased by allowing traffic into an area which is adjacent to quiet garden areas.
- 3.7 In response to the amended plans, which were put out for re-consultation, the following comments were received.
- 3.8 **Blewbury Parish Council** objects, stating "As before, we consider that this is an over-development of the site, and out of keeping with the bungalows surrounding it. It impacts on the privacy of its neighbours".
- 3.9 **Conservation Officer** states "no comments on the amendments that have been made to this application".
- 3.10 **Waste Management Officer** comments as before.
- 3.11 **Neighbours** Three letters of objection have been received, raising the same issues as before.
- 4.0 **RELEVANT PLANNING HISTORY**
- 4.1 [P13/V0455/FUL](#) – Withdrawn (19/04/2013)
Demolition of existing bungalow and erection of 1 no. detached dwelling, and a pair of semi-detached dwellings; with associated parking, turning, landscaping and improvements to existing access arrangements
- 4.2 [P12/V1134/FUL](#) - Approved (18/09/2012)
Demolition of existing bungalow and replacement with 3 new dwellings(As amended by Drw No's 11-PAR-10F, 11-PAR-11C, 11-PAR-12C and by the revised Design and Access Statement and Sustainability Statement from agent 14.08.2012).

5.0 **POLICY & GUIDANCE**

National Planning Policy Framework

5.1 The NPPF replaces all previous PPG's and PPS's and also indicates the weight to be given to existing local plan policies. The adopted Vale of White Horse Local Plan was not adopted in accordance with the Planning and Compulsory Purchase Act 2004, so paragraph 215 of the NPPF applies. The local plan policies that are relevant to this application are considered to have a high degree of consistency with the NPPF and should therefore be given appropriate weight, except for Policy H11 which has little weight because the council does not currently have a five year supply of housing land.

5.2 At the heart of the NPPF is a presumption in favour of sustainable development (paras. 14 and 49). Paragraphs 34 and 37 encourage minimised journey lengths to work, shopping, leisure and education, and paragraphs 56 – 66 seek to promote good design and local distinctiveness and integrate development into the natural, built and historic environment. Paragraphs 126 – 141 refer to the need to conserve and enhance the historic environment, including conservation areas.

5.3 Paragraphs 47 – 49 require local planning authorities to identify a five year supply of housing land. Where this cannot be demonstrated, relevant local plan policies for the development of new housing should not be considered up-to-date until the shortfall is rectified.

Vale of White Horse Local Plan (adopted July 2006)

5.4 Policy H11 states that residential development within the built up areas of defined settlements (including Blewbury) will be permitted provided the scale, layout, mass and design of new dwellings would not harm the form, structure or character of the area.

5.5 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.

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

5.7 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.

5.8 Policy HE1 relates to development within or affecting the setting of a conservation area, and seeks to ensure that development preserves or enhances the established character and appearance of the area.

5.9 Policy NE6 relates to development in the North Wessex Downs AONB, and seeks to ensure development conserves or enhances the natural beauty of the landscape.

Supplementary Planning Guidance – Residential Design Guide (adopted 2009)

5.10 Section 3.8 outlines how to protect neighbouring properties, specifically stating that "Facing habitable room windows on upper floor should normally be at least 21 metres apart" (p.98) and "Habitable room windows should normally be at least 12 metres away from the flank wall of a neighbouring property" (p.99).

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues in determining this application are whether the principle of development is acceptable, the impact on the visual amenity of the area and whether

the proposal preserves or enhances the character or appearance of the adjacent conservation area, the impact on the amenities of neighbouring properties, and whether adequate parking is available for the existing and proposed dwelling.

Principle of development

- 6.2 Blewbury is identified in the local plan as a village that can accommodate new housing development. The principle of demolishing the existing property and erecting three new dwellings on the site has already been agreed as acceptable further to the granting of planning permission P12/V1134/FUL. As part of this application the semi-detached properties, which were originally to be located to the rear of the site, have become replacement dwellings, and the detached dwelling is now located at the rear of the site.

Impact on visual amenity

- 6.3 This stretch of Westbrook Street is characterised by individual detached bungalows, with a number having had their roofs converted to include first floor accommodation. The proposed replacement semi-detached dwellings are similar in design to the previously permitted detached dwelling which formed part of P12/V1134/FUL, and maintain the form of a chalet style bungalow. It is not considered that the semi-detached properties would appear out of place within the street scene, with the character and appearance of the adjacent conservation area preserved.
- 6.4 The proposed detached dwelling towards the rear of the site is approximately 0.5 metres higher than the previously permitted semi-detached properties which formed part of P12/V1134/FUL. Whilst views of this property will be possible from Westbrook Street, its relative position is such that it is not considered that it would appear out of place within the street scene or harm the visual amenity of the area. The existence of commercial buildings to the north-west of the site, and an extant outline permission for a new dwelling to the rear of 'Westbury', the neighbouring property to the north-east (reference P11/V1652/O), changes the character and layout of the built form in this area.

Impact on neighbours

- 6.5 The semi-detached properties are located approximately 1.2 metres away from the south-west boundary of the site, and their position in relation to 'Mountain Ash' is such that it is not considered that harmful overshadowing or dominance of this property would be caused. Similarly the relationship with 'Westbury' to the north-east is such that the amenities of this property will not be compromised. The inclusion of rooflights in the south-west and north-east elevations of the semi-detached properties could potentially lead to some overlooking of neighbouring gardens, however, their position in the roof slope is such that it is not considered that harmful overlooking would be caused, and it is not considered that the application could reasonably or justifiably be refused on this basis. It is noted that the rooflights nearest to the south-west boundary would provide views over the front garden of 'Mountain Ash'.
- 6.6 The position of the detached property towards the rear of the site is such that it is not considered that harmful overshadowing or dominance of neighbouring properties would be caused. First floor windows in the front of the property will provide angled views over neighbouring gardens, however, it is not felt that any overlooking caused from these openings would warrant refusal of the application on the grounds of harm to the residential amenity. The proposed detached garage is situated close to the boundary with 'Mountain Ash', but the height of it, coupled with the fact that the roof slopes away from the neighbour, is such that its impact on the neighbour is considered acceptable.
- 6.7 The distance between the proposed dwellings on the site is appropriate to maintain adequate levels of privacy.

Impact on highway safety

- 6.8 The proposal provides adequate parking for the new dwellings, and in order to ensure this is provided and maintained it is considered reasonable and necessary to condition it.

7.0 CONCLUSION

- 7.1 The principle of the proposed development is considered acceptable, it will preserve the character and appearance of the adjacent conservation area, it will not harm the amenities of neighbouring properties, and there is adequate car parking on the site. The proposal, therefore, complies with the provisions of the development plan, in particular policies H11, DC1, DC5, DC9, HE1 and NE6 of the adopted Vale of White Horse Local Plan. The development is also considered to comply with the provisions of the National Planning Policy Framework.

8.0 RECOMMENDATION

- 8.1 **It is recommended that planning permission be granted subject to the following conditions:**

1 : TL1 - Time limit - Full Application

2 : List of approved plans

3 : MC2 - Materials (Samples)

4 : Prior to the commencement of development, details of vehicular access to the site shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include visibility splays in both directions. The access and visibility splays shall be provided prior to the occupation or use of the new development and, thereafter, the visibility splays shall be permanently maintained free from obstruction to vision.

5 : Prior to the use or occupation of the new development, the car parking spaces shown on approved drawing number 121122-02D shall be constructed, surfaced and marked out. The parking spaces shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking spaces shall be kept permanently free of any obstruction to such use.

6 : Prior to the use or occupation of the new development, the turning space shown on approved drawing number 121122-02D shall be constructed to enable motor vehicles to enter the site, turn around and leave in a forward direction. The turning space shall be constructed to prevent surface water discharging onto the highway. Thereafter, the turning space shall be kept permanently free of any obstruction to such use.

7 : HY19 - No Drainage to Highway

8 : Notwithstanding the provisions of Class E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or the equivalent provisions of any order revoking and re-enacting that Order), the garage accommodation forming part of the development shall be retained for parking motor vehicles at all times and shall not be adapted to be used for any other purpose.

9 : Prior to the commencement of development, an arboricultural method statement to ensure the protection of trees on the site during construction shall be submitted to and approved in writing by the Local Planning Authority. No works shall be carried out on

site (including any demolition works) before the arboricultural method statement has been approved. The arboricultural method statement shall include details of the following:

1. - The location, materials and means of construction of temporary tree - protective fencing and/or ground protection measures (in accordance with BS 5837/2005 'Trees in relation to Construction');
2. - The programme for implementing and retaining such tree protection measures;
3. - Any works to trees (in accordance with BS 3998/1989 'Tree Works') to be carried out to prevent accidental damage by construction activities.

All works shall be carried out in accordance with the approved arboricultural method statement. At all times during construction, the tree protected areas shall not be used to park or manoeuvre vehicles, site temporary offices or other structures, store building materials or soil, mix cement/concrete or light bonfires.

10 : Notwithstanding any details shown on the approved drawings, the sites internal and external boundaries shall be enclosed in accordance with a detailed scheme and programme of implementation which shall first have been submitted to and approved in writing by the Local Planning Authority. The programme shall ensure that the approved boundary treatments for each dwelling are completed prior to the occupation of that dwelling, and the approved boundary treatments for the whole site are completed prior to the occupation of the last dwelling.

11 : Prior to the occupation of any dwelling, provision shall be made for storing domestic refuse and recycling materials for that dwelling in accordance with a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved refuse and recycling materials storage facilities scheme shall be permanently retained.

12 : Prior to the commencement of development, details of the existing ground levels of the site and the proposed slab levels of the new dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved slab levels.

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