

<b>APPLICATION NO.</b>	<a href="#">P13/V1753/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	8.8.2013
<b>PARISH</b>	ABINGDON
<b>WARD MEMBER(S)</b>	Marilyn Badcock Mike Badcock
<b>APPLICANT</b>	Ms Jo Edwards
<b>SITE</b>	12 Francis Little Drive Abingdon Oxfordshire, OX14 5PN
<b>PROPOSAL</b>	Attached two bedroomed dwelling and sub-division of plot
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	448569/196549
<b>OFFICER</b>	Miss Sarah Green

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## 1.0 INTRODUCTION

1.1 This application is referred to Planning Committee as the applicant is an employee of the Council.

1.2 The application site is a corner plot within the built up area of Abingdon. It is on the end of a terrace of properties which share a strong consistent character in terms of their built form. Being a corner plot, No 12, is slightly wider than others in the terrace, however the plot tapers towards the rear. The site lies within flood zone 3. An OS extract showing the site location is **attached** at Appendix 1.

1.3 Planning permission was refused for an outline application for a similar dwelling on the site in 2007 under application reference P07/V1450/O.

## 2.0 PROPOSAL

2.1 This application seeks planning permission for a two bedroom dwelling on the end of the terrace adjacent to No12. Land which is currently part of the curtilage of No 12 would be separated off to form the new plot. The new dwelling would fill the full width of the new plot and would taper towards the rear. The rear elevation would extend past the existing rear elevation of No12 and would have a flat roof dormer to the rear. Space would be provided at the front for the parking of 2 cars and a private amenity space of 22m2 would be provided to the rear. A copy of the plan is **attached** at Appendix 2. The full application can be viewed at the council's website at [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk).

## 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

Drainage Engineer (Vale of White Horse District Council)	Holding objection. Property is within flood zone 3 and therefore a flood risk assessment is required in support of the application.
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Highways Liaison Officer (Oxfordshire County Council)	No objection subject to conditions
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Abingdon Town Council	Object. Site is within the flood plain in an area severely affected by flooding in recent years and
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there is no flood risk assessment included; Being within the flood plain could generate surface water run-off likely to result in adverse effects such as increased flooding risk and no proposals for attenuation measures within application. Provision for car parking for additional vehicles resulting from the development is inadequate, causing nuisance and disruption to neighbouring properties.

Waste Team (SODC)

No strong views

Neighbour (1)

Object. Additional on-street parking. Off street parking is shown for one car; two bedroom property can have two cars. On street parking is already very tight in this area and does not need additional vehicles fighting for parking space.

#### 4.0 RELEVANT PLANNING HISTORY

##### 4.1 [P07/V1451/O](#) - Refused (05/11/2007)

Outline application for the erection of linked two bedroom dwelling including off road parking area and garden.

##### [P72/V0500/O](#) - Approved (15/02/1972)

Erection to 240 dwellings and garages with estate roads.

#### 5.0 POLICY & GUIDANCE

##### 5.1 Vale of White Horse Local Plan 2011 policies;

DC1 - Design

DC13 - Flood Risk and Water Run-off

DC14 - Flood Risk and Water Run-off

DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses

H10 - Development in the Five Main Settlements

National Planning Policy Framework

Residential Design Guide

#### 6.0 PLANNING CONSIDERATIONS

##### 6.1 The main planning considerations are the following:

##### 6.2 Principle of development

Policy H10 of the local plan allows for new housing within the built up areas of the district's towns, subject to it not resulting in the loss of important local community facilities; its makes an efficient use of land; and the layout, mass and design would not harm the character of the area.

##### 6.3 The street is characterised by regular sized properties at quite a high density. There is consistency in the built form in terms of its consistent close knit pattern which is characterised by the buildings on the end of terraces on corners being set in slightly from the road. This proposal would extend a terrace and 'infill' one of the prominent

corner areas. The site itself is not regular shaped but narrows towards the rear. The width of the application plot is significantly less than those that characterise the rest of street. Its atypical shape, and the resulting narrow dwelling, is considered by officers to be at odds with the more regular character of the area and would result in the development looking cramped and squeezed onto the plot.

- 6.4 This would in your officers' view be further emphasised in time by the different treatments of the frontages between both dwellings. Whilst it maybe the applicants intention to keep the frontage open and similar in appearance, planning permission runs with the land and if the properties were to become in different ownerships it is likely for the frontages to be treated differently.
- 6.5 The proposed dwelling would have a narrow 22 m<sup>2</sup> of private amenity space. Whilst this may not be unduly harmful to the amenity of the new occupiers, it is significantly less than the surrounding properties and further supports the view that the proposal is an overdevelopment of the plot and out of character with the surrounding development. Should the application be approved it is recommended that permitted development rights for extensions and outbuildings are removed from the property to prevent further built development on the site.
- 6.6 The previous outline application in 2007 for a single dwelling on the same plot was also refused on it being a cramped form of development and out of character with the area. The local plan policies have not changed since that time. The NPPF, which came into force in 2012, also emphasises the importance of good design and that developments should reflect the identity of local surroundings. It is considered that this proposal would not do this. The proposal is therefore considered by officers to be contrary to policies H10 and DC1 of the local plan, and the NPPF.
- 6.7 Highways  
The previous outline application in 2007 was refused on highway grounds due to the position of the access. The access in that application was proposed on the corner of the junction with Burton Close. In this application, the access is taken off Francis Little Drive, adjacent to that of the existing dwelling. The local highway officer has been consulted on the application. He states that the proposed access is not ideal as it brings it closer to the junction with Burton Close. However he states that if the boundary treatments were kept below 600mm this would ensure good inter visibility between drivers and maintain pedestrian visibility. Vehicles leaving Burton Close would also be on the opposite side of the carriageway, minimising the risks. The test set out in the NPPF is that 'development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe'. This has been reviewed by the highway officer and it is considered that it would be difficult to demonstrate that the current proposal would cause severe harm as set out in the NPPF.
- 6.8 There would also be enough space on the proposed driveway to accommodate 2 cars which would meet with the council's car parking standards. On this basis there is therefore no objection on highway grounds to the proposals. Should the application be approved, it is suggested that conditions relating to retaining the car parking and controlling the maximum heights of the boundary treatments be imposed.
- 6.9 Impact on neighbours  
The neighbouring property that would be most affected would be No12. The proposed new dwelling would extend beyond the rear elevation of No12 at two storey level by 1.5m. No 12 has a conservatory to the rear. The rear projection would have some impact on the amenity of No12, however its depth would not be sufficient to harmful to

their amenity.

6.10 The property would have a first floor side window to a shower room. Given this could be conditioned to be obscured glazed and its distance of around 20m from the front of the properties along Burton Close, this would not be un-neighbourly to these properties.

6.11 Flooding

The site lies within flood zone 3 and as required by the NPPF a flood risk assessment (FRA) should be submitted with the application. The drainage engineer has a holding objection as one has not been. It is acknowledged that this is an issue that could be overcome and suitability addressed, however until it is, the development will not accord with the NPPF and policy DC13, and therefore should have a refusal reason on this ground.

7.0 **CONCLUSION**

7.1 It is recommended that planning permission should be refused, as the proposed development by virtue of its shape, size and location would be out of keeping with the character of the area and would appear cramped. Insufficient information has also not been submitted to address the potential flood risk of the site.

8.0 **RECOMMENDATION**

**Refuse planning permission for the following reasons;**

- 1. That the shape and size of the plot and its location on the end of the terrace, the proposed development would appear cramped and out of keeping with the character of the area, contrary to policies DC1 and H10 of the adopted Vale of White Horse Local Plan.**
- 2. The site is within flood zone 3 and insufficient information has been submitted to demonstrate that the development is acceptable in relation to flood risk. It is therefore contrary to policy DC13 of the adopted Vale of White Horse Local Plan.**

**NB. It is acknowledged that refusal reason 2 could be overcome with the submission of appropriate information.**

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