

APPLICATION NO.	P13/V1637/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	18.7.2013
PARISH	GROVE
WARD MEMBER(S)	John Amys Sue Marchant Kate Precious
APPLICANT	Mr. John Culverwell
SITE	26 Farmstead Close Grove Oxfordshire, OX12 0BD
PROPOSAL	Erection of two staggered single storey garages attached to existing house
AMENDMENTS	None
GRID REFERENCE	439968/190461
OFFICER	Holly Bates

1.0 **INTRODUCTION**

1.1 26 Farmstead Close is a detached dwelling located on a corner plot within a small cul-de-sac to the north of Grove. The property fronts Farmstead Close to the north and the highway also runs along the east of the site. Other dwellings are situated to the west, while two detached garage outbuildings serving the other dwellings within the cul-de-sac are located to the south of the site. The site is located within the Grove Conservation Area.

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

1.3 The application comes to committee as the agent is Councillor Anthony Hayward, and because Grove Parish Council objects to the application.

2.0 **PROPOSAL**

2.1 The application seeks planning permission for the erection of two single storey garages extending from the side (east) elevation of the dwelling.

2.2 The application is an amended proposal following the withdrawal of application P12/V2696/HH in March this year.

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

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Grove Parish Council** – Refuse. “We object as the ‘up and over’ garage door would open too close to the pavement.”

County Archaeologist (VWHDC) – No objections

Conservation Officer Vale – No objection.

Highways Liaison Officer (Oxfordshire County Council) – No objections subject to conditions.

Neighbour Object (1) – One neighbour representation has been received from 33 Farmstead Close, raising objections relating to:

- The garage is forward of the building line and extends into the highway

boundary;

- It will obscure visibility for both drivers and pedestrians, including children;
- It will obscure the view of the entrance to the close, where criminal activity has recently been reported;
- The garage would not be in-keeping with other properties on the estate.

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P12/V2696/HH](#) – Withdrawn (28/03/2013)
Erection of new double garage and store.

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

HE1 - Preservation and Enhancement: Implications for Development within conservation areas.

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

It is proposed to erect two single storey garages to the east elevation of the main dwelling, in a staggered formation. One garage is to be erected directly in front of the existing integral garage entrance, forming a double-length garage, and the other is to be located behind this, set back from the front elevation of the first garage. Garage one has a depth of 5.4 metres and a width of 2.9m, while garage two has a depth of 5.5m and a width of 3.2m. Both have an eaves height of 2.5m and each has a pitched roof with a height of 4m. They are to be brick built with tiled roofs using materials that match those of the existing property.

- 6.3 The proposed garages are of a traditional design and appear as subordinate ancillary outbuildings. While the site does form a corner plot, the proposed garages are relatively low structures which are in keeping with the scale and design of the existing property. Garage one is set back from the front boundary of the site by about 2m, and garage two is set back from the side boundary of the site by about 5.5m, falling in line with the existing garage block adjacent to the site. This existing garage block and line of coniferous planting along the southern boundary also help to minimise the impact of the proposed extensions. The proposed extensions are considered to be in-keeping with the character of the existing property and are not considered to appear overly visually prominent. The design and conservation officer has raised no objections. As such the proposal is considered to preserve the character and appearance of this part of the conservation area.

6.4 Impact on neighbour amenity

The proposed garage extensions are located about 13.5m away from the neighbouring properties to the east of the site, on the opposite side of the road. As mentioned above, the existing garage block and coniferous planting along the southern boundary screen views from this aspect. As such due to the location and orientation of the neighbouring properties, it is not considered that the proposal would have a harmful impact on the amenities of the neighbouring dwellings.

6.5 Impact on highway safety

The proposed garages have been rotated so the access is from the side (east) rather than the front (north) elevation, as was the case with the previous application which was withdrawn. This provides a more conventional access which will not compromise visibility. With a condition attached ensuring that the garages be retained for parking purposes only, sufficient off-street parking provision is considered to be available for the dwelling.

6.6 The proposed garage doors have been amended within this application to be changed from up-and-over style to roller-type doors which will not open over the highway. It is considered reasonable and necessary to condition this to ensure that this remains the case, in the interests of highway safety to ensure there is never an issue with obstructing the highway.

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. The objections raised have been assessed and are not considered to be detrimental.

8.0 RECOMMENDATION

Grant planning permission subject to the following conditions:

1 : TL1 - Time limit

2 : RE1 - Matching Materials

3 : The garage doors forming part of the proposal shall be roller-type garage doors which do not open over the highway. Thereafter, the garage doors shall permanently remain as a roller-type door.

4 : RE11 - Garage Accommodation

5 : Approved plans

Author / Officer:
Contact number:
Email address:

Holly Bates – Planning Enquiries Officer
01235 547664
holly.bates@southandvale.gov.uk