

APPLICATION NO.	P13/V1442/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	25.6.2013
PARISH	WANTAGE
WARD MEMBER(S)	Charlotte Dickson John Morgan Fiona Roper
APPLICANT	Mr Manvir Patel
SITE	Land to rear of 5-7 Newbury Street WANTAGE
PROPOSAL	Erection of a two bedroom flat above existing car park.
AMENDMENTS	None
GRID REFERENCE	439920/187827
OFFICER	Laura Hudson

1.0 INTRODUCTION

- 1.1 This application relates to land to the rear of 5-7 Newbury Street, Wantage. The property was formally a chemist store but had recently been converted to a takeaway pizza outlet on the ground floor. Recent extensions to the rear of the building in addition to the refurbishment of the upper floors have created 3 residential units.
- 1.2 The land to the rear of the building is laid out as car parking to serve the flats and the commercial business and is accessed via Post Office Lane, a narrow single track road which terminates just past the site entrance and becomes a pedestrian footway.
- 1.3 The application comes to Committee as Wantage Town Council objects to the scheme.

2.0 PROPOSAL

- 2.1 The application seeks planning permission for the erection of a small coach house building to the rear of the site to create a two bedroom residential unit on the upper floor with parking provision for 4 cars underneath.
- 2.2 The plans have been amended from those originally submitted to address concerns of the conservation officer. The amendments have increased the pitch of the roof to a more traditional form and consequently the height has been raised by 0.5m. A previous application for a similar structure located at right angles to the current site along the eastern site boundary was withdrawn due to concerns over the impact on the neighbouring property.
- 2.3 The current proposal includes undercroft parking to serve the proposed residential unit in addition to the other units on the site. The proposed building does not have any impact on the existing parking provision on the site which will be retained as existing.
- 2.4 Extracts from the application drawings are **attached** at Appendix 1.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Wantage Town Council – “Object. The precise location of the proposed building within the site is unclear from the plans provided, but any new development on this site is opposed as it would represent over development. The Town Council’s

comments to application P12/V1658/FUL still apply “the proposed coach house building is considered inappropriate and overbearing in this conservation area. It is an over development of the site. There are concerns about the impact that the coach house would have on neighbouring properties with regard to his height and mass. The narrow lane leading to the car parking area is well used by pedestrians from the St Mary’s housing development; any additional car movements down the lane should be discouraged. There are concerns about the manner in which planning development proposals are being put forward in a piece meal fashion.” The concerns of the Conservation Officer are supported.”

Comments on the amended plans are awaited and an update will be provided at the meeting.

Conservation Officer – Comments on the original plans “concerned that the width of the gable elevations do not reflect the local vernacular.”

Amended plans – “As per discussions with Grant Audley - Miller, the amended scheme represents an improvement to the original submission in slight relocation of the new building and a reduction in height. Impacts on neighbouring properties are reduced and views into and out of the site are better protected. On balance the scheme is now acceptable.”

County Highway Engineer – “I have reviewed the proposal and although unconventional in terms of the layout of the spaces under the proposed flat, the space dimensions meet current standards and have no immediate concerns regarding their use. Each vehicle will still be able to turn and leave the site in a forward gear. Given the above, I have no objection, subject to the car-port area not being converted.”

Council waste team – Communal bin storage to be provided.

Two letters of objection have been received from neighbouring properties raising the following concerns:

- The proposed property is too close to existing buildings.
- The proposal is too large for the site.
- The car parking proposed will not work.
- The construction will be disruptive.
- Why does the building have to be so close to the neighbours boundary.
- The fence will be damaged by cars manoeuvring in the car park.
- The access to the site is via a small single track lane which is used by pedestrians.
- The building is too large and high for this small site.
- The site is within the conservation area.

Any comments received in relation to the amended plans will be updated at the meeting.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P12/V1658/FUL](#) - Withdrawn (11/03/2013)

Alterations to residential space at first and second floors to provide 2 no. new residential units and the refurbishment of 1 no. existing, demolition of rear extensions and the construction of a new rear extension, alterations to rear yard to provide amenity

space and car parking and the construction of a 2 bed coach house to the rear of the site (Re-submission of approved planning application no. P11/V2943)

[P12/V2562/A](#) - Approved (04/02/2013)
Erection of 1 x non-illuminated fascia sign.

[P11/V2944](#) - Withdrawn (11/01/2013)
Alterations to residential space at first and second floors to provide 2 no. new residential units and the refurbishment of 1 no. existing, demolition of rear extensions and the construction of a new rear extension, alterations to rear yard to provide amenity space and car parking.

[P11/V2943](#) - Approved (19/07/2012)
Alterations to residential space at first and second floors to provide 2 no. new residential units and the refurbishment of 1 no. existing, demolition of rear extensions and the construction of a new rear extension, alterations to rear yard to provide amenity space and car parking.

[P11/V2942/COU](#) - Approved (23/02/2012)
Change of use from class A1 (Retail) to A5 (Hot food takeaways.)

[P11/V2733/EX](#) - Approved (03/01/2012)
Application to extend the time limit of planning permission 07/01674/COU, which was allowed on Appeal ref: APP/V3120/A/08/2078010, for 'Change of use from class A1 to class A3 (Retail to Restaurant) and ancillary accommodation.'

5.0 **POLICY & GUIDANCE**

5.1 *Vale of White Horse Local Plan 2011*

The site is located within the Wantage Development boundary. Policy H10 states that development within the built up area of the five main settlements of the district including Wantage as defined by the development boundaries on the proposals map, will be permitted providing it would not result in the loss of areas of informal public open space, and providing the layout, mass and design would not harm the character of the area.

Policy HE1 of the adopted Local Plan refers to development in conservation areas and within their setting stating that it will not be permitted unless the established character of the area is preserved or enhanced. Development on areas such as gaps between buildings, gardens and other spaces will only be permitted if it can be shown that these areas do not make a positive contribution to the special interest of the area or views within, into or out of the conservation area would not be lost or damaged as a result of the development. The policy also seeks to preserve features important to the character of the conservation area.

Policy DC1 requires new development to be of a high design quality in terms of layout, scale, mass, height, detailing, materials to be used, and its relationship with adjoining buildings.

Policy DC5 requires safe and convenient access and parking and suitable access from the public highway.

Policy DC9 seeks to ensure development will not unacceptably harm the amenities of neighbouring properties and the wider environment.

5.2 *National Planning Policy Framework (NPPF)*

At the heart of the NPPF is a presumption in favour of sustainable development (paragraphs 14 and 49). Paragraphs 34 and 37 encourage minimised journey lengths to work, shopping, leisure and education, and paragraphs 57, 60 and 61 seek to promote local distinctiveness and integrate development into the natural, built and historic environment. Paragraph 109 requires development to contribute to and enhance the natural and local environment.

5.3 The *Residential Design Guide* was adopted in December 2009. This sets out minimum distances between properties in order to protect residential amenity. The guidance also recommends development responds to its setting and provides examples of details found in the local area which can be incorporated into the development including appropriate materials.

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to consider in determining this application are; i) the principle of the proposal in this location; ii) the design of the building and its relationship to the conservation area; iii) the impact of the proposal on neighbouring properties; and iv) access and parking considerations.

6.2 The site is located within Wantage town centre and is surrounded by existing buildings in a mix of retail, residential and commercial uses. The site currently consists of parking to serve the existing residential units in the vicinity and the pizza takeaway business within 5-7 Newbury Street. There are limited public views into the site given its built-up context although views towards the proposed building would be possible from Post Office Lane. Given the built up context and surrounding uses it is not considered that the site forms an important open space which contributes to the character of the area. It is therefore considered that the proposed modest residential unit is appropriate in principle in this sustainable town centre location.

6.3 As stated there are limited views into the site other than from Post Office Lane. However the proposal is modest in scale and has the appearance of a coach house. The scheme has a narrow traditional span of around 6.5 metres and the roof pitch has been amended to create a more traditional form in response to the conservation officers concerns. With the use of good quality materials the proposal is considered to preserve the character of the conservation area and provide a visual focus from the site entrance.

6.4 Concerns have been raised by the neighbouring property to the east of the site over the impact of the development. The plans have been amended to reduce any impact in terms of dominance or over shadowing. The original scheme sited the building along the whole of the eastern site boundary which was considered to be overly dominant. However the current scheme sits at right angles to this neighbour with the flank wall of the proposed unit covering only a small section of the boundary and located at least 12 metres away from the neighbours dwelling off set from the main windows. This complies with the Councils residential design guide. Any concerns in relation to the maintenance of the wall is a civil issue between the landowners involved.

6.5 Whilst there are some residential flats within the building which runs along post office lane, any windows would be off set from those in the proposal and therefore it is not considered that there would be any harmful impact in terms of over shadowing or over looking. To the rear of the site is a commercial car parking area which although has

permission for residential development would not be affected by the proposal.

- 6.6 The County Engineer has raised no objections to the proposal in terms of parking provision and access and a condition is recommended to ensure that the parking provision is retained.

7.0 **CONCLUSION**

- 7.1 The proposal is considered acceptable in this town centre location and would preserve the character of the conservation area. The impact on adjacent uses is considered acceptable, and the parking provision and access arrangements meet the County Council's standards for this sustainable location. The proposal complies with the adopted Local Plan and the NPPF.

8.0 **RECOMMENDATION**

It is recommended that Planning Permission is granted subject to the following details.

- 1: TL1 – Time Limit – Full Application.**
- 2: Development to be built in accordance with the approved plans**
- 3: MC2 – Submission of material samples**
- 4: MC9 – Submission of building details including windows and doors.**
- 5: MC24 – Submission of drainage details – foul and surface**
- 6: LS1 – Submission of landscaping details including hard surfacing.**
- 7: LS2 – Implementation of landscaping details.**
- 8: HY3 – Submission of plan showing visibility splays at the site access.**
- 9:RE11 – Parking spaces underneath to be retained as such.**
- 10: Submission of bin storage details.**

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