

WAN/420/8 – V W Ridgeway (Wantage)

Demolition of single storey store room and WCs. Erection of a single storey rear extension for car wash and valet unit and extend showroom into disused shop store unit.

Ridgeway Garages (Wantage) Ltd, Grove Road, Wantage

1.0 The Proposal

1.1 This application proposes the demolition of the existing flat roof section of the building which currently houses storage areas and WCs. It is proposed that this is replaced with an enlarged extension which would house two car valet bays and an extension to the car showroom and other internal changes. The application drawings are at **Appendix 1**.

1.2 The application comes before committee as two letters of objection have been received.

2.0 Planning History

2.1 The garage was originally given consent in 1955. Since then there have been many applications for minor changes and signage the most recent being an application for advertisement consent for new signs which was approved in July 2000.

3.0 Planning Policies

3.1 Policy D1 of the adopted Local Plan states that the Council will seek to ensure that all new development is of a high standard of design in terms of architectural style, layout, site coverage, scale, bulk, height, materials, visual impact and relationship to nearby properties. Policy DC1 of the second deposit Local Plan carries forward similar objectives.

3.2 Policy D2 of the adopted Local Plan states that the Council will seek to ensure that all new development does not cause demonstrable harm to the occupiers and users of neighbouring development in terms of amongst other things; loss of privacy, loss of daylight, loss of sunlight, visual intrusion, dominance and noise. Policy DC9 of the second deposit Local Plan carries forward similar objectives.

3.3 Policy D3 of the adopted Local Plan states that the Council will seek to ensure that new development provides for, and does not interfere with, the safe and free flow of pedestrian, cyclist and vehicular traffic in terms of access, turning areas, servicing and parking.

4.0 Consultations

4.1 The County Engineer has no objection.

4.2 Wantage Town Council have no objection

4.3 Two neighbour objections have been received which relate to the following:

- Concern about noise from car wash
- Concerns that the development will lead to additional parking in Hans Avenue

5.0 Officer Comments

5.1 Your Officers consider that main issues in determining this case to be (1) whether the proposal is acceptable in terms of impact upon neighbours and (2) whether the proposal is acceptable in terms of highways issues, in particular car parking.

5.2 The proposal includes valeting bays which will internalise the hand washing which currently takes place outside of the building and does not involve a free standing automatic car wash. Your environmental health officers advise that the proposals should improve the current situation in terms of the impact of noise on neighbouring properties. The building will be 2.3m closer to the

nearest property; Lindisfarne, however distance between the two buildings exceeds the 12m standard applied by the Council and as such it is not considered that there would be harm caused to the amenities of this property sufficient to warrant refusal of the application.

5.3 The use of the site will remain largely unchanged. The small extension beyond the existing building would not encroach onto an existing parking area, and therefore the parking situation should remain unchanged by this proposal.

6.0 **Recommendation**

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

1. TL1 Time Limit – Full Application
2. MC1 Submission of Materials (samples)