

APPLICATION NO.	P13/V2130/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	25.9.2013
PARISH	RADLEY
WARD MEMBER(S)	Bob Johnston
APPLICANT	Mr & Mrs T Woods
SITE	50 Sugworth Lane Radley Abingdon, OX14 2HY
PROPOSAL	Erection of a double garage.
AMENDMENTS	None
GRID REFERENCE	451122/200698
OFFICER	Katie Rooke

1.0 INTRODUCTION

- 1.1 The application comes to committee as Radley Parish Council objects.
- 1.2 The property, a detached dwelling, is situated adjacent to the west boundary of a broadly triangular plot. Other residential properties are located to the west of the site, with vehicular access obtained from Sugworth Lane to the north. The site is located within the Oxford Green Belt and the North Vale Corallian Ridge. A copy of the site plan is **attached** at appendix 1.

2.0 PROPOSAL

- 2.1 This application seeks planning permission for the erection of a detached double garage to the north-east of the main house within the front side garden of the property. The proposed building measures 6.2 metres wide by 6 metres deep, with a pyramid shape roof with an eaves height of 2.1 metres and a ridge height of 4.8 metres. A copy of the application drawings is **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Radley Parish Council objects to the proposal, stating “The Council objects to the proposed position of the garage forward of the building line. It would not wish to see building in any of the front gardens in this row”.
- 3.2 County Highway Liaison Officer raises no objections subject to the garage not being converted.
- 3.3 Thames Water Development Control raises no objections and has provided wording for informatives regarding waste and surface water drainage.

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P09/V1210](#) - Approved (21/08/2009)
Proposed extension and garage
- 4.2 [P98/V0940](#) - Approved (08/09/1998)
First floor extension above living room to provide en-suite bathroom. Single storey family room extension and extension to hallway.

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.

Vale of White Horse Local Plan (adopted July 2006)

- 5.2 Policy GS3 states that development within the Oxford Green Belt will only be permitted if it does not conflict with the purposes of including land in the Green Belt and if it preserves its openness and the special character of Oxford and its landscape setting.
- 5.3 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.
- 5.4 Policy DC5 seeks to ensure that a safe and convenient access can be provided to and from the highway network.
- 5.5 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.
- 5.6 Policy NE7 states that development which would harm the prevailing character and appearance of the North Vale Corallian Ridge will not be permitted.

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues in determining this application are whether the proposal is appropriate development in the Green Belt, the impact on the visual amenity of the area, the impact on the amenities of neighbouring properties, and the impact on off-street parking provision within the site.

Green Belt

- 6.2 The proposal is considered acceptable in terms of impact on the green belt. The proposed garage, which is located within the residential curtilage of the property, will preserve the openness of the green belt.

6.3 **Impact on visual amenity**

The principle of erecting a garage in the proposed location has already been agreed as acceptable further to the granting of planning permission P09/V1210. There is not a definitive building line along the southern side of this part of Sugworth Lane, as several of the properties are staggered in respect to their position relative to the highway. The proposed garage will be seen against existing vegetation when approaching from the west and will be seen within the context of the existing dwelling. It is not considered that the proposal would appear out of place within the street scene or harm the visual amenity of the area.

Impact on neighbours

- 6.4 Given the position of neighbouring properties, it is not considered that the amenities of these dwellings would be harmed by the proposal in terms of overshadowing or dominance.

Impact on highway safety

- 6.5 The proposal will not impact the existing off-street parking provision within the site, which is considered adequate for the dwelling. In light of this is not considered necessary to specifically condition the new garage to remain as such. It is noted, however, that planning permission would be required to undertake any changes to the building owing to its position on land forward of a wall forming the principle elevation of the property.

7.0 **CONCLUSION**

- 7.1 The proposed development preserves the openness of the green belt, will not harm the visual amenity of the area or the amenities of neighbouring properties, and will not impact the existing off-street parking provision within the site. The proposal therefore complies with the provisions of the development plan, in particular policies GS3, DC1, DC5, DC9 and NE7 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. T11 - time limit - full application (full)
2. List of approved plans.
3. The development shall be built using only the external materials specified on the forms and/or shown on the approved drawings the subject of this planning permission, unless otherwise agreed in writing by the local planning authority.

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