

APPLICATION NO.	P13/V2212/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	16.10.2013
PARISH	LONGWORTH
WARD MEMBER(S)	Anthony Hayward
APPLICANT	Mr Chris Hale
SITE	Frilford Farm Hinton Road Longworth, OX13 5EA
PROPOSAL	Erection of two new semi detached houses. (Revised parking and front landscaping scheme)
AMENDMENTS	None
GRID REFERENCE	438929/198943
OFFICER	Mark Doodes

1.0 INTRODUCTION

1.1 The application site is located within an outlying part of Longworth village and consists of an unsurfaced car parking area with a large service garage to the rear. There is slightly dilapidated screen fencing and signs at the front and side. The eastern boundary of the application site consists of high and thick conifer trees. Access is from the unsurfaced lane to the side. The site location plan is contained **attached** at appendix 1.

1.2 A previous application for two dwellings was approved at committee in 2012, this scheme featured rear parking and front soft landscaping (lending a more rural character to the scheme) . Following discussions with the applicant, the use of third party land to gain access to the rear of the home for parking did not prove fruitful. Two subsequent attempts to secure permission for parking at the front have not been successful due to highways reservations regarding the use of a “Grasscrete” style surface and concerns from the Parish and nearby residents regarding the appearance.

1.3 The application comes to committee because Longworth Parish Council objects.

2.0 PROPOSAL

2.1 It is important to clarify that the pair of semi detached homes have already been consented. This application relates solely to the changes to the consented scheme necessary to accommodate parking to the front of the homes. Following several different hard surfacing layout iterations, this scheme uses a Grasscrete style permeable surface to the front to allow access to four parking spaces to the front. Grasscrete is a pervious reinforced concrete/rubber structure that can be used for any lighted trafficked areas, in the UK grass is nearly always used in the “holes” but this is not always the case elsewhere in Europe. The surface treatment also allows opportunity for tandem parking for visitors.

2.2 The plans are **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Thames Water Development Control - No strong views
Highways Liaison Officer (Oxfordshire County Council) - No strong views
Waste Management Officer (District Council) - No strong views

Longworth Parish Council – Object on grounds of landscaping and visual amenity.
Neighbour Object (1) – similar concern to the PC.

4.0 RELEVANT PLANNING HISTORY

4.1 [VE13/004](#) - ()

Alleged change of use of building to light industrial.

[P13/V1785/FUL](#) – Withdrawn - (04/10/2013)

Two new semi detached houses. (revised means of access/parking from previous scheme)

[P13/V0834/FUL](#) - Refused (18/06/2013)

Erection of two new semi detached houses. (Revision of existing permission P12/V1788/FUL)

[P12/V1788/FUL](#) - Approved (10/01/2013)

Erection of two semi-detached 3 bedroom dwellings with redesigned parking. As amended by drawing numbers: 02-101, 02-100, 03-100, 03-101, 02-102, 03-102, 05-100, 03-103 & acknowledgement letter from agent/applicant.

[P12/V0907](#) - Refused (19/07/2012)

Demolition of existing service centre. Erection of 4x3 bed residential dwellings with parking and one new steel framed unit.

[P02/V0610](#) - Approved (25/06/2002)

Extension to provide conservatory and study with bedrooms over. Amendment to approved plans for garage. Change of use of paddock to domestic garden.

[P90/V1334](#) - Approved (03/10/1990)

Erection of a conservatory. Fieldfare, Hinton Road, Longworth, Oxon.

5.0 POLICY & GUIDANCE

5.1 Vale of White Horse Local Plan 2011 policies;

DC1 - Design

DC5 - Access

DC6 - Landscaping

DC9 - The Impact of Development on Neighbouring Uses

6.0 PLANNING CONSIDERATIONS

6.1 The key considerations are highways and landscaping impact. Dealing with highways firstly, the local highways authority was initially resistant to the use of non-tarmac surfaces on grounds of increased long term maintenance grounds. These concerns resulted in a scheme being refused last year. Since this date, other alternative layouts and materials have been explored until the original scheme has been agreed by the LHA as the prime solution under the circumstances. Parking to the rear of the dwellings is the preference but this relies on third party land.

6.2 The only gain in planning terms under these proposals are larger rear gardens for both of the units, which has been given much weight in the assessment of this application.

6.3 In terms of landscaping, the architects' panel (consulted on the previously refused scheme) expressed concerns at altering the character of the scheme by removing the

front picket fence and landscaping in favour of hard standing. Although not a consideration directly in this application, the case officer notes that the consented 2.5 storey units with a vertical emphasis already exhibit many urban characteristics and do not reflect the context of their surroundings. However the units have been approved by committee and therefore their consent must be noted. The street scene is rural and also varied in the area, and officers believe that such a change in character could be absorbed into the street scene without causing undue harm to the area. Therefore, although not the preferred outcome, the additional harm caused by the parking is not considered to be reasonable grounds for refusal noting the previously approved scheme.

6.4 The works are therefore on balance considered to accord with the provisions and spirit of policies DC5 (highways), DC6 (landscaping) and DC1 (design, specifically that of improved rear private gardens). A condition has been added to ensure that no loose stones are used throughout the whole scheme. A condition requiring a physical sample of the material to be used at the front of the dwellings to be submitted and approved has also been imposed.

6.5 PD rights for extensions have been removed to protect the rear gardens and general design of the units from alterations that can detract from the amenity of the area in general.

7.0 **CONCLUSION**

7.1 The views of the Parish are noted and taken into consideration when reaching the conclusions set out above. The decision to support the scheme has been a balanced one, noting the concerns of neighbours, the parish and landscaping officers and noting the consented scheme and the desirability to deliver two medium sized dwellings onto the market in this village and the gain of improved rear gardens.

8.0 **RECOMMENDATION**

Grant planning permission subject to conditions

1. Commencement 3 yrs - full planning permission
2. Approved plans
3. Parking & manoeuvring areas retained
4. No surface water drainage to highway
5. Bonded surface materials only – no loose gravel.
6. Precise materials for the front area to be submitted and approved.
7. All other materials – samples
8. Removal of pd rights
9. Drainage details
10. All other conditions from the previously scheme.

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